

# Phat Dat Real Estate Development Corp

Separate financial statements

For the year ended 31 December 2019



**Phat Dat Real Estate Development Corp**

Separate financial statements

For the year ended 31 December 2019

# Phat Dat Real Estate Development Corp

## CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Independent auditors' report	3 - 4
Separate balance sheet	5 - 6
Separate income statement	7
Separate cash flow statement	8 - 9
Notes to the separate financial statements	10 - 38

# Phat Dat Real Estate Development Corp

## GENERAL INFORMATION

### THE COMPANY

Phat Dat Real Estate Development Corp ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 13 September 2004, as amended.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with code PDR in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on 9 July 2010.

The current principal activities of the Company are to construct and trade real estate properties; to undertake the civil and industrial projects, bridges and roads; and to provide real estate brokerage and valuation services, and real estate trading centre and management.

The Company's registered head office is located at No. 422, Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

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

Mr Nguyen Van Dat	Chairman	
Mr Nguyen Tan Danh	Deputy Chairman	
Ms Tran Thi Huong	Deputy Chairwoman	
Mr Doan Viet Dai Tu	Member	
Mr Le Quang Phuc	Member	
Mr Khuong Van Muoi	Member	
Mr Tran Trong Gia Vinh	Member	
Mr Le Minh Dung	Member	appointed on 30 March 2019

### INTERNAL AUDIT COMMITTEE

According to the Resolution of Shareholders No. 01/DHDCD-NQ.2019 dated 30 March 2019, the Company established an Internal Audit Committee, which is part of the Board of Directors and dismissed the Board of Supervision.

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

Ms Nguyen Thi Thu Nguyet	Member	appointed on 18 June 2019
Mr Vo Hoang Tu	Member	appointed on 18 June 2019
Mr To Minh Tai	Member	appointed on 18 June 2019

### MANAGEMENT

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

Mr Nguyen Van Dat	General Director
Mr Pham Trong Hoa	Deputy General Director
Mr Bui Quang Anh Vu	Deputy General Director

### LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Nguyen Van Dat.

### AUDITORS

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

# Phat Dat Real Estate Development Corp

## REPORT OF MANAGEMENT

Management of Phat Dat Real Estate Development Corp (“the Company”) is pleased to present its report and the separate financial statements of the Company for the year ended 31 December 2019.

### MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

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

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

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

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2019 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in Note 14.1. The Company prepared these separate financial statements to meet the prevailing requirements in relation to the disclosure of information, specifically the Circular No. 155/2015/TT-BTC providing guidance on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries (“the Group”) for the year ended 31 December 2019 dated 28 February 2020.

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

For and on behalf of management:



Nguyen Van Dat  
General Director

Ho Chi Minh City, Vietnam

28 February 2020

Reference: 60822566/21094178

## INDEPENDENT AUDITOR'S REPORT

**To: The Shareholders of Phat Dat Real Estate Development Corp**

We have audited the accompanying separate financial statements of Phat Dat Real Estate Development Corp ("the Company") as prepared on 28 February 2020 and set out on pages 5 to 38, which comprise the separate balance sheet as at 31 December 2019, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

### *Management's responsibility*

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

### *Auditors' responsibility*

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

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

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

**Opinion**

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2019, and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

**Ernst & Young Vietnam Limited**



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



Ly Hong My  
Auditor  
Audit Practicing Registration Certificate  
No. 4175-2017-004-1

Ho Chi Minh City, Vietnam

28 February 2020

SEPARATE BALANCE SHEET  
as at 31 December 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>8,929,689,729,770</b>	<b>8,049,201,789,818</b>
<b>110</b>	<b>I. Cash</b>	<b>4</b>	<b>98,850,988,705</b>	<b>189,262,235,861</b>
111	1. Cash		98,850,988,705	189,262,235,861
<b>130</b>	<b>II. Current accounts receivable</b>		<b>1,427,163,479,643</b>	<b>1,990,898,043,936</b>
131	1. Short-term trade receivables	5	797,797,508,301	875,041,196,088
132	2. Short-term advances to suppliers	6	493,875,382,677	757,480,588,629
136	3. Other short-term receivables	7	138,599,074,691	362,189,342,093
137	4. Provision for doubtful short-term receivables	5	(3,108,486,026)	(3,813,082,874)
<b>140</b>	<b>III. Inventory</b>	<b>8</b>	<b>7,398,496,831,610</b>	<b>5,865,813,659,699</b>
141	1. Inventories		7,398,496,831,610	5,865,813,659,699
<b>150</b>	<b>IV. Other current assets</b>		<b>5,178,429,812</b>	<b>3,227,850,322</b>
151	1. Short-term prepaid expenses	9	2,535,665,201	3,227,850,322
153	2. Tax and other receivables from the State	17	2,642,764,611	-
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>4,429,211,271,936</b>	<b>3,074,130,644,928</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>1,846,691,893,367</b>	<b>1,221,107,626,916</b>
211	1. Long-term trade receivables	5	100,000,000,000	136,493,450,000
216	2. Other long-term receivables	7	1,746,691,893,367	1,084,614,176,916
<b>220</b>	<b>II. Fixed assets</b>		<b>17,573,105,541</b>	<b>10,533,573,446</b>
221	1. Tangible fixed assets	10	16,528,118,651	8,670,954,220
222	Cost		27,710,898,627	16,207,907,380
223	Accumulated depreciation		(11,182,779,976)	(7,536,953,160)
227	2. Intangible fixed assets	11	1,044,986,890	1,862,619,226
228	Cost		3,171,378,036	3,171,378,036
229	Accumulated amortisation		(2,126,391,146)	(1,308,758,810)
<b>230</b>	<b>III. Investment properties</b>	<b>12</b>	<b>70,927,903,232</b>	<b>81,803,718,760</b>
231	1. Cost		75,664,270,272	85,069,855,272
232	2. Accumulated depreciation		(4,736,367,040)	(3,266,136,512)
<b>240</b>	<b>IV. Long-term asset in progress</b>		<b>63,126,890,181</b>	<b>66,967,587,658</b>
242	1. Construction in progress	13	63,126,890,181	66,967,587,658
<b>250</b>	<b>V. Long-term investments</b>	<b>14</b>	<b>1,399,996,300,600</b>	<b>770,624,000,000</b>
251	1. Investments in subsidiaries	14.1	1,397,304,300,600	770,624,000,000
252	2. Investments in an associate	14.2	2,692,000,000	-
<b>260</b>	<b>VI. Other long-term assets</b>		<b>1,030,895,179,015</b>	<b>923,094,138,148</b>
261	1. Long-term prepaid expenses	9	1,030,895,179,015	922,649,934,252
262	2. Deferred tax assets	28.3	-	444,203,896
<b>270</b>	<b>TOTAL ASSETS</b>		<b>13,358,901,001,706</b>	<b>11,123,332,434,746</b>




