

Investment and Trading of Real Estate Joint Stock Company

Interim separate financial statements

For the six-month period ended 30 June 2019



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 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.

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 separate financial statements of the Company for the six-month period ended 30 June 2019.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

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

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


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

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 June 2019 and of the interim separate results of its operations and its interim separate 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 separate financial statements.

The Company has a subsidiary as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared of the interim consolidated financial statements of the Company and its subsidiary ("the Group") for the six-month period ended 30 June 2019 dated 28 August 2019.

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

For and on behalf of management: 



Trương Minh Thuận
General Director

28 August 2019

Reference: 60792124/21102473/LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim separate financial statements of Investment and Trading of Real Estate Joint Stock Company ("the Company") as prepared on 28 August 2019 and set out on pages 5 to 41, which comprise the interim separate balance sheet as at 30 June 2019, and the interim separate income statement and the interim separate 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 these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of interim separate 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 separate 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 financial information 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 separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2019, and of the interim separate results of its operations and its interim separate 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 separate financial statements.

Emphasis of matter

We draw attention to Note 2.1 of the interim separate financial statements. The Company prepared the interim consolidated financial statements of the Company and its subsidiary for the six-month period ended 30 June 2019 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements. We have reviewed these interim consolidated financial statements and our review report dated 28 August 2019 expressed an unmodified conclusion.

Our review conclusion on the interim separate financial statement is not modified in respect of this matter.

Ernst & Young Vietnam Limited



Duong Le Anthony
Deputy General Director
Audit Practicing Registration Certificate
No. 2223-2018-004-1

Ho Chi Minh City, Vietnam

28 August 2019

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		2,228,518,547,554	3,223,725,017,932
110	I. Cash and cash equivalents	4	25,507,368,170	77,336,422,978
111	1. Cash		25,507,368,170	20,336,422,978
112	2. Cash equivalents		-	57,000,000,000
130	II. Current accounts receivables		366,572,501,395	289,265,817,693
131	1. Short-term trade receivables	5	78,015,935,921	99,525,710,758
132	2. Short-term advances to suppliers	6	190,090,391,933	120,583,887,559
136	3. Other short-term receivables	7	102,199,557,541	72,616,983,376
137	4. Provision for doubtful short-term receivables	5, 7	(3,733,384,000)	(3,460,764,000)
140	III. Inventories	8	1,813,253,780,244	2,835,983,742,380
141	1. Inventories		1,828,670,732,497	2,852,912,014,633
149	2. Provision for obsolete inventories		(15,416,952,253)	(16,928,272,253)
150	IV. Other current asset		23,184,897,745	21,139,034,881
151	1. Short-term prepaid expenses	9	23,184,897,745	21,139,034,881
200	B. NON-CURRENT ASSETS		1,710,726,529,857	306,978,666,981
210	I. Long-term receivables		19,915,807,422	19,242,124,430
211	1. Long-term trade receivables	5	2,038,097,490	3,168,711,449
216	2. Other long-term receivables	7	22,596,458,801	21,922,775,809
219	3. Provision for doubtful long-term receivables	5, 7	(4,718,748,869)	(5,849,362,828)
220	II. Fixed assets		49,253,976,693	49,818,516,417
221	1. Tangible fixed assets	10	11,680,898,443	12,245,438,167
222	Cost		32,213,089,751	32,213,089,751
223	Accumulated depreciation		(20,532,191,308)	(19,967,651,584)
227	2. Intangible fixed assets	11	37,573,078,250	37,573,078,250
228	Cost		37,573,078,250	37,573,078,250
229	Accumulated amortisation		-	-
230	III. Investment properties	12	43,146,937,967	44,488,479,575
231	1. Cost		67,077,080,348	67,077,080,348
232	2. Accumulated depreciation		(23,930,142,381)	(22,588,600,773)
240	IV. Long-term assets in progress		1,175,620,576,034	-
242	1. Construction in progress	13	1,175,620,576,034	-
250	V. Long-term investments	14	422,223,678,545	192,951,886,547
251	1. Investment in subsidiaries		376,960,000,000	34,000,000,000
252	2. Investments in associates		21,000,000,000	133,199,143,238
253	3. Investments in other entities		42,755,320,000	42,755,320,000
254	4. Provision for diminution in value of long-term investments		(18,491,641,455)	(17,002,576,691)
260	VI. Other long-term assets		565,553,196	477,660,012
261	1. Long-term prepaid expenses		181,015,440	96,788,656
262	2. Deferred tax assets	29.3	384,537,756	380,871,356
270	TOTAL ASSETS		3,939,245,077,411	3,530,703,684,913

INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2019

VND

Code	RESOURCES	Notes	30 June 2019	31 December 2018
300	C. LIABILITIES		2,373,956,197,009	1,946,569,718,593
310	I. Current liabilities		1,912,008,428,698	1,032,940,200,650
311	1. Short-term trade payables	16	94,626,386,266	160,246,447,026
312	2. Short-term advances from customers	17	860,110,524,823	62,100,945,272
313	3. Statutory obligations	18	16,434,306,004	14,177,215,340
315	4. Short-term accrued expenses	19	54,011,254,341	57,552,044,894
318	5. Short-term unearned revenues		649,846,212	160,956,667
319	6. Other short-term payables	20	50,638,355,378	82,462,405,307
320	7. Short-term loans	21	833,903,243,553	656,240,186,144
322	8. Bonus and welfare fund		1,634,512,121	-
330	II. Non-current liabilities		461,947,768,311	913,629,517,943
332	1. Long-term advances from customers	17	152,062,865,569	727,809,362,201
336	2. Long-term unearned revenues		5,462,272,538	5,462,272,538
337	3. Other long-term payables	20	6,933,031,840	3,886,616,840
338	4. Long-term loans	21	295,000,000,000	174,000,000,000
342	5. Long-term provisions		2,489,598,364	2,471,266,364
400	D. OWNERS' EQUITY		1,565,288,880,402	1,584,133,966,320
410	I. Capital	22.1	1,565,288,880,402	1,584,133,966,320
411	1. Share capital		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		748,683,126,824	748,683,126,824
415	3. Treasury shares		(9,825,117,611)	(9,825,117,611)
418	4. Investment and development fund		67,026,454,546	62,940,539,322
421	5. Undistributed earnings		68,537,536,643	91,468,537,785
421a	- Undistributed earnings by the end of prior period		50,607,763,395	18,173,139,102
421b	- Undistributed earnings of current period		17,929,773,248	73,295,398,683
440	TOTAL LIABILITIES AND OWNERS' EQUITY		3,939,245,077,411	3,530,703,684,913



