

Vinhomes Joint Stock Company

INTERIM SEPARATE FINANCIAL STATEMENTS

QUARTER II 2018

Vinhomes Joint Stock Company

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Vinhomes Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vinhomes Joint Stock Company ("the Company"), previously known as Hanoi Southern City Development Joint Stock Company, is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Business Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. According to the 19th amended Business Registration Certificate dated 2 February 2018, the Company's name is changed to Vinhomes Joint Stock Company. The Company subsequently received amended Business Registration Certificates, with the latest amendment being the 23th amended Business Registration Certificate dated 12 Jun 2018.

The current principal activities of the Company are developing and trading real estate properties, leasing offices, and providing real estate management and related services.

The Company's head office is located at No. 458, Minh Khai street, Vinh Tuy ward, Hai Ba Trung district, Hanoi, Vietnam. The Company's business address is at No. 7, Bang Lang 1 street, Vinhomes Riverside Eco-urban Area, Viet Hung ward, Long Bien district, Hanoi, Vietnam.

BOARD OF DIRECTORS

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

Mr Pham Nhat Vuong	Chairman	Appointed on 21 February 2018
Ms Mai Huong Noi	Chairwoman	Resigned on 21 February 2018
Ms Nguyen Dieu Linh	Member	Appointed on 21 February 2018
Mr Nguyen Viet Quang	Member	Appointed on 21 February 2018
Ms Cao Thi Ha An	Member	Appointed on 21 February 2018
Mr Varun Kapur	Independent Member	Appointed on 21 February 2018
Mr Mueen Uddeen	Independent Member	Appointed on 21 February 2018
Mr Pham Thieu Hoa	Member	Resigned on 21 February 2018
Ms Nguyen Mai Hoa	Member	Resigned on 21 February 2018

SUPERVISORY BOARD

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

Mr Pham Khoi Nguyen	Head of Supervisory Board	Appointed on 21 February 2018
Ms Le Thi Kim Thanh	Head of Supervisory Board	Resigned on 21 February 2018
Ms Doan Thi Thu Mai	Member	Appointed on 21 February 2018
Ms Le Thi Duyen	Member	Appointed on 21 February 2018
Ms Doan Thi Bich Ngoc	Member	Resigned on 21 February 2018
Ms Doan Thi Ha	Member	Resigned on 21 February 2018

Vinhomes Joint Stock Company

MANAGEMENT

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

Ms Nguyen Dieu Linh	Chief Executive Officer	Appointed on 21 February 2018
Mr Nguyen Viet Quang	Chief Executive Officer	Resigned on 21 February 2018
Ms Nguyen Thi Thu Hoai	Deputy Chief Executive Officer	Appointed on 21 February 2018 Resigned on 4 June 2018
Mr Douglas John Farrel	Deputy Chief Executive Officer	Appointed on 21 February 2018
Ms Nguyen Ngoc Thuy Linh	Deputy Chief Executive Officer	Appointed on 21 February 2018
Mr Nguyen Duc Quang	Deputy Chief Executive Officer	Appointed on 21 February 2018
Ms Nguyen Mai Hoa	Deputy Chief Executive Officer	Resigned on 21 February 2018
Mr Pham Thieu Hoa	Deputy Chief Executive Officer	Appointed on 21 February 2018
Ms Phi Thi Thuc Nga	Deputy Chief Executive Officer	Appointed on 08 June 2018 Resigned on 21 February 2018
Ms Mai Thu Thuy	Deputy Chief Executive Officer	Resigned on 21 February 2018
Mr Nguyen Van Trai	Deputy Chief Executive Officer	Appointed on 01 June 2018

LEGAL REPRESENTATIVE

The legal representative of the Company from 1 January 2018 to 22 February 2018 is Mr. Nguyen Viet Quang and from 22 February 2018 to the date of this report is Ms. Nguyen Dieu Linh.

Mrs. Le Thi Hai Yen is Chief Financial Officer and also is authorised for signing these financial statements.

Vinhomes Joint Stock Company

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present its report and the separate financial statements of the Company for the period ended at 30 June 2018.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE separate FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each financial period which give a true and fair view of the separate financial position of the Group and of the separate results of its operation and its separate cash flows for the period. 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 Group will continue its business.

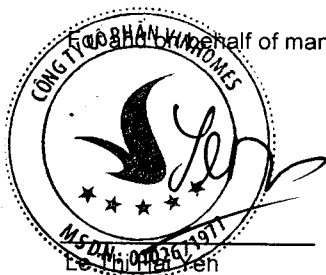
Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding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

Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements for the period ended at 30 June 2018.