SEPARATE BALANCE SHEET (continued)  
as at 31 December 2019

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES</b>		<b>9,062,167,168,739</b>	<b>7,675,993,635,393</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>2,542,466,021,385</b>	<b>922,176,628,777</b>
311	1. Short-term trade payables	15	259,536,407,271	312,319,669,073
312	2. Short-term advances from customers	16	651,149,337,644	10,173,673,983
313	3. Statutory obligations	17	178,395,781,258	106,082,031,346
314	4. Payables to employees		4,324,040,000	4,617,329,661
315	5. Short-term accrued expenses	18	145,704,680,565	78,204,554,568
319	6. Other short-term payables	19	95,164,794,124	397,495,838,379
320	7. Short-term loans	21	1,201,598,912,000	-
322	8. Bonus and welfare fund	20	6,592,068,523	13,283,531,767
<b>330</b>	<b>II. Non-current liabilities</b>		<b>6,519,701,147,354</b>	<b>6,753,817,006,616</b>
337	1. Other long-term liabilities	19	5,549,400,552,616	6,753,817,006,616
338	2. Long-term loans	21	970,300,594,738	-
<b>400</b>	<b>D. OWNERS' EQUITY</b>	<b>22.1</b>	<b>4,296,733,832,967</b>	<b>3,447,338,799,353</b>
<b>410</b>	<b>I. Capital</b>		<b>4,296,733,832,967</b>	<b>3,447,338,799,353</b>
411	1. Share capital		3,276,579,720,000	2,663,890,070,000
411a	- Shares with voting rights		3,276,579,720,000	2,663,890,070,000
412	2. Share premium		11,680,300,000	11,680,300,000
418	3. Investment and development fund		137,513,584,076	124,713,584,076
421	4. Undistributed earnings		870,960,228,891	647,054,845,277
421a	- Undistributed earnings by the end of prior year		8,765,195,277	6,803,160,384
421b	- Undistributed earnings of current year		862,195,033,614	640,251,684,893
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>13,358,901,001,706</b>	<b>11,123,332,434,746</b>


Vo Van Giap  
Preparer

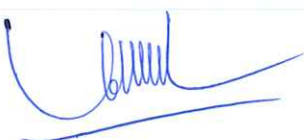
Vu Quynh Hoa  
Chief Accountant

  
Nguyen Van Dat  
General Director

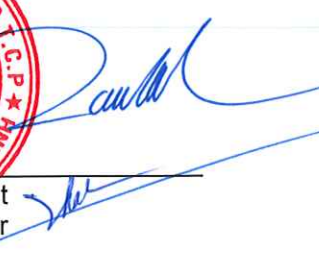
28 February 2020

SEPARATE INCOME STATEMENT  
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	23.1	3,410,140,296,294	2,268,911,021,752
02	2. Deductions	23.1	(10,281,555,066)	(121,037,201,884)
10	3. Net revenue from sale of goods and rendering of services	23.1	3,399,858,741,228	2,147,873,819,868
11	4. Costs of goods sold and services rendered	24	(2,082,067,507,602)	(1,466,558,349,018)
20	5. Gross profit from sale of goods and rendering of services		1,317,791,233,626	681,315,470,850
21	6. Finance income	23.2	7,644,637,335	2,288,897,458
22	7. Finance expenses		(101,578,949)	-
25	8. Selling expenses	25	(124,034,028,139)	(41,308,040,594)
26	9. General and administrative expenses	25	(92,843,638,170)	(79,976,241,712)
30	10. Operating profit		1,108,456,625,703	562,320,086,002
31	11. Other income	27	3,372,721,681	198,454,186,937
32	12. Other expenses	27	(8,201,664,074)	(3,680,806,041)
40	13. Other (loss) profit		(4,828,942,393)	194,773,380,896
50	14. Accounting profit before tax		1,103,627,683,310	757,093,466,898
51	15. Current corporate income tax expense	28.1	(230,577,359,581)	(114,724,540,728)
52	16. Deferred tax expense	28.3	(444,203,896)	(69,241,277)
60	17. Net profit after tax		872,606,119,833	642,299,684,893


Vo Van Giap  
Preparer

Vu Quynh Hoa  
Chief Accountant
  
 Nguyen Van Dat  
General Director

28 February 2020

SEPARATE CASH FLOW STATEMENT  
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Accounting profit before tax</b>		<b>1,103,627,683,310</b>	<b>757,093,466,898</b>
	<i>Adjustments for:</i>			
02	Depreciation and amortisation of fixed assets and investment properties	10, 11, 12	6,010,671,000	3,912,036,535
03	Reversal of provision		(704,596,848)	(327,975,420)
05	Profits from investing activities		(6,145,733,264)	(2,288,897,458)
08	<b>Operating profit before changes in working capital</b>		<b>1,102,788,024,198</b>	<b>758,388,630,555</b>
09	(Increase) decrease in receivables		(63,787,869,920)	864,703,517,444
10	Increase in inventories		(3,452,723,363,789)	(708,091,347,875)
11	Increase in payables		1,281,338,897,265	485,391,636,691
12	Increase in prepaid expenses		(107,553,059,642)	(902,455,647,773)
14	Interest paid		(76,813,864,626)	(70,549,175,311)
15	Corporate income tax paid		(154,706,173,658)	(83,035,315,972)
17	Other cash outflows for operating activities	20	(19,491,463,244)	(21,720,533,279)
20	<b>Net cash flows (used in) from operating activities</b>		<b>(1,490,948,873,416)</b>	<b>322,631,764,480</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets		(17,135,313,142)	(9,426,068,547)
22	Proceeds from disposals of fixed assets		-	119,059,556,440
25	Payments for investments in other entities		(760,372,300,600)	(689,624,000,000)
26	Proceeds from sale of investments in other entities		-	347,480,000,000
27	Interest received		6,145,733,264	2,288,897,458
30	<b>Net cash flows used in investing activities</b>		<b>(771,361,880,478)</b>	<b>(230,221,614,649)</b>
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	Drawdown of borrowings		2,456,471,923,000	1,056,991,706,980
34	Repayment of borrowings		(284,572,416,262)	(1,104,188,126,114)
40	<b>Net cash flows from (used in) financing activities</b>		<b>2,171,899,506,738</b>	<b>(47,196,419,134)</b>

SEPARATE CASH FLOW STATEMENT (continued)  
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net (decrease) increase in cash		(90,411,247,156)	45,213,730,697
60	Cash at beginning of year		189,262,235,861	144,048,505,164
70	Cash at end of year	4	98,850,988,705	189,262,235,861



Vo Van Giap  
Preparer



Vu Quynh Hoa  
Chief Accountant




Nguyen Van Dat  
General Director

28 February 2020

NOTES TO THE SEPARATE FINANCIAL STATEMENTS  
as at 31 December 2019 and for the year then ended

## 1. CORPORATE INFORMATION

Phat Dat Real Estate Development Corp ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 13 September 2004, as amended.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with code PDR in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on 9 July 2010.

The current principal activities of the Company are to construct and trade real estate properties; to undertake the civil and industrial projects, bridges and roads; and to provide real estate brokerage and valuation services, and real estate trading centre and management.

The Company's registered head office of the Company is located at No. 422, Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 31 December 2019 is 186 (31 December 2018: 185).

## 2. BASIS OF PREPARATION

### 2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in Note 14.1. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC providing guidance on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2019 dated 28 February 2020.

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

### 2.2 *Applied accounting standards and system*

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**2.3 Applied accounting documentation system**

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

**2.4 Fiscal year**

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

**2.5 Accounting currency**

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

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash**

Cash comprises cash on hand and cash in banks.

**3.2 Inventories**

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Goods - cost of purchase on a weighted average basis.

*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

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

*Inventory property*

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 balance sheet 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 the separate income statement 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

#### 3.3 *Receivables*

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

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

#### 3.4 *Fixed assets*

Tangible fixed assets and intangible fixed assets are stated at cost less accumulated depreciation and amortisation.

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

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

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

#### 3.5 *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:

Machinery and equipment	3 – 8 years
Means of transportation	6 – 10 years
Land use rights	49 years
Computer software	3 years

#### 3.6 *Investment properties*

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

Investment properties are stated at cost including transaction costs less accumulated depreciation.