Pham Van Khanh
Preparer



Doan Huu Chi
Chief Accountant



Luong Minh Thuan
General Director


28 August 2019

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2019

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2019	For the six-month period ended 30 June 2018
10	1. Net revenue from sale of goods and rendering of services	23.1	110,574,844,231	246,028,130,934
11	2. Cost of goods sold and services rendered	24	(85,367,538,775)	(212,588,412,177)
20	3. Gross profit from sale of goods and rendering of services		25,207,305,456	33,439,718,757
21	4. Finance income	23.2	16,978,431,632	9,464,031,579
22	5. Finance expenses	25	(8,991,330,615)	(1,984,436,297)
23	In which: Interest expense		(7,502,265,851)	(1,674,942,626)
25	6. Selling expenses	26	(2,075,584,036)	(3,557,276,384)
26	7. General and administrative expenses	26	(9,846,561,490)	(11,667,989,312)
30	8. Operating profit		21,272,260,947	25,694,048,343
31	9. Other income	27	6,467,399,228	8,390,223,686
32	10. Other expenses	27	(9,813,553,327)	(6,580,619,858)
40	11. Other (loss) profit	27	(3,346,154,099)	1,809,603,828
50	12. Accounting profit before tax		17,926,106,848	27,503,652,171
51	13. Current corporate income tax expense	29.2	-	-
52	14. Deferred tax income (expense)	29.3	3,666,400	(13,011,000)
60	15. Net profit after tax		17,929,773,248	27,490,641,171


Pham Van Khanh
Preparer

Doan Huu Chi
Chief Accountant

Trương Minh Thuận
General Director

28 August 2019

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2019

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2019	For the six-month period ended 30 June 2018
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		17,926,106,848	27,503,652,171
	<i>Adjustments for:</i>			
02	Depreciation and amortisation of fixed assets	10, 12	1,906,081,332	2,550,490,452
03	(Reversal of provisions) provisions		(898,581,195)	191,021,402
05	Profits from investing activities		(16,978,431,632)	(11,051,152,796)
06	Interest expenses	25	7,502,265,851	1,674,942,626
08	Operating income before changes in working capital		9,457,441,204	20,868,953,855
09	(Increase) decrease in receivables		(66,039,555,780)	149,426,261,838
10	(Increase) decrease in inventories		(26,067,476,810)	12,555,723,440
11	Increase in payables		166,751,426,742	48,915,562,533
12	Increase in prepaid expenses		(2,130,089,648)	(2,870,295,663)
14	Interest paid		(51,628,409,095)	(62,140,668,394)
15	Corporate income tax paid		(2,675,060,839)	-
20	Net cash flows from operating activities		27,668,275,774	166,755,537,609
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(84,193,351,914)	(135,000,000)
25	Proceeds from investments in other entities		(230,760,856,762)	-
27	Interest and dividends received		5,078,431,632	1,384,818,347
30	Net cash flows (used in) from investing activities		(309,875,777,044)	1,249,818,347
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings	21	552,115,042,509	232,121,670,130
34	Repayment of borrowings	21	(253,451,985,100)	(315,195,305,851)
36	Dividends paid	22.2	(68,284,610,947)	(23,665,863,911)
40	Net cash flows from (used in) financing activities		230,378,446,462	(106,739,499,632)

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2019

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2019	For the six-month period ended 30 June 2018
50	Net (decrease) increase in cash and cash equivalents		(51,829,054,808)	61,265,856,324
60	Cash and cash equivalents at beginning of the period		77,336,422,978	43,658,881,289
70	Cash and cash equivalents at end of period	4	25,507,368,170	104,924,737,613



Pham Van Khanh
Preparer



Doan Huu Chi
Chief Accountant



Trương Minh Thuận
General Director

28 August 2019

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2019 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 number of the Company's employees as at 30 June 2019 was 110 (31 December 2018: 110).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has three subsidiaries as disclosed in Note 13.1. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, Circular 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2019 dated 28 August 2019.

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

2.2 Accounting standards and system

The interim separate financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and 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 separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and interim separate results of operations and interim separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.3 Applied accounting documentation system

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

2.4 Fiscal year

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

2.5 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of 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 of inventory properties 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.

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 separate balance sheet date.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Receivables*

Receivables are presented in the interim separate 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 separate 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 separate 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 separate income statement as incurred.

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

Land use rights

Land use rights are recorded as an intangible fixed asset on the interim separate 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 and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are 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 and amortisation rates 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 Company.

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
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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 separate income statement in the period of retirement or disposal 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.

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 separate 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 *Investment*

Investment in subsidiaries

Investment in subsidiaries over which the Company has control are carried at cost. Distributions from accumulated net profits of the subsidiary arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Investment* (continued)

Investments in associates

Investments in associates over which the Company has significant influence are accounted for under the cost method of accounting. Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition by the Company are recognized as income in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision is made for any diminution in value of the investments at the 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 28 June 2013 issued by the Ministry of Finance. Increases and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

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 Company.

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 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 and decreases to the accrued amount other than actual payment to employee will be taken to the interim separate 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 *Treasury shares*

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

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

Investment and development fund

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Appropriation of net profit* (continued)

Bonus and welfare fund

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

3.15 *Revenue recognition*

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

Sale of 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 separate 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 Company's entitlement as an investor to receive the dividend is established.

3.16 *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 separate balance sheet date.

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim separate 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, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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

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

The carrying amount of deferred tax assets is reviewed at each interim separate 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 separate 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 separate balance sheet date.

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

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

- ▶ Either the same taxable entity; or
- ▶ When the Company intends either to 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 SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Segment information

The Company'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 Company's risks and returns are not impacted by the Company's business that the Company is operating or the locations where the Company is trading. As a result, the Company'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

3.18 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 2019	31 December 2018
Cash on hand	7,388,853,470	10,859,483,253
Cash in banks	18,118,514,700	9,476,939,725
Cash equivalents	-	57,000,000,000
TOTAL	<u>25,507,368,170</u>	<u>77,336,422,978</u>

5. TRADE RECEIVABLES

	VND	
	30 June 2019	31 December 2018
Short-term	78,015,935,921	99,525,710,758
Customers of Long Thoi Project	60,338,709,659	59,601,830,459
Customers of 6B Project	8,292,761,669	8,386,605,419
Nam Hai Construction Co., Ltd	-	21,643,402,000
Trade receivables from other parties	9,384,464,593	9,893,872,880
Long-term	2,038,097,490	3,168,711,449
Trade receivables from other parties	2,038,097,490	3,168,711,449
TOTAL	80,054,033,411	102,694,422,207
Provision for doubtful short-term receivables	(733,384,000)	(733,384,000)
Provision for doubtful long-term receivables	(2,000,348,620)	(3,130,962,579)
NET	<u>77,320,300,791</u>	<u>98,830,075,628</u>
<i>In which:</i>		
Other parties	75,952,802,368	98,593,191,164
A related party (Note 30)	4,101,231,043	4,101,231,043

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

5. TRADE RECEIVABLES (continued)

Details of trade receivables are as below:

	VND	
	30 June 2019	31 December 2018
Short-term		
Receivables from sale of land lots and apartments (*)	76,860,302,891	74,603,787,441
Receivables from rendering construction services	48,531,400	24,016,310,687
Others	1,107,101,630	905,612,630
TOTAL	<u>78,015,935,921</u>	<u>99,525,710,758</u>
Long-term		
Receivables from rendering construction services	-	1,130,613,959
Others	2,038,097,490	2,038,097,490
TOTAL	<u>2,038,097,490</u>	<u>3,168,711,449</u>

(*) Receivables from sales 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:

	VND	
	30 June 2019	31 December 2018
The Stars Village, Long Thoi		
– Nha Be Project (i)	60,338,709,659	59,601,830,459
6B Project (i)	318,400,000	398,400,000
6B Project (ii)	8,944,645,015	9,038,488,765
Terra Royal Project (ii)	2,063,063,000	-
Phong Phu Project (i)	1,778,700,000	1,857,400,000
ThinH Vuong Building (i)	1,742,753,000	2,033,636,000
An Khang Building (i)	1,674,032,217	1,674,032,217
TOTAL	<u>76,860,302,891</u>	<u>74,603,787,441</u>

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 2019	31 December 2018
Related parties (Note 30)		
Long Binh Joint Stock Company - Long Binh Project, District 9	102,088,570,456	47,747,432,949
Sai Gon Vien Dong Limited Company - Lot No.6, 6B Project	19,600,000,000	19,899,197,600
Joint Venture of Hoang Trang - Huyndai Thanh Cong	12,927,603,431	12,927,603,431
Others	10,490,500,000	-
	44,983,718,046	40,009,653,579
TOTAL	<u>190,090,391,933</u>	<u>120,583,887,559</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

7. OTHER RECEIVABLES

	VND	
	30 June 2019	31 December 2018
Short-term	102,199,557,541	72,616,983,376
Related parties	68,750,000,000	43,850,000,000
Thai Duong Construction & Trading JSC	12,205,585,534	8,100,000,000
Provisional corporate income tax paid upon receiving deposits from customers	8,489,401,201	6,444,535,729
Saigon Cho Lon Investment & Real Estate Joint Stock Company	4,300,000,000	4,300,000,000
Advance to employees	2,413,741,347	2,379,741,347
May Thang Long Joint Stock Company	1,700,000,000	1,794,760,000
Others	4,340,829,459	5,747,946,300
Long-term	22,596,458,801	21,922,775,809
Ngoc Phuc Trading and Construction Co., Ltd	18,342,497,194	17,668,814,202
Hoang Hai Joint Stock Company – Hoc Mon, Ba Diem project	2,661,060,000	2,661,060,000
Saigon Binh Duong Investment Joint Stock Company – Thu Dau Mot project	1,592,901,607	1,592,901,607
TOTAL	124,796,016,342	94,539,759,185
Provision for short-term doubtful debts	(3,000,000,000)	(2,727,380,000)
Provision for long-term doubtful debts	(2,718,400,249)	(2,718,400,249)
NET	119,077,616,093	89,093,978,936
<i>In which:</i>		
<i>Other parties</i>	54,453,114,735	49,096,857,578
<i>Related parties (Note 30)</i>	70,342,901,607	45,442,901,607

Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

8. INVENTORIES

Inventories represent costs incurred for the following on-going real estate projects:

	30 June 2019		31 December 2018	
	Cost	Provision	Cost	Provision
Terra Royal Project (i)	831,751,431,582	-	1,881,908,722,370	-
The Stars Village, Long Thoi - Nha Be Project (ii)	572,303,799,108	-	558,868,353,294	-
6A Project	132,318,634,925	-	132,199,907,652	-
Long Phuoc, District 9 Project (iii)	116,057,729,964	-	116,057,729,964	-
Nhon Trach Project	88,317,610,346	-	80,492,563,672	-
Binh Trung Dong - District 2 Project	28,848,790,056	-	28,848,790,056	-
6B Project - Lot 6, 7 & 8	25,350,691,155	-	24,215,473,882	-
Other projects	33,722,045,361	(15,416,952,253)	30,320,473,743	(16,928,272,253)
TOTAL	1,828,670,732,497	(15,416,952,253)	2,852,912,014,633	(16,928,272,253)

VND

(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 21).

(ii) Land use rights of 50,400 square meters The Stars Village, Long Thoi - Nha Be project was pledged to obtain the loans from commercial banks (Note 21).