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

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

Buildings and structures	25 – 45 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 separate income statement in the period of retirement or disposal.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

#### 3.6 *Investment properties* (continued)

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.

#### 3.7 *Construction in progress*

Construction in progress represents fixed assets under construction and is stated at historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into operation.

#### 3.8 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds, and 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 separate balance sheet and allocated 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 subsidiaries*

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

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

##### *Investments in an associate*

Investment in an associate over which the Company has significant influence is carried at cost.

Distributions from the undistributed earnings of the associate arising subsequent to the date of acquisition by the Company are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

##### *Provision for diminution in value of investments*

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

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



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year 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 Company.

#### 3.12 *Foreign currency transactions*

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

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

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

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

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

#### 3.13 *Appropriation of net profits*

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

The Company maintains the following reserve funds which are appropriated from the Company's net profit after tax as proposed by the Board of Directors ("BOD") 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 in-depth investments.

##### *Bonus and welfare fund*

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

##### *Dividends*

Final dividends proposed by the Company's BOD are classified as a allocation of undistributed earnings within the equity section on the separate balance sheet, until they have been approved by the Company's shareholders at the annual general meeting. At that time, they are recognized as a liability in the separate balance sheet.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

#### 3.14 Revenue recognition

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

##### *Sale of apartments*

For apartments sold after completion of construction, the revenue is recognised when the significant risks and rewards of ownership of apartments have been transferred to the buyers, usually upon the handing over of apartments, or upon the expiring of the Notice of Handover, which is usually 7 days after issuance date.

##### *Sale of residential plots and related infrastructure*

Revenue is recognised when the significant risks and rewards of ownership of residential plots and related infrastructures have been transferred to the buyers, usually upon the handing over of residential plots and related infrastructures.

##### *Rental income*

Rental income receivable under operating leases is recognized on a straight-line basis over the term of the lease.

##### *Rendering of services*

Revenue is recognised upon the services had been provided and completed.

##### *Interest income*

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

#### 3.15 Taxation

##### *Current income tax*

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

#### 3.15 *Taxation* (continued)

##### *Deferred tax*

Deferred tax is provided using the balance sheet liability method on temporary differences at the 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. 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.

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 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 year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

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

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

#### 3.16 *Related parties*

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

### 4. CASH

	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	136,492,947	112,809,853
Cash in banks	98,714,495,758	189,149,426,008
<b>TOTAL</b>	<b>98,850,988,705</b>	<b>189,262,235,861</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**5. TRADE RECEIVABLES**

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>797,797,508,301</b>	<b>875,041,196,088</b>
Receivables from other parties	695,788,611,272	764,111,526,919
- Thien Minh Real Estate Investment Corporation ("Thien Minh")	344,738,890,572	419,425,589,072
- Danh Khoi Holdings Investment Joint Stock Company ("Danh Khoi")	157,852,595,000	-
- Mr Pham Thanh Dien	31,000,000,000	71,000,000,000
- Minh Hoang Real Estate Business Joint Stock Company ("Minh Hoang")	26,602,528,970	25,135,776,394
- Toan Tam Management Service Corporation ("Toan Tam")	21,228,032,000	4,785,609,500
- Big Gain Investment Company Limited ("Big Gain")	-	13,951,350,000
- Others	114,366,564,730	229,813,201,953
Receivables from related parties (Note 29)	102,008,897,029	110,929,669,169
<b>Long-term</b>	<b>100,000,000,000</b>	<b>136,493,450,000</b>
Receivable from a related party (Note 29)	100,000,000,000	117,000,000,000
Receivable from other party	-	19,493,450,000
<b>TOTAL</b>	<b>897,797,508,301</b>	<b>1,011,534,646,088</b>
Provision for doubtful short-term receivables	(3,108,486,026)	(3,813,082,874)
<b>NET</b>	<b>894,689,022,275</b>	<b>1,007,721,563,214</b>

Movements of provision for doubtful short-term receivables are as follows:

	VND	
	Current year	Previous year
Beginning balance	3,813,082,874	4,141,058,294
Less: Reversal of provision during the year	(704,596,848)	(327,975,420)
Ending balance	3,108,486,026	3,813,082,874

**6. SHORT-TERM ADVANCES TO SUPPLIERS**

	VND	
	Ending balance	Beginning balance
Land Clearance and Compensation Corporation	178,099,623,590	174,188,023,851
620 Infrastructure Development and Investment Corporation	102,272,727,000	-
Duc Khai Corporation	70,228,366,367	67,051,706,000
Toan Thuan Phat Construction - Trading - Service Co., Ltd.	55,447,431,870	62,576,147,735
Advance to Ms Nguyen Thi My Duyen for capital transfer	54,000,000,000	-
Tan Hoang Real Estate Corporation	-	223,000,000,000
Tam Binh Real Estate Corporation	-	200,000,000,000
Others	33,827,233,850	30,664,711,043
<b>TOTAL</b>	<b>493,875,382,677</b>	<b>757,480,588,629</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 7. OTHER RECEIVABLES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>138,599,074,691</b>	<b>362,189,342,093</b>
Receivables from other parties	48,508,611,703	270,655,045,842
- <i>Minh Hoang (ii)</i>	17,660,000,000	50,000,000,000
- <i>Deposit to auction Nhon Hoi – Binh Dinh project</i>	-	132,400,000,000
- <i>Other deposits</i>	6,372,484,000	6,600,000,000
- <i>Others</i>	24,476,127,703	81,655,045,842
Receivables from related parties (Note 29)	90,090,462,988	91,534,296,251
<b>Long-term</b>	<b>1,746,691,893,367</b>	<b>1,084,614,176,916</b>
Receivables from other parties	1,200,541,492,655	818,647,214,016
- <i>Phu Quoc Doan Anh Duong Corporation (“Doan Anh Duong”) (i)</i>	416,000,000,000	446,000,000,000
- <i>Minh Hoang (ii)</i>	361,400,000,000	361,400,000,000
- <i>Tan Hoang Real Estate Corporation (iii)</i>	223,000,000,000	-
- <i>Tam Binh Real Estate Corporation (iii)</i>	200,000,000,000	-
- <i>Phat Dat Quang Ngai Hotel and Resort Corporation</i>	-	9,000,000,000
- <i>Others</i>	141,492,655	2,247,214,016
Receivables from related parties (Note 29)	546,150,400,712	265,966,962,900
- <i>Sai Gon - KL Real Estate Corporation (“Sai Gon - KL”)</i>	259,690,000,000	-
- <i>Truong Phat Loc Shipping Joint Stock Company (“Truong Phat Loc”) (iv)</i>	126,400,000,000	126,400,000,000
- <i>AKYN Service Trading Investment Joint Stock Company (former is T.A.M Service Trading Investment Joint Stock Company) (“AKYN”) (v)</i>	100,939,751,900	100,939,751,900
- <i>DK Phu Quoc Corporation (“DK Phu Quoc”)</i>	39,443,900,000	38,627,211,000
- <i>Coinin Infrastructure Construction Investment Company Limited (“Coinin”)</i>	19,676,748,812	-
<b>TOTAL</b>	<b><u>1,885,290,968,058</u></b>	<b><u>1,446,803,519,009</u></b>