(iii) Land use rights of 136,585 square meters at Long Phuoc, District 9 project was pledged to obtain the loans from a commercial bank (Note 21).

9. SHORT-TERM PREPAID EXPENSES

This amount mainly represents the commission expenses of The Stars Village, Long Thoi - Nha Be project of VND 44,536,088 and Terra Royal project of VND 23,140,361,657.

Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

10. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Total
Cost:					VND
As at 31 December 2018 and 30 June 2019	25,919,071,552	378,456,812	4,254,115,509	1,661,445,878	32,213,089,751
<i>In which:</i>					
<i>Fully depreciated</i>	4,280,813,180	378,456,812	2,348,951,873	1,296,282,242	8,304,504,107
Accumulated depreciation:					
As at 31 December 2018	14,334,870,338	378,456,812	3,888,959,154	1,365,365,280	19,967,651,584
Depreciation for the period	432,765,180	-	95,258,184	36,516,360	564,539,724
As at 30 June 2019	14,767,635,518	378,456,812	3,984,217,338	1,401,881,640	20,532,191,308
Net carrying amount:					
As at 31 December 2018	11,584,201,214	-	365,156,355	296,080,598	12,245,438,167
As at 30 June 2019	11,151,436,034	-	269,898,171	259,564,238	11,680,898,443

11. INTANGIBLE FIXED ASSETS

This amount represents 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 with carrying amount of VND 26,471,477,820 and VND 11,101,600,430, respectively, were pledged to obtain the loans from commercial banks (Note 21).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

12. INVESTMENT PROPERTIES

	VND
	<i>Land and buildings (*)</i>
Cost:	
As at 31 December 2018 and 30 June 2019	<u>67,077,080,348</u>
Accumulated depreciation:	
As at 31 December 2018	22,588,600,773
Depreciation for the period	<u>1,341,541,608</u>
As at 30 June 2019	<u>23,930,142,381</u>
Net carrying amount:	
As at 31 December 2018	<u>44,488,479,575</u>
As at 30 June 2019	<u>43,146,937,967</u>

The fair value of the investment properties had not yet been formally assessed and determined as at 30 June 2019. 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 interim separate balance sheet date.

(*) Including in the land and buildings, land use rights and associated assets of An Khang building, An Phu An Khanh Town, District 2, Ho Chi Minh City were pledged to obtain the loan from a commercial bank (Note 21).

In addition, land use rights and associated assets of 482,4 square meters at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2 were pledged to obtain the loans from a commercial bank (Note 21).

Revenue and expense relating to investment properties

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Rental income generating from leasing of investment properties	4,678,894,320	4,791,256,941
Direct operating expenses of investment properties that generated rental income during the period	<u>(1,596,649,345)</u>	<u>(1,575,985,744)</u>
NET	<u>3,082,244,975</u>	<u>3,215,271,197</u>

13. CONSTRUCTION IN PROGRESS

This amount represents the land use right and construction cost for hotel, commercial floors and basement of Terra Royal Project, Ly Chinh Thang Street, District 3, Ho Chi Minh City.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
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14. LONG-TERM INVESTMENTS

	VND	
	30 June 2019	31 December 2018
Investment in subsidiaries (Note 14.1)	376,960,000,000	34,000,000,000
Investments in associates (Note 14.2)	21,000,000,000	133,199,143,238
Investments in other entities (Note 14.3)	42,755,320,000	42,755,320,000
Provision for diminution in long-term investments	<u>(18,491,641,455)</u>	<u>(17,002,576,691)</u>
TOTAL	<u>422,223,678,545</u>	<u>192,951,886,547</u>

14.1. Investment in subsidiaries

Name	VND			
	30 June 2019		31 December 2018	
	Original amount	Provision	Original amount	Provision
Saigon Binh Duong Joint Stock Company (i)	192,960,000,000	(8,271,475,511)	-	-
Royal Service Restaurant Hotel Travel Joint Stock Company (ii)	150,000,000,000	(1,295,165,944)	-	-
Intresco Construction Joint Stock Company (iii)	<u>34,000,000,000</u>	<u>-</u>	<u>34,000,000,000</u>	<u>-</u>
TOTAL	<u>376,960,000,000</u>	<u>(9,566,641,455)</u>	<u>34,000,000,000</u>	<u>-</u>

(i) This is an investment in Saigon Binh Duong Joint Stock Company ("SGBD") which is a shareholding company established under Enterprise Law of Vietnam in accordance with the Business Registration Certificate ("BRC") No. 3701647922 issued by Department of Planning and Investment of Binh Duong Province on 24 November 2009. SGBD's registered office is located at No. 175 Nguyen Chi Thanh, Tuong Binh Hiep Ward, Thu Dau Mot City, Binh Duong Province, Vietnam. SGBD's principal activity is to produce and trade construction materials, trade real estate properties, and other related services.

Previously, the Company presented the investment in SGBD as an investment in an 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 BRC. Accordingly, the Company's ownership in SGBD was 37.37% and SGBD would not become a subsidiary of the Company.

In current period, in accordance with SGBD's Resolution of the Board of Directors on 22 November 2018, SGBD's shareholders continued to contribute the remaining uncontributed charter capital. According to the Company's Resolution of the Board of Directors on 27 March 2019, the Company contributed VND 80,760,856,762 in SGBD, increasing the ownership and voting rights in SGBD to 64.32% of charter capital. Accordingly, SGBD has become a subsidiary of the Company.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

14. LONG-TERM INVESTMENTS (continued)

14.1 Investment in subsidiaries (continued)

- (ii) This is an investment in Royal Tourism Hotel and Restaurant Joint Stock Company ("Royal"), which is a shareholding company established under Enterprise Law of Vietnam in accordance with the Business Registration Certificate No. 0315419806 issued by Department of Planning and Investment of Ho Chi Minh City on 3 December 2018. Royal's registered office is located at 18 Nguyen Binh Khiem, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam. Royal's principal activity is to provide hotel and restaurant management services and to organize tours. As at 30 June 2019, the Company holds 75% ownership and voting rights in Royal (31 December 2018: 0%).
- (iii) This is an investment in Intresco Construction Joint Stock Company ("IC"), which is a shareholding company established under the Enterprise Law of Vietnam in accordance with the 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, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam. IC's principal activities are to construct civil and industrial projects; and to invest and construct infrastructure of residential areas and construction-related services. As at 30 June 2019, the Company holds 85% ownership and voting rights in the IC (31 December 2018: 85%).

14.2 Investments in associates

Name	Business activities	30 June 2019				31 December 2018				VND	
		% ownership	% voting right	Original amount	Carrying amount	% ownership	% voting right	Original amount	Carrying amount		
Long Binh Construction – Trading – Producing Joint Stock Company	Real estate	36.36	36.36	21,000,000,000	21,000,000,000	36.36	36.36	21,000,000,000	21,000,000,000	-	21,000,000,000
Saigon Binh Duong Joint Stock Company	Real estate	-	-	-	-	37.40	64.32	112,199,143,238	(8,077,576,691)	104,121,566,547	104,121,566,547
TOTAL				21,000,000,000	- 21,000,000,000			133,199,143,238	(8,077,576,691)	125,121,566,547	125,121,566,547

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

14. LONG-TERM INVESTMENTS (continued)

14.3 Other long-term investments

	30 June 2019				31 December 2018				VND	
	Original amount VND	Provision VND	Carrying amount VND	Number of shares ownership	% ownership	Original amount VND	Provision VND	Carrying amount VND		Number of shares ownership
Gia Dinh Development Investment Corporation	34,000,000,000	(8,925,000,000)	25,075,000,000	2,125,000	5.31	34,000,000,000	(8,925,000,000)	25,075,000,000	2,125,000	5.31
Bac Trung Nam Housing Development Joint Stock Company	5,466,500,000	-	5,466,500,000	54,665	10.93	5,466,500,000	-	5,466,500,000	54,665	10.93
Saigon Mangden Joint Stock Company	3,100,000,000	-	3,100,000,000	310,000	1.61	3,100,000,000	-	3,100,000,000	310,000	1.61
Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company	188,820,000	-	188,820,000	18,882	0.06	188,820,000	-	188,820,000	18,882	0.06
TOTAL	42,755,320,000	(8,925,000,000)	33,830,320,000			42,755,320,000	(8,925,000,000)	33,830,320,000		

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

15. BORROWING COSTS

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Capitalized in real estate projects	41,118,465,174	50,528,107,814
Interest expense (Note 25)	7,502,265,851	1,674,942,626
TOTAL	<u>48,620,731,025</u>	<u>52,203,050,440</u>

16. SHORT-TERM TRADE PAYABLES

	VND	
	<i>30 June 2019</i>	<i>31 December 2018</i>
Trade payables to related parties (Note 30)	73,657,345,284	140,093,226,973
Trade payables to other parties	20,969,040,982	20,153,220,053
TOTAL	<u>94,626,386,266</u>	<u>160,246,447,026</u>

17. 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 Company's projects:

	VND	
	<i>30 June 2019</i>	<i>31 December 2018</i>
Short-term	860,110,524,823	62,100,945,272
Terra Royal Project	800,753,945,631	-
The Stars Village, Long Thoi – Nha Be Project	22,730,700,133	33,156,855,179
Lot 6, 7 & 8 - 6B Project	11,597,781,400	14,416,436,573
Cua Lap Project	10,500,000,000	-
Other projects	14,528,097,659	14,527,653,520
Long-term	152,062,865,569	727,809,362,201
6A Project	109,530,829,000	109,530,829,000
Lot 6, 7 & 8 - 6B Project	24,488,018,700	24,488,018,700
Binh Trung Dong – District 2 Project	8,601,378,000	8,601,378,000
Terra Royal Project	-	575,779,496,632
Other projects	9,442,639,869	9,409,639,869
TOTAL	<u>1,012,173,390,392</u>	<u>789,910,307,473</u>
<i>In which:</i>		
Other parties	1,004,173,390,392	781,910,307,473
A related party (Note 30)	8,000,000,000	8,000,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

18. STATUTORY OBLIGATIONS

	VND			
	31 December 2018	Payable for the period	Payment made during the period	30 June 2019
Value added tax	8,198,808,945	6,545,242,521	(3,814,636,903)	10,929,414,563
Corporate income tax	4,026,449,555	2,044,865,472	(2,675,060,839)	3,396,254,188
Personal income tax	461,251,431	1,897,395,400	(1,954,266,864)	404,379,967
Other taxes	1,490,705,409	639,601,723	(426,049,846)	1,704,257,286
TOTAL	<u>14,177,215,340</u>	<u>11,127,105,116</u>	<u>(8,870,014,452)</u>	<u>16,434,306,004</u>

19. SHORT-TERM ACCRUED EXPENSES

	VND	
	30 June 2019	31 December 2018
Penalty for late payment	37,029,639,910	37,029,639,910
Interest expense	12,167,430,496	15,175,108,566
Construction costs	3,466,683,935	1,811,160,418
Others	1,347,500,000	3,536,136,000
TOTAL	<u>54,011,254,341</u>	<u>57,552,044,894</u>

20. OTHER PAYABLES

	VND	
	30 June 2019	31 December 2018
Short-term	50,638,355,378	82,462,405,307
Dividends payable	37,919,155,758	71,880,602,705
Deposit received	3,837,000,000	4,597,000,000
Borrowing	2,922,416,683	-
Others	5,959,782,937	5,984,802,602
Long-term	6,933,031,840	3,886,616,840
Deposit received	6,933,031,840	3,886,616,840
TOTAL	<u>57,571,387,218</u>	<u>86,349,022,147</u>
<i>In which:</i>		
<i>Other parties</i>	54,648,970,535	86,349,022,147
<i>Related parties (Note 30)</i>	2,922,416,683	-