- (i) The ending balance represents the capital contribution in accordance with the Investment Cooperation Contract (“ICC”) regarding to the development of Vung Bau Ecotourism Project located at Cua Can Commune, Phu Quoc District, Kien Giang Province and earning the shared profit according to the proportion of financial contributions but not less than the interest of 20% p.a.
- (ii) The ending balance represents remaining receivables from contributed capital and distributed profit after tax resulted from the Business Cooperation Contract (“BCC”) regarding to the development of commercial floors and office-apartments of Millennium project located at No. 132, Ben Van Don Street, Ward 6, District 4, Ho Chi Minh City (“Millennium project”).
- (iii) The ending balance represents capital contribution in accordance with the ICC regarding to the construction and development of the ICD Port of Transshipment project located at Long Binh Ward, District 9, Ho Chi Minh City and receiving the shared land area after the project’s completion.
- (iv) The ending balance represents remaining receivable from contributed capital from ICC liquidation with Truong Phat Loc regarding to the development of Millennium project.
- (v) The ending balance represents remaining receivable from contributed capital from ICC liquidation with AKYN regarding to the development of a project located at No. 239, Cach Mang Thang Tam Street, Ward 4, District 3, Ho Chi Minh City.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 8. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Real estate properties (*)	7,396,915,267,441	5,865,341,180,580
Merchandise	<u>1,581,564,169</u>	<u>472,479,119</u>
<b>TOTAL</b>	<b><u>7,398,496,831,610</u></b>	<b><u>5,865,813,659,699</u></b>

(\*) Real estate properties mainly include compensation costs, land clearance costs, construction costs, capitalised interest and other development costs incurred for the following on-going real estate projects:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
The EverRich 2 project (i)	3,597,766,841,597	3,593,255,243,078
Nhon Hoi – Binh Dinh project (ii)	2,791,168,413,614	-
The EverRich 3 project (i)	875,636,079,563	2,051,827,016,256
Phan Dinh Phung Sports Center project	75,134,195,647	72,633,584,240
Bau Ca – Quang Ngai project (ii)	37,603,106,026	98,559,426,839
Other projects	<u>19,606,630,994</u>	<u>49,065,910,167</u>
<b>TOTAL</b>	<b><u>7,396,915,267,441</u></b>	<b><u>5,865,341,180,580</u></b>

(i) The EverRich 2 and The EverRich 3 projects and all of their associated asset rights were pledged to Vietnam Prosperity Joint Stock Commercial Bank as security collateral for the loans taken by the Company's business partners.

As at the balance sheet date, the Company is in progress to fulfil the Government's requirements for transferring the remaining parts of these projects in accordance with ICCs entered with Big Gain and Dynamic Innovation Company Limited ("Dynamic") (Note 19).

(ii) The Nhon Hoi – Binh Dinh and Bau Ca – Quang Ngai projects and all of their associated asset rights were pledged as security collateral for the loans obtained and bonds issued by the Company (Note 21).

The capitalised interest to invest, develop projects for the year ended 31 December 2019 was VND 148,375,932,092 (for the year ended 31 December 2018: VND 70,549,175,311).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 9. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>2,535,665,201</b>	<b>3,227,850,322</b>
Tools and supplies	714,438,747	143,162,230
Insurance fees	502,474,083	522,160,041
External services fees	381,151,768	1,782,577,621
Others	937,600,603	779,950,430
<b>Long-term</b>	<b>1,030,895,179,015</b>	<b>922,649,934,252</b>
The EverRich 2 project compensation cost (*)	923,823,243,655	915,331,115,914
Prepaid commission fees	100,000,000,000	-
Apartments management fees	3,383,934,585	3,382,434,585
Others	3,688,000,775	3,936,383,753
<b>TOTAL</b>	<b><u>1,033,430,844,216</u></b>	<b><u>925,877,784,574</u></b>

(\*) This is the compensation cost paid to CRE & AGI Consulting Joint Stock Company ("CRE & AGI") and Phu Hung Real Estate Investment Company Limited ("Phu Hung") upon liquidation of BCCs regarding to construction and business management of The EverRich 2 project so that the Company can transfer this project to Big Gain under the ICC (Note 8).

## 10. TANGIBLE FIXED ASSETS

	VND		
	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Total</i>
<b>Cost</b>			
Beginning balance	3,339,587,842	12,868,319,538	16,207,907,380
New purchase	903,066,700	10,599,924,547	11,502,991,247
Ending balance	<u>4,242,654,542</u>	<u>23,468,244,085</u>	<u>27,710,898,627</u>
<i>In which:</i>			
<i>Fully depreciated</i>	2,290,743,387	3,066,637,720	5,357,381,107
<b>Accumulated depreciation</b>			
Beginning balance	(2,651,165,204)	(4,885,787,956)	(7,536,953,160)
Depreciation for the year	(651,873,299)	(2,993,953,517)	(3,645,826,816)
Ending balance	<u>(3,303,038,503)</u>	<u>(7,879,741,473)</u>	<u>(11,182,779,976)</u>
<b>Net carrying amount</b>			
Beginning balance	688,422,638	7,982,531,582	8,670,954,220
Ending balance	<u>939,616,039</u>	<u>15,588,502,612</u>	<u>16,528,118,651</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 11. INTANGIBLE FIXED ASSETS

	VND
	<i>Computer software</i>
<b>Cost:</b>	
Beginning balance and ending balance	<u>3,171,378,036</u>
<i>In which:</i>	
Fully amortised	<u>718,481,036</u>
<b>Accumulated amortisation</b>	
Beginning balance	(1,308,758,810)
Amortisation for the year	<u>(817,632,336)</u>
Ending balance	<u>(2,126,391,146)</u>
<b>Net carrying amount</b>	
Beginning balance	<u>1,862,619,226</u>
Ending balance	<u>1,044,986,890</u>

## 12. INVESTMENT PROPERTIES

	VND		
	<i>Land use rights</i>	<i>Building and structures</i>	<i>Total</i>
<b>Cost</b>			
Beginning balance	7,306,972,991	77,762,882,281	85,069,855,272
Reclassify	6,475,163,022	(6,475,163,022)	-
Transfer to inventories	<u>(6,475,163,022)</u>	<u>(2,930,421,978)</u>	<u>(9,405,585,000)</u>
Ending balance	<u>7,306,972,991</u>	<u>68,357,297,281</u>	<u>75,664,270,272</u>
<b>Accumulated depreciation</b>			
Beginning balance	-	(3,266,136,512)	(3,266,136,512)
Depreciation for the year	-	(1,547,211,848)	(1,547,211,848)
Transfer to inventories	-	76,981,320	76,981,320
Ending balance	<u>-</u>	<u>(4,736,367,040)</u>	<u>(4,736,367,040)</u>
<b>Net carrying amount</b>			
Beginning balance	<u>7,306,972,991</u>	<u>74,496,745,769</u>	<u>81,803,718,760</u>
Ending balance	<u>7,306,972,991</u>	<u>63,620,930,241</u>	<u>70,927,903,232</u>

The fair values of the investment properties were not formally assessed and determined as at 31 December 2019. However, given the current occupancy rate of these properties and market price of surrounding land, it is management's assessment that these properties' market values are higher than their carrying value as at the balance sheet date.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

### 13. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Phu Quoc five-star Hotel & Resort	49,223,541,734	53,732,479,734
Hospital for Traumatology and Orthopaedics	7,976,940,104	7,171,734,009
Others	5,926,408,343	6,063,373,915
<b>TOTAL</b>	<b><u>63,126,890,181</u></b>	<b><u>66,967,587,658</u></b>

The capitalised interest to invest, develop the projects for the year ended 31 December 2019 was nil (for the year ended 31 December 2018: VND 818,071,265).

### 14. LONG-TERM INVESTMENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 14.1)	1,397,304,300,600	770,624,000,000
Investment in an associate (Note 14.2)	2,692,000,000	-
<b>TOTAL</b>	<b><u>1,399,996,300,600</u></b>	<b><u>770,624,000,000</u></b>

#### 14.1 Investments in subsidiaries

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>% of ownership</i>	<i>Amount VND</i>	<i>% of ownership</i>	<i>Amount VND</i>
Sai Gon - KL (i)	99	630,667,840,000	-	-
DK Phu Quoc (ii)	99	393,624,000,000	99	393,624,000,000
Coinin Infrastructure Construction Investment Company Limited ("Coinin") (iii)	80	246,000,000,000	80	246,000,000,000
Ngo May Joint Stock Company ("Ngo May") (iv)	94	127,012,460,600	-	-
Phat Dat Investment Limited Company ("Phat Dat Investment") (v)	-	-	100	131,000,000,000
Phu Hung (vi)	100	-	100	-
<b>TOTAL</b>		<b><u>1,397,304,300,600</u></b>		<b><u>770,624,000,000</u></b>

- (i) On 15 October 2019, the Company acquired 99% ownership interest in Sai Gon - KL to implement the residential and commercial centre project at Binh Duc Quarter, Binh Hoa Ward, Thuan An Town, Binh Duong Province. Sai Gon - KL is a joint stock company incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 13700902915 issued by the DPI of Binh Duong Province on 29 April 2008, as amended. Sai Gon - KL's registered head office is located at Land lot No. 1186 - 1187, Map sheet No. 6-2 (D2), Binh Duc Quarter, Binh Hoa Ward, Thuan An Town, Binh Duong Province, Vietnam. The principal activities of Sai Gon - KL are to trade real estate properties.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

##### 14.1 *Investments in subsidiaries* (continued)

- (ii) DK Phu Quoc is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 1701522101 issued by the DPI of Kien Giang Province on 22 April 2011, as amended. DK Phu Quoc's registered head office is located at Group 17, Lot C, Resettlement Area, Quarter 5, Duong Dong Town, Phu Quoc District, Kien Giang Province, Vietnam. The principal activities of DK Phu Quoc are to trade real estate properties and provide construction services. DK Phu Quoc's current main project is the Ham Ninh Industrial Complex and the Residential Village - Ham Ninh Centre project located in Ham Ninh Ward, Phu Quoc District, Kien Giang Province.
- (iii) Coinin is a limited liability company with two or more members incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0313662185 issued by the DPI of Ho Chi Minh City on 25 February 2016, as amended. Coinin's registered head office is located at No. 276/16, An Duong Vuong Street, Ward 3, District 5, Ho Chi Minh City, Vietnam. The principal activities of Coinin are to trade real estate properties and provide construction services. Coinin's current main project is the project of constructing the internal technical infrastructure of Zone I in the park of ethnic cultural history in Long Binh Ward, District 9, Ho Chi Minh City under Build-Transfer Contract.
- (iv) During the year, the Company contributed VND 127,012,460,600 to establish Ngo May, a joint stock company established under the BRC No. 4101553978 issued by the DPI of Binh Dinh Province on 19 November 2019. Ngo May's registered head office is located at No. 1, Ngo May Street, Nguyen Van Cu Ward, Quy Nhon City, Binh Dinh Province, Vietnam. The principal activities of Ngo May are real estate business, land use rights of owner, user or lessee.
- (v) Phat Dat Investment is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313241765 issued by the DPI of Ho Chi Minh City on 11 May 2015, as amended. Phat Dat Investment's registered head office is located at No. 422, Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam. The principal activities of Phat Dat Investment are to trade real estate properties. On 1 April 2019, the Company made an offset between contributed capital in and other payable to Phat Dat Investment according to the Debt offset minutes No 01-2019/MTVPD-PDR. As at the balance sheet date, legal procedures for the dissolution of Phat Dat Investment are in progress.
- (vi) Phu Hung was a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313558191 issued by the DPI of Ho Chi Minh City on 1 December 2015, as amended. Phu Hung's registered head office is located at No. 30, Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam. The principal activities of Phu Hung are to trade real estate properties. On 6 November 2018, the Company's Board of Directors decided to dissolve Phu Hung in accordance with Decision No. 21/2018/QD-HDQT. On 8 February 2020, the Company received the Notification of the DPI of Ho Chi Minh City indicating the completion of the process to dissolve this company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

##### 14.2 Investment in an associate

	Ending balance		Beginning balance	
	% of ownership	Amount VND	% of ownership	Amount VND
PDP Project Construction Investment Co., Ltd ("PDP Project") (*)	49	<u>2,692,000,000</u>	-	<u>-</u>

(\*) PDP Project was a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0315143682 issued by the DPI of Ho Chi Minh City on 3 July 2018. PDP Project's registered head office is located at No. 422, Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam. The principal activities of PDP Project are to trade real estate properties. PDP Project's current main project is Phan Dinh Phung construction project at 8 Vo Van Tan, Ward 6, District 3, Ho Chi Minh City. As at the balance sheet date, the Company has contributed of VND 2,692,000,000 over its charter capital of VND 147,000,000,000 as per BRC.

#### 15. SHORT-TERM TRADE PAYABLES

	VND	
	Ending balance	Beginning balance
Phu My Hung Investment Corporation	165,122,193,621	264,925,416,441
Sai Gon Transport Construction Joint Stock Company	61,281,747,788	-
Dong Khanh Construction Company Limited	13,636,067,669	28,544,533,703
IDV Investment and Trading Joint Stock Company	6,828,799,823	-
Cotec Construction Joint Stock Company	5,837,593,182	10,837,593,182
Others	6,830,005,188	8,012,125,747
<b>TOTAL</b>	<b><u>259,536,407,271</u></b>	<b><u>312,319,669,073</u></b>

#### 16. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	Ending balance	Beginning balance
Advances received for transfer of land lots, apartments	<u>651,149,337,644</u>	<u>10,173,673,983</u>
<i>In which:</i>		
Nhon Hoi – Binh Dinh project	591,765,616,622	-
Other projects	59,383,721,022	10,173,673,983

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**17. STATUTORY OBLIGATIONS**

	VND			
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
<b>Payables</b>				
Corporate income tax	65,130,904,485	230,730,327,129	(152,063,409,047)	143,797,822,567
Personal income tax	557,380,223	23,812,801,074	(22,906,715,229)	1,463,466,068
Value-added tax	40,393,746,638	217,301,131,405	(224,560,385,420)	33,134,492,623
Land use right fees	-	799,098,354,146	(799,098,354,146)	-
Others	-	1,794,346,932	(1,794,346,932)	-
<b>TOTAL</b>	<b><u>106,082,031,346</u></b>	<b><u>1,272,736,960,686</u></b>	<b><u>(1,200,423,210,774)</u></b>	<b><u>178,395,781,258</u></b>
<b>Receivables</b>				
Value-added tax	-	87,156,819,319	(87,156,819,319)	-
Corporate income tax	-	15,563,466,886	(12,920,702,275)	2,642,764,611
<b>TOTAL</b>	<b><u>-</u></b>	<b><u>102,720,286,205</u></b>	<b><u>(100,077,521,594)</u></b>	<b><u>2,642,764,611</u></b>