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

21. LOANS

	31 December 2018	Drawdown	Repayment	Reclassification	VND 30 June 2019
Short-term	656,240,186,144	331,115,042,509	(253,451,985,100)	100,000,000,000	833,903,243,553
Current portion of long-term loans (Note 21.2)	459,745,632,474	-	(180,006,000,000)	100,000,000,000	379,739,632,474
Loan from related parties (Note 21.3)	14,000,000,000	230,000,000,000	-	-	244,000,000,000
Bank loans (Note 21.1)	182,494,553,670	101,115,042,509	(73,445,985,100)	-	210,163,611,079
Long-term	174,000,000,000	221,000,000,000	-	(100,000,000,000)	295,000,000,000
Bank loans (Note 21.2)	174,000,000,000	221,000,000,000	-	(100,000,000,000)	295,000,000,000
TOTAL	830,240,186,144	552,115,042,509	(253,451,985,100)	-	1,128,903,243,553

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

21. LOANS (continued)

21.1 Details of short-term bank loans are as follows:

Lenders	30 June 2019	Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
	VND				
Bank for Investment and Development of Vietnam					
Loan contract no. 01/2019/93512/HDTD	101,115,042,509	From 31 January 2020 to 30 January 2020	Finance for the development of its real estate projects and working capital requirements	10	Land use rights of 10,473 square meters at Long Phuoc, District 9, Ho Chi Minh City (Note 8)
Loan contract no. 01/2017/93512/HDTD	47,348,568,570	From 5 July 2019 to 11 September 2019	Finance for the development of its real estate projects and working capital requirements	10.5	Land use rights at An Phu Ward and An Khang apartment, street 19, An Phu Ward, District 2, Ho Chi Minh City (Note 12) Land use rights of 24,673 square meters at Long Thoi - Nhon Duc - Nha Be, Ho Chi Minh City (Note 8)

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

21. LOANS (continued)

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

Lenders	30 June 2019	Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
	VND				
Lien Viet Post Joint Stock Commercial Bank					
Loan Contract No. HDTD5002018430 dated 8 August 2018	36,700,000,000	From 15 August 2019 to 11 October 2019	Finance for the development of its real estate projects and working capital requirements	9 - 10.3	<ul style="list-style-type: none"> Land use rights and associate assets at No. 16 Nguyen Dinh Chieu Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11) Land use rights and associated assets of An Khang department, An Phu An Khanh Town, An Phu Ward, District 2, Ho Chi Minh City (Notes 12)
Vietnam Bank for Agriculture and Rural Development					
Loan Contract No. 6220-LAV-201800866 dated 26 October 2018	25,000,000,000	From 26 October 2019 to 26 October 2023	Finance for Terra Royal Project	10.5	<ul style="list-style-type: none"> Land use rights and associate assets at No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11) Land use rights and associated assets of 482.4 square meters at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2, Ho Chi Minh City (Note 12) Land use rights of 25,727 square meters at Long Thoi Ward, Nha Be District, Ho Chi Minh City (Notes 8) Land use rights of 126,112 square meters at Long Phuoc Ward, District 9, Ho Chi Minh City (Note 8)

210,163,611,079

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

21. LOANS (continued)

21.2 Details of long-term bank loans are as follows:

This represented the long-term bank loans to finance Terra Royal Project:

Lender	30 June 2019	Principal repayment term	Interest rate % p.a.	Description of collateral
Ho Chi Minh City Development Joint Stock Commercial Bank				
Loan Contract No. 1555/19MN/HĐTD	200,000,000,000	29 January 2021	11	• Receivables arising from sale contract at Long Thoi - Nha Be project; (Note 5)
Loan Contract No. 04660/18MN/HĐTD	200,000,000,000	12 April 2020		• Land use rights, associated assets and benefits arising from Terra Royal project; (Note 8)
Loan Contract No. 2235TT/15/HĐTDT DH-DN/068	179,739,632,474	12 April 2020		
Vietnam Bank for Agricultural and Rural Development				
Loan Contract No. 6220-LAV-201800866 dated 26 October 2018	95,000,000,000	From 26 October 2020 to 26 October 2023	11	<ul style="list-style-type: none"> • Land use rights and associate assets at No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11) • Land use rights and associated assets of 482.4 square meters at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2, Ho Chi Minh City (Note 12) • Land use rights of 126,112 square meters at Long Phuoc Ward, District 9, Ho Chi Minh City (Note 8) • Land use rights of 25,727 square meters at Long Thoi Ward, Nha Be District, Ho Chi Minh City (Notes 8)

TOTAL 674,739,632,474

In which:
Current portion 379,739,632,474
Long-term loan 295,000,000,000

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

21. LOANS (continued)

21.3 Loan from a related party

This represents unsecured short-term loan due to Ms. Le Thi Tram Anh amounting to VND 14,000,000,000 for the purpose of financing the Terra Royal project at the interest rates of 5.4% per annum.

21.4 Details of short-term loans from subsidiaries are as follows:

Lenders	30 June 2019	Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
	VND				
Royal Service Restaurant Hotel Travel Joint Stock Company					
Loan Contract No. 01/HDVV-02/05/2019	150,000,000,000	16 May 2020	To finance Terra Royal project	5.5	Unsecured
Sai Gon Binh Duong Joint Stock Company					
Loan Contract No. 01/HDVV-2019	80,000,000,000	25 March 2020	To finance Terra Royal project	7	Unsecured
Close family member of General Director					
Ms. Le Thi Tram Anh	14,000,000,000	20 August 2019	To finance Terra Royal project	5.4	Unsecured
	244,000,000,000				

Investment and Trading of Real Estate Joint Stock Company

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the six-month period then ended

22. OWNERS' EQUITY

22.1 Movements in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	VND Total
For the six-month period ended 30 June 2018						
As at 31 December 2017	690,866,880,000	748,683,126,824	(9,825,117,611)	58,982,340,425	91,569,305,798	1,580,276,535,436
Net profit for the period	-	-	-	-	27,490,641,171	27,490,641,171
Dividends declared	-	-	-	-	(68,646,328,000)	(68,646,328,000)
Appropriation to investment and development fund	-	-	-	3,958,198,897	(3,958,198,897)	-
Other decrease	-	-	-	-	(791,639,799)	(791,639,799)
As at 30 June 2018	690,866,880,000	748,683,126,824	(9,825,117,611)	62,940,539,322	45,663,780,273	1,538,329,208,808
For the six-month period ended 30 June 2019						
As at 31 December 2018	690,866,880,000	748,683,126,824	(9,825,117,611)	62,940,539,322	91,468,537,785	1,584,133,966,320
Net profit for the period	-	-	-	-	17,929,773,248	17,929,773,248
Dividends declared (*)	-	-	-	-	(34,323,164,000)	(34,323,164,000)
Appropriation to investment and development fund	-	-	-	4,085,915,224	(4,085,915,224)	-
Transfer to bonus and welfare fund	-	-	-	-	(1,634,512,121)	(1,634,512,121)
Other decrease	-	-	-	-	(817,183,045)	(817,183,045)
As at 30 June 2019	690,866,880,000	748,683,126,824	(9,825,117,611)	67,026,454,546	68,537,536,643	1,565,288,880,402

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

22. OWNERS' EQUITY (continued)

22.2 Capital transactions with owners and distribution of dividends

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Contributed share capital	<u>690,866,880,000</u>	<u>690,866,880,000</u>
Dividends declared (*)	34,323,164,000	68,646,328,000
Dividends paid	68,284,610,947	23,665,863,911

(*) The Company has declared dividend distribution from 2018 profit in cash at 5% of the par value of ordinary shares as approved by Shareholder Meeting's Resolution dated 25 April 2019.

22.3 Shares

	<i>As at 30 June 2019 and 31 December 2018</i>	
	<i>Quantity</i>	<i>Amount</i>
		VND
Authorized shares	69,086,688	690,866,880,000
Issued shares		
<i>Issued and paid-up shares</i>		
<i>Ordinary shares</i>	69,086,688	690,866,880,000
Treasury shares		
<i>Ordinary shares</i>	440,360	9,825,117,611
Shares in circulation		
<i>Ordinary shares</i>	68,646,328	681,041,762,389

23. REVENUES

23.1 Revenue from sale of goods and rendering of services

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Net revenue	<u>110,574,844,231</u>	<u>246,028,130,934</u>
<i>Of which:</i>		
<i>Sale of real estate properties</i>	64,392,588,853	200,627,012,668
<i>Revenue from construction contracts</i>	39,177,742,596	37,999,310,705
<i>Revenue from other services</i>	7,004,512,782	7,401,807,561

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

23. REVENUES (continued)

23.2 Finance income

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Dividend received	11,900,000,000	422,708,200
Interest income	5,078,431,632	962,110,147
Profit from disposal of investment in associate	-	8,079,213,232
TOTAL	<u>16,978,431,632</u>	<u>9,464,031,579</u>

24. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Cost of real estate properties	45,901,169,092	172,845,921,433
Cost of construction services	36,711,322,598	36,893,872,539
Cost of other services rendered	2,755,047,085	2,848,618,205
TOTAL	<u>85,367,538,775</u>	<u>212,588,412,177</u>

25. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Interest expense	7,502,265,851	1,674,942,626
Provision for diminution in value of investments	1,489,064,764	159,966,402
Others	-	149,527,269
TOTAL	<u>8,991,330,615</u>	<u>1,984,436,297</u>

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

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Selling expenses	2,075,584,036	3,557,276,384
Sale commission	2,046,984,036	3,542,276,384
Others	28,600,000	15,000,000
General and administrative expenses	9,846,561,490	11,667,989,312
External service fee	3,916,681,000	4,271,775,345
Labour costs	2,131,274,420	3,485,074,000
Depreciation (<i>Note 10</i>)	564,539,724	1,208,948,838
Provision (reversal of provision) for short-term doubtful debt	272,620,000	(34,000,000)
Others	2,961,446,346	2,736,191,129
TOTAL	<u>11,922,145,526</u>	<u>15,225,265,696</u>

27. OTHER INCOME AND EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Other income	6,467,399,228	8,390,223,686
Penalty for contract violation	2,328,036,000	5,045,030,341
Payables written-off	1,294,835,621	-
Gain from disposal of fixed assets	-	1,587,121,217
Others	2,844,527,607	1,758,072,128
Other expenses	(9,813,553,327)	(6,580,619,858)
Interest on late tax payment (*)	(7,000,028,820)	-
Expenses of Dak Nong project written-off	-	(5,164,970,451)
Others	(2,813,524,507)	(1,415,649,407)
OTHER (LOSS) PROFIT	<u>(3,346,154,099)</u>	<u>1,809,603,828</u>

(*) As at 30 June 2019, the Company was in process of reconciling and finalizing the interest charge on late corporate income tax payment for the year ended 31 December 2010 with Tax Department of Ho Chi Minh City. Accordingly, the provision for interest on late tax payment made by the Company in the interim separate financial statements could change at a later date upon final determination by the tax authorities.

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

28. PRODUCTION AND OPERATING COSTS

		VND
	<i>Current year</i>	<i>Previous year</i>
Project development cost	45,901,169,092	172,845,921,433
External service fee	38,842,597,018	41,165,647,884
Labour cost	3,916,681,000	3,485,074,000
Sales commission	2,046,984,036	3,542,276,384
Depreciation and amortisation (<i>Notes 10 and 12</i>)	1,906,081,332	4,730,001,637
Provision (reversal of provision) for bad debt	272,620,000	(34,000,000)
Others	4,403,551,823	2,078,756,535
TOTAL	<u>97,289,684,301</u>	<u>227,813,677,873</u>

29. CORPORATE INCOME TAX

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

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

29.1 CIT expense

		VND
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Deferred tax income (expense)	<u>3,666,400</u>	<u>(13,011,000)</u>

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

29. CORPORATE INCOME TAX (continued)

29.1 CIT expense (continued)

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

	VND	
	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Accounting profit before tax	17,926,106,848	27,503,652,171
At CIT rate applied for the Company	3,585,221,370	5,500,730,434
<i>Adjustments to increase:</i>		
Non-deductible expenses	2,250,674,676	1,595,387,338
<i>Adjustments to decrease:</i>		
Utilization of tax losses carried forward	(3,459,562,446)	(6,998,565,132)
Dividends received	(2,380,000,000)	(84,541,640)
CIT expense	(3,666,400)	13,011,000

29.2 Current tax

The current tax payable is based on taxable profit for the period. The taxable profit of the Company for the period differs from the profit as reported in the interim separate 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 Company's liability for current tax is calculated using tax rates that have been enacted at the interim separate balance sheet date.