**18. SHORT-TERM ACCRUED EXPENSES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Interest expense	78,594,435,111	7,032,367,645
Construction costs	58,475,289,099	65,969,868,741
Commission fees	265,448,316	-
Others	8,369,508,039	5,202,318,182
<b>TOTAL</b>	<b><u>145,704,680,565</u></b>	<b><u>78,204,554,568</u></b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**19. OTHER PAYABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>95,164,794,124</b>	<b>397,495,838,379</b>
Payables under ICCs – Nhon Hoi – Binh Dinh project (**)	73,000,000,000	-
Maintenance fund	2,412,773,984	48,866,690,401
Advance received from CRE & AGI	-	80,000,000,000
Other deposits received	-	129,993,679,000
Payables to related parties (Note 29)	-	131,000,000,000
Others	19,752,020,140	7,635,468,978
<b>Long-term</b>	<b>5,549,400,552,616</b>	<b>6,753,817,006,616</b>
Payables under ICCs – The EverRich 2 and The EverRich 3 projects (*)	5,547,433,656,616	6,723,817,006,616
Payables under ICCs – Nhon Hoi – Binh Dinh project (**)	-	30,000,000,000
Others	1,966,896,000	-
<b>TOTAL</b>	<b><u>5,644,565,346,740</u></b>	<b><u>7,151,312,844,995</u></b>

(\*) On 26 December 2017, the Company has entered into 5-year ICCs with Big Gain regarding to the development of a part of The EverRich 2 project and with Dynamic regarding to the development of apartment block of The EverRich 3 project. According to these ICCs and appendixes:

- a. Big Gain/Dynamic has obligation to settle the costs incurred by the Company for the cooperated project.
- b. The parties may receive the profits from the project in accordance with the proportion of financial contributions of the parties.
- c. After the land use rights certificate of the project is granted for the Company, Big Gain/Dynamic has the option to purchase and the Company has the option to sell 99% of the Company's interest in the ICC at the price equivalent to 99% of the agreed contributed value of the Company in this ICC, plus a surplus that will be agreed upon by the parties.
- d. When the legal conditions of the project are met, the Company has the right to assign this project to another partner provided that it fully reimburses Big Gain/Dynamic the contributed amount plus interest. The amount of interest shall be agreed upon by the parties.

As at the balance sheet date, the Company received the amount of VND 4,557,365,656,616 and VND 990,068,000,000 from Big Gain and Dynamic, respectively.

(\*\*) These represent capital received from individuals to develop the Nhon Hoi – Binh Dinh project under ICCs. Accordingly, they will receive the shared profit after tax arising from the project according to the proportion of their financial contributions but not less than the interest of 15% p.a. on their contributed capital to the project.

**20. BONUS AND WELFARE FUND**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	13,283,531,767	13,004,065,046
Increase	12,800,000,000	22,000,000,000
Decrease	(19,491,463,244)	(21,720,533,279)
Ending balance	<b><u>6,592,068,523</u></b>	<b><u>13,283,531,767</u></b>

# Phat Dat Real Estate Development Corp

B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 21. LOANS

	Increase	Decrease	Reclassify	VND Ending balance
<b>Short-term</b>	<b>1,191,598,912,000</b>	<b>(100,000,000,000)</b>	<b>110,000,000,000</b>	<b>1,201,598,912,000</b>
Loan from bank (Note 21.1)	99,652,850,000	-	-	99,652,850,000
Bonds (Note 21.2)	1,091,946,062,000	(100,000,000,000)	110,000,000,000	1,101,946,062,000
<b>Long-term</b>	<b>1,266,371,011,000</b>	<b>(186,070,416,262)</b>	<b>(110,000,000,000)</b>	<b>970,300,594,738</b>
Loan from bank (Note 21.1)	200,000,000,000	(184,572,416,262)	-	15,427,583,738
Bonds (Note 21.2)	542,198,011,000	-	(110,000,000,000)	432,198,011,000
Loan from other party (Note 21.3)	524,173,000,000	(1,498,000,000)	-	522,675,000,000
<b>TOTAL</b>	<b>2,457,969,923,000</b>	<b>(286,070,416,262)</b>	<b>-</b>	<b>2,171,899,506,738</b>

### 21.1 Loans from bank

Details of loans from banks are as follows:

Bank	Ending balance VND	Principal repayment term	Purpose	Interest rate % p.a.	Descriptions of collateral
Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Ngai Branch	15,427,583,738	4 January 2021	To finance Bau Ca – Quang Ngai project	Interest rate of 12-month deposits + additional capital mobilization cost + 4.5	Land use rights and associated assets belongs to Bau Ca – Quang Ngai project
Joint Stock Commercial Bank for Investment and Development of Vietnam – Nha Be Branch	99,652,850,000	28 May 2020	To finance Nhon Hoi – Binh Dinh project, Land lot No. 4	11	Land use rights and associated assets belongs to Land lot No. 4, Nhon Hoi – Binh Dinh project
<b>TOTAL</b>	<b>115,080,433,738</b>				
<i>In which:</i>					
Short-term	99,652,850,000				
Long-term	15,427,583,738				

# Phat Dat Real Estate Development Corp

B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 21. LOANS (continued) 21.2 Bonds

Details of the bonds issued at the par value to finance Nhon Hoi – Binh Dinh project are as follows:

	<i>Ending balance</i>	<i>Principal repayment term</i>	<i>Interest rate</i>	<i>Description of collateral</i>
	VND		% p.a.	
Bond 1	99,725,000,000	8 April 2020	14.45	18,000,000 PDR shares owned by shareholders
Bond 2	98,958,333,000	4 June 2020	12	8,200,000 PDR shares owned by shareholder
Bond 3	542,198,011,000	From 3 March 2020 to 3 June 2024	10.5	for the first year and all assets rights belongs to area No. 2, Nhon Hoi – Binh Dinh project; land use rights at Tan My, Cam An Ward, Hoi An City, Quang Nam Province
Bond 4	150,000,000,000	24 June 2020	14	13,000,000 PDR shares owned by shareholder
Bond 5	69,941,667,000	1 August 2020	13.5	5,500,000 PDR shares owned by shareholder
Bond 6	218,479,414,000	1 August 2020	9.5	Guarantee letter from Orient Commercial Joint Stock Bank - Ben Thanh Branch
Bond 7	79,760,000,000	27 September 2020	13	6,470,000 PDR shares owned by shareholder
Bond 8	166,998,315,000	29 November 2020	9.5	Guarantee letter from Orient Commercial Joint Stock Bank - Ben Thanh Branch
Bond 9	108,083,333,000	15 November 2020	13	8,500,000 PDR shares owned by shareholder

**TOTAL**

*In which:*

Short-term 1,101,946,062,000  
Long-term 432,198,011,000

## 21.3 Loan from other party

<i>Lender</i>	<i>Ending balance</i>		<i>Principal repayment term</i>	<i>Purpose</i>	<i>Interest rate</i>	<i>Description of collateral</i>
	VND	USD				
Vietnam New Urban Center LP	522,675,000,000	22,500,000	From 2 May 2021 to 13 May 2021	To finance Nhon Hoi – Binh Dinh project	15	28,500,000 PDR shares owned by shareholder