29.3 Deferred CIT

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

	VND			
	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>30 June 2018</i>	<i>31 December 2018</i>	<i>For the six-month period ended 30 June 2019</i>	<i>For the six-month period ended 30 June 2018</i>
Accrual for severance pay	206,262,400	202,596,000	3,666,400	(13,011,000)
Internal unrealised profit	178,275,356	178,275,356	-	-
Deferred income tax assets	384,537,756	380,871,356	3,666,400	(13,011,000)
Net deferred tax income (expense)			3,666,400	(13,011,000)

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

29. CORPORATE INCOME TAX (continued)

29.4 Tax losses carried forward

The Company is eligible to carry 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 2019, the Company had accumulated tax losses of VND 97,894,358,813 (31 December 2018: VND 115,192,171,045) available for offset against future taxable profits. Details are as follows:

VND					
Originating year	Can be utilized up to	Tax loss amount (*)	Utilized up to 30 June 2019	Forfeited	Unutilized at 30 June 2019
2014	2019	<u>284,042,164,481</u>	<u>(186,147,805,668)</u>	(**)	<u>- 97,894,358,813</u>

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

(**) This amount includes tax loss utilized up to 31 December 2018 of VND 77,672,029,905 and tax loss utilized in this current period of VND 17,297,812,232.

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

30. TRANSACTIONS WITH RELATED PARTIES

Significant transactions between the Company with related parties during the current and previous periods were as follows:

VND				
Related party	Relationship	Transaction	For the six-month period ended 30 June 2019	For the six-month period ended 30 June 2018
Intresco Construction Joint Stock Company	Subsidiary	Purchase of construction services	141,356,789,852	149,676,945,956
		Dividends income	11,900,000,000	-
		Payment on behalf	568,021,645	434,346,809
Future Architectural Design Joint Stock Company Limited	Significant shareholder	Design service fee	11,689,405,379	-
Member of Board of Directors	General Director	Advance	56,850,000,000	43,850,000,000
Sai Gon Binh Duong Joint Stock Company	Subsidiary	Capital contribution	80,760,856,762	-
		Loan	80,000,000,000	-
		Loan repayment	607,594,520	847,000,000
Royal Service Restaurant Hotel Travel Joint Stock Company	Subsidiary	Loan	150,000,000,000	-
		Capital contribution	150,000,000,000	-

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

30. TRANSACTIONS WITH RELATED PARTIES (continued)

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 at are unsecured, interest free and will be settled in cash. For the six-month period ended 30 June 2019, the Company 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.

Amounts due to and due from related parties at the balance sheet date were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>30 June 2019</i>	<i>VND 31 December 2018</i>
Short-term trade receivable				
Ms. Le Thi Tram Anh	Related party	Purchase land lots	<u>4,101,231,043</u>	<u>4,101,231,043</u>
Short-term advances to suppliers				
Intresco Construction Joint Stock Company	Subsidiary	Advance for construction services	81,826,402,322	35,174,670,194
Future Architectural Design Joint Stock Company Limited	Significant shareholder	Design service fee	20,262,168,134	12,572,762,755
			<u>102,088,570,456</u>	<u>47,747,432,949</u>
Other short-term receivables				
Mr. Truong Minh Thuan	General Director	Advance	56,850,000,000	43,850,000,000
Intresco Construction Joint Stock Company	Subsidiary	Dividend	11,900,000,000	-
Sai Gon Binh Duong Joint Stock Company	Subsidiary	Interest income	<u>1,592,901,607</u>	<u>1,592,901,607</u>
			<u>70,342,901,607</u>	<u>45,442,901,607</u>
Short-term trade payables				
Intresco Construction Joint Stock Company	Subsidiary	Rendering of construction service	72,096,690,739	138,532,572,428
Future Architectures Design Joint Stock Company	Significant shareholder	Design service fee	1,560,654,545	1,560,654,545
			<u>73,657,345,284</u>	<u>140,093,226,973</u>
Short-term advance from customer				
Ms. Le Thi Tram Anh	Related party	Purchase apartments	<u>8,000,000,000</u>	<u>8,000,000,000</u>
Other short-term payable				
Sai Gon Binh Duong Joint Stock Company	Subsidiary	Borrowing	<u>2,922,416,683</u>	-

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

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the balance sheet date were as follows
(continued):

Related parties	Relationship	Nature of transaction	VND	
			30 June 2019	31 December 2018
Loans				
Royal Service Restaurant hotel travel Joint Stock Company	Subsidiary	Loan	150,000,000,000	-
Sai Gon Binh Duong Joint Stock Company	Subsidiary	Loan	80,000,000,000	-
Ms. Le Thi Tram Anh	Related party	Loan	14,000,000,000	-
			244,000,000,000	-

Transactions with other related parties

Remuneration to members of the Board of Directors and management:

	VND	
	For the six-month period ended 30 June 2019	For the six-month period ended 30 June 2018
Salaries and bonus	1,564,100,000	1,341,041,000

31. CAPITAL COMMITMENT

At 30 June 2019, the Company had outstanding commitments of VND 573,913,047,121 (31 December 2018: VND 497,537,317,704) relating to the development of ongoing residential projects.

32. OFF BALANCE SHEET ITEMS

As at 30 June 2019, the Company had bad debts written-off relating to An Suong Project and Ba Ria Vung Tau Radio and Television Broadcasting Project with the amount of VND 2,324,377,287 and VND 1,130,613,959, respectively.

33. EVENTS AFTER THE BALANCE SHEET DATE

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



Pham Van Khanh
Preparer



Doan Huu Chi
Chief Accountant



Truong Minh Thuan
General Director

28 August 2019