# Phat Dat Real Estate Development Corp

B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 22. OWNERS' EQUITY

### 22.1 Movement in owners' equity

	Share capital	Share premium	Investment and development fund	Undistributed earnings	VND Total
<b>Previous year</b>					
Beginning balance	2,219,909,230,000	11,680,300,000	102,713,584,076	494,784,000,384	2,829,087,114,460
Net profit for the year	-	-	-	642,299,684,893	642,299,684,893
Appropriation of fund	-	-	22,000,000,000	(22,000,000,000)	-
Transfer to bonus and welfare fund	-	-	-	(22,000,000,000)	(22,000,000,000)
Dividends share	443,980,840,000	-	-	(443,980,840,000)	-
BOD's allowance	-	-	-	(2,048,000,000)	(2,048,000,000)
Ending balance	2,663,890,070,000	11,680,300,000	124,713,584,076	647,054,845,277	3,447,338,799,353
<b>Current year</b>					
Beginning balance	2,663,890,070,000	11,680,300,000	124,713,584,076	647,054,845,277	3,447,338,799,353
Net profit for the year	-	-	-	872,606,119,833	872,606,119,833
Appropriation of fund	-	-	12,800,000,000	(12,800,000,000)	-
Transfer to bonus and welfare fund	-	-	-	(12,800,000,000)	(12,800,000,000)
Dividends share (*)	612,689,650,000	-	-	(612,689,650,000)	-
BOD's allowance	-	-	-	(10,411,086,219)	(10,411,086,219)
Ending balance	3,276,579,720,000	11,680,300,000	137,513,584,076	870,960,228,891	4,296,733,832,967

(\*) On 14 May 2019, the Company completed the issuance of 61,268,965 ordinary shares to pay dividend to existing shareholders at par value of VND 10,000/share in accordance with the Resolution of Shareholders No. 01/DHDCD-NQ.2019 dated 30 March 2019 and Decision of BOD No. 06/2019/QD-HDQT dated 3 April 2019. On the same date, the Company received the 26<sup>th</sup> amended BRC issued by the DPI of Ho Chi Minh City, approving the increase in the Company's charter capital from VND 2,663,890,070,000 to VND 3,276,579,720,000.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 22. OWNERS' EQUITY (continued)

### 22.2 Capital transactions with owners and distribution of dividends

	VND	
	Current year	Previous year
<b>Contributed share capital</b>		
Beginning balance	2,663,890,070,000	2,219,909,230,000
Increase during the year	612,689,650,000	443,980,840,000
Ending balance	<u>3,276,579,720,000</u>	<u>2,663,890,070,000</u>
<b>Dividends</b>		
Dividend declared	612,689,650,000	443,980,840,000
Dividend paid	612,689,650,000	443,980,840,000

### 22.3 Shares

	Quantity	
	Ending balance	Beginning balance
<b>Authorized shares</b>	<b>327,657,972</b>	<b>266,389,007</b>
<b>Issued and paid-up shares</b>	<b>327,657,972</b>	<b>266,389,007</b>
Ordinary shares	327,657,972	266,389,007
<b>Shares in circulation</b>	<b>327,657,972</b>	<b>266,389,007</b>
Ordinary shares	327,657,972	266,389,007

Par value of outstanding share: VND 10,000/share (2018: VND 10,000/share).

## 23. REVENUES

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

	VND	
	Current year	Previous year
<b>Gross revenue</b>	<b>3,410,140,296,294</b>	<b>2,268,911,021,752</b>
<i>Of which:</i>		
Sale of residential plots	3,374,904,133,792	407,213,263,593
Revenue from rendered services	15,580,528,117	68,848,360,907
Revenue from investment properties	10,904,791,138	7,627,640,000
Sale of apartments	8,750,843,247	1,785,221,757,252
<b>Deductions:</b>	<b>(10,281,555,066)</b>	<b>(121,037,201,884)</b>
Sales returns	(10,281,555,066)	(120,895,496,884)
Sales deduction	-	(141,705,000)
<b>NET REVENUE</b>	<b><u>3,399,858,741,228</u></b>	<b><u>2,147,873,819,868</u></b>
<i>In which:</i>		
Sale of residential plots	3,374,904,133,792	407,213,263,595
Revenue from rendered services	15,580,528,117	68,848,360,907
Revenue from investment properties	10,904,791,138	7,627,640,000
Sale of apartments	(1,530,711,819)	1,664,184,555,366
<i>In which:</i>		
Sales to other parties	3,340,586,217,662	2,084,122,006,833
Sales to related parties	59,272,523,566	63,751,813,035

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

### 23. REVENUES (continued)

#### 23.2 Finance income

	VND	
	Current year	Previous year
Interest income	6,146,637,335	2,288,897,458
Foreign exchange difference gain	1,498,000,000	-
<b>TỔNG CỘNG</b>	<b><u>7,644,637,335</u></b>	<b><u>2,288,897,458</u></b>

### 24. COSTS OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Current year	Previous year
Costs of residential plots	2,061,653,285,342	201,937,626,291
Costs of services rendered	15,970,429,617	9,498,288,563
Costs of investment properties	4,443,792,643	1,526,394,102
Costs of apartments sold	-	1,253,596,040,062
<b>TOTAL</b>	<b><u>2,082,067,507,602</u></b>	<b><u>1,466,558,349,018</u></b>

### 25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current year	Previous
<b>Selling expenses</b>	<b>124,034,028,139</b>	<b>41,308,040,594</b>
Commission expenses	100,559,689,549	17,557,807,277
Advertising expenses	16,116,188,747	18,265,951,374
Salary expenses	4,609,609,648	3,866,585,129
Others	2,748,540,195	1,617,696,814
<b>General and administrative expenses</b>	<b>92,843,638,170</b>	<b>79,976,241,712</b>
Salary expenses	56,493,667,993	55,070,243,192
External services expenses	22,041,102,884	15,386,009,825
Depreciation and amortisation expenses	3,261,213,587	1,534,758,866
Others	11,047,653,706	7,985,229,829
<b>TOTAL</b>	<b><u>216,877,666,309</u></b>	<b><u>121,284,282,306</u></b>

### 26. OPERATING COSTS

	VND	
	Current year	Previous year
Construction costs	3,438,109,455,826	455,167,782,072
Interest expense	148,375,932,092	17,035,298,112
External services expenses	138,716,981,180	29,439,448,685
Labour expenses	61,103,277,641	58,936,828,321
Depreciation and amortisation expenses (Notes 10, 11 and 12)	6,010,671,000	3,912,036,535
Others	13,796,193,901	3,623,593,451
<b>TOTAL</b>	<b><u>3,806,112,511,640</u></b>	<b><u>568,114,987,176</u></b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 27. OTHER INCOME AND OTHER EXPENSES

	VND	
	Current year	Previous year
<b>Other income</b>	<b>3,372,721,681</b>	<b>198,454,186,937</b>
Written-off debts	3,172,166,777	-
Profit sharing from ICC	-	190,000,000,000
Others	200,554,904	8,454,186,937
<b>Other expenses</b>	<b>8,201,664,074</b>	<b>3,680,806,041</b>
Penalty for contract violation	6,251,498,558	1,925,578,534
Penalty for tax late payment	1,191,554,725	-
Others	758,610,791	1,755,227,507
<b>OTHER (LOSS) PROFIT</b>	<b><u>(4,828,942,393)</u></b>	<b><u>194,773,380,896</u></b>

## 28. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company 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 separate financial statements could change at a later date upon final determination by the tax authorities.

### 28.1 CIT expenses

	VND	
	Current year	Previous year
Current CIT expense	230,577,359,581	114,724,540,728
Deferred tax expense	444,203,896	69,241,277
<b>TOTAL</b>	<b><u>231,021,563,477</u></b>	<b><u>114,793,782,005</u></b>

Reconciliation between CIT expenses and the accounting profit before tax multiplied by CIT rate is presented below:

	VND	
	Current year	Previous year
<b>Accounting profit before tax</b>	<b><u>1,103,627,683,310</u></b>	<b><u>757,093,466,898</u></b>
At CIT rate of 20%	220,725,536,662	151,418,693,380
<i>Adjustments:</i>		
Non-deductible expenses	10,296,026,815	1,375,088,625
Distributed profits after tax under ICCs	-	(38,000,000,000)
<b>CIT expenses</b>	<b><u>231,021,563,477</u></b>	<b><u>114,793,782,005</u></b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 28. CORPORATE INCOME TAX (continued)

### 28.2 Current CIT

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

### 28.3 Deferred tax

The following is deferred tax assets recognized by the Company and the movements thereon for the current and previous years:

	<i>Separate balance sheet</i>		<i>Separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Accrued expenses	-	444,203,896	(444,203,896)	(69,241,277)
<b>Deferred tax asset</b>	<b>-</b>	<b>444,203,896</b>		
<b>Deferred tax expense</b>			<b>(444,203,896)</b>	<b>(69,241,277)</b>

## 29. TRANSACTIONS WITH RELATED PARTIES

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

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Current year</i>	<i>Previous year</i>
Mr Nguyen Van Dat	General Director	Advances and collections	1,095,878,080,662	140,463,500,929
		Borrowing	24,051,013,966	314,880,604,381
		Borrowing repayment	24,051,013,966	444,325,391,663
Sai Gon - KL	Subsidiary	Advances	259,690,000,000	-
Phat Dat Investment	Subsidiary	Net-off payables with contributed capital	131,000,000,000	-
		Rendering of services	480,000,000	-
Ngo May	Subsidiary	Capital contribution	127,012,460,600	-
Ms Tran Thi Huong	BOD's member	Sale of land lot	29,041,638,544	-
Mr Bui Quang Anh Vu	BOD's member	Sale of land lot	29,033,813,517	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Significant transactions with related parties during the current and previous year were as follows: (continued)

Related party	Relationship	Transaction	VND	
			Current year	Previous year
AKYN	Related party of BOD's member	Collection of capital transfer	27,000,000,000	5,000,000,000
		Sale of office-apartments collection	3,143,000,000	-
		Rendering of services	494,870,676	465,538,265
		Payments on behalf	146,080,000	132,800,000
		ICC income collection	-	90,000,000,000
		Payment of borrowings	-	31,520,000,000
		Sale of office-apartments	-	20,437,149,451
Ms Doan Thi Trang	Related party of BOD's member	Collection of real estate property transfer	17,648,000,000	-
		Payments on behalf	15,125,285,677	-
		Sales of real estate property	-	42,774,404,040
Coinin	Subsidiary	Advances	17,434,143,796	2,242,605,016
Truong Phat Loc	Related party of BOD's member	Borrowing and payment borrowing	11,500,000,000	-
		ICC distributed profit collection	5,000,000,000	45,000,000,000
		Office rental	983,676,577	108,000,000
		Rendering of services	228,072,728	267,781,817
Phu Hung	Subsidiary	Advances	9,327,082,235	800,000,000
		Compensation of the EverRich 2 project	-	565,331,115,914
		Collection of advances	-	8,000,000,000
PDP Project	Associate	Capital contribution	2,712,609,000	-
BDSC Management Consulting Corporation	Related party of BOD's member	Consulting services	2,043,500,000	1,581,250,000
DK Phu Quoc	Subsidiary	Rendering of services	421,196,218	164,477,727
		Advances	-	38,627,211,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Significant transactions with related parties during the current and previous year were as follows: (continued)

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>VND</i>	
			<i>Current year</i>	<i>Previous year</i>
Dien Gia Khang Real Estate Company Limited	Associate	Collection of capital contribution	-	176,000,000,000
Dien Gia Khanh Real Estate Development Company Limited	Associate	Collection of capital contribution	-	75,000,000,000

Remuneration to members of the BOD and Management during the current and previous years were as follows:

	<i>VND</i>	
	<i>Current year</i>	<i>Previous year</i>
<i>BOD</i>		
Allowance and bonus	10,411,086,219	2,048,000,000
<i>Management</i>		
Salaries and bonus	4,980,000,000	10,539,570,769
<b>TOTAL</b>	<b>15,391,086,219</b>	<b>12,587,570,769</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

Related party	Relationship	Transaction	VND	
			Ending balance	Beginning balance
<b>Short-term trade receivables</b>				
AKYN	Related party of BOD's member	Capital transfer	45,000,000,000	55,000,000,000
		Sale of apartments	18,832,357,744	22,089,172,092
Ms Doan Thi Trang	Related party of BOD's member	Real estate property transfer	15,000,000,000	32,648,000,000
Mr Bui Quang Anh Vu	BOD's member	Sale of residential plots	10,306,377,900	-
Ms Tran Thi Huong	BOD's member	Sale of residential plots	10,276,238,400	-
DK Phu Quoc	Subsidiary	Rendering of services	2,593,922,985	180,925,500
Truong Phat Loc	Related party of BOD's member	Office rental	-	1,011,571,577
			<b><u>102,008,897,029</u></b>	<b><u>110,929,669,169</u></b>
<b>Long-term trade receivable</b>				
AKYN	Related party of BOD's member	Capital transfer	<u>100,000,000,000</u>	<u>117,000,000,000</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

Related party	Relationship	Transaction	VND	
			Ending balance	Beginning balance
<b>Other short-term receivables</b>				
Truong-Phat Loc	Related party of BOD's member	ICC interest income	75,000,000,000	80,000,000,000
Ms Doan Thi Trang	Related party of BOD's member	Payments on behalf	15,090,462,988	-
Phu Hung	Subsidiary	Advances	-	9,287,082,235
Coinin	Subsidiary	Advances	-	2,242,605,016
PDP Project	Associate	Advances	-	4,609,000
			<b>90,090,462,988</b>	<b>91,534,296,251</b>
<b>Other long-term receivables</b>				
Sai Gon - KL	Subsidiary	Advances	259,690,000,000	-
Truong Phat Loc	Related party of BOD's member	Capital contribution under ICC	126,400,000,000	126,400,000,000
AKYN	Related party of BOD's member	Capital contribution under ICC	100,939,751,900	100,939,751,900
DK Phu Quoc	Subsidiary	Advances	39,443,900,000	38,627,211,000
Coinin	Subsidiary	Advances	19,676,748,812	-
			<b>546,150,400,712</b>	<b>265,966,962,900</b>
<b>Other short-term payables</b>				
Phat Dat Investment	Subsidiary	Borrowing	-	131,000,000,000

**30. COMMITMENTS**

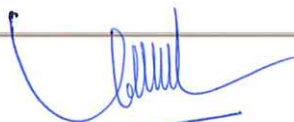
	VND	
	Ending balance	Beginning balance
Project construction commitments	742,528,101,725	97,067,244,677
Capital contribution commitments	2,010,590,539,400	840,000,000,000
Ngo May	982,282,539,400	-
Phat Dat Investment	800,000,000,000	669,000,000,000
PDP Project	144,308,000,000	147,000,000,000
Doan Anh Duong	84,000,000,000	24,000,000,000
<b>TOTAL</b>	<b>2,753,118,641,125</b>	<b>937,067,244,677</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**31. EVENT AFTER THE BALANCE SHEET DATE**


There has been no significant event occurring after the balance sheet date which would require adjustments or disclosures to be made in the separate financial statements of the Company.



Vo Van Giap  
Preparer



Vu Quynh Hoa  
Chief Accountant

  
Nguyen Van Dat  
General Director

28 February 2020