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 Group as at 30 June 2018, and of the separate results of its operations and its separate cash flows for the period ended at 30 June 2018 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.

For and on behalf of management: Vu



Le Thi Oanh Yen
Chief Financial Officer

Hanoi, Vietnam

30 July 2018

Vinhomes Joint Stock Company

B01a-DN

INTERIM SEPARATE BALANCE SHEET
30 June 2018

Currency: VND

Code	ASSETS	Note	30 June 2018	31 December 2017
100	A. CURRENT ASSETS		45,669,273,043,582	11,947,686,826,096
110	I. Cash and cash equivalents	4.1	4,032,686,373,029	473,221,202,726
111	1. Cash		582,390,555,346	229,984,832,159
112	2. Cash equivalents		3,450,295,817,683	243,236,370,567
120	II. Short-term investments	4.2	828,303,217,725	-
123	1. Held-to-maturity investments		828,303,217,725	-
130	III. Trade receivables		8,895,522,105,926	11,110,791,395,609
131	1. Short-term trade receivables	5.1	6,527,848,520,934	10,684,882,751,065
132	2. Short-term advances to suppliers	5.2	817,534,986,894	182,684,817,722
135	3. Short-term loan receivables	6	379,999,942,002	191,999,942,002
136	4. Other short-term receivables	7	1,192,257,854,642	67,267,554,125
137	5. Provision for doubtful debts	5; 6	(22,021,434,273)	(16,043,669,305)
140	IV. Inventories	8	15,463,901,239,603	127,220,706,982
141	1. Inventories		15,604,381,442,327	127,220,706,982
149	2. Provision for obsolete inventories		(140,480,202,724)	-
150	V. Other current assets		16,448,860,107,299	236,453,520,779
151	1. Short-term prepaid expenses	9	520,880,649,140	4,862,951,921
152	2. Value-added tax deductible		130,705,482,743	35,012,101,873
155	3. Other current assets	10	15,797,273,975,416	196,578,466,985

Vinhomes Joint Stock Company

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INTERIM SEPARATE BALANCE SHEET (continued)
30 June 2018

		<i>Currency: VND</i>		
Code	ASSETS	Note	30 June 2018	31 December 2017
200	B. NON-CURRENT ASSETS		71,190,202,839,319	13,043,630,332,920
210	I. Long-term receivables		32,614,066,490	5,128,683,218
215	1. Long-term loan receivables	6	3,257,497,661	3,257,497,661
216	2. Other long-term receivables	7	29,356,568,829	1,871,185,557
220	II. Fixed assets		744,754,583,587	1,204,261,364,278
221	1. Tangible fixed assets	11	723,563,501,844	1,198,373,384,050
222	Cost		821,246,917,462	1,288,973,307,066
223	Accumulated depreciation		(97,683,415,618)	(90,599,923,016)
227	2. Intangible fixed assets	12	21,191,081,743	5,887,980,228
228	Cost		32,406,844,670	6,646,445,807
229	Accumulated depreciation		(11,215,762,927)	(758,465,579)
230	III. Investment properties	13	3,615,588,592,938	163,038,247,202
231	1. Cost		3,727,375,735,229	196,220,103,796
232	2. Accumulated depreciation		(111,787,142,291)	(33,181,856,594)
240	IV. Long-term assets in progress		400,285,223,654	15,282,099,346
242	1. Construction in progress	14	400,285,223,654	15,282,099,346
250	V. Long-term investments	15	55,390,927,681,084	11,651,058,514,300
251	1. Investments in subsidiaries	15.1	55,223,927,681,084	9,905,433,104,300
253	2. Investment in other entities	15.2	117,000,000,000	1,695,625,410,000
255	3. Held-to-maturity investments	15	50,000,000,000	50,000,000,000
260	VI. Other long-term assets		11,006,032,691,566	4,861,424,576
261	1. Long-term prepaid expenses		99,369,435,831	-
262	2. Deferred tax assets		13,313,977,949	4,861,424,576
268	3. Other long-term assets	10	10,893,349,277,786	-
270	TOTAL ASSETS		116,859,475,882,902	24,991,317,159,016

Vinhomes Joint Stock Company

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INTERIM SEPARATE BALANCE SHEET (continued)

30 June 2018

Currency: VND

Code	RESOURCES	Note	30 June 2018	31 December 2017
300	C. LIABILITIES		82,123,337,976,191	17,749,068,936,237
310	I. Current liabilities		74,987,873,025,180	12,274,004,394,586
311	1. Short-term trade payables	16.1	1,590,615,807,023	548,974,545,412
312	2. Short-term advances from customers	16.2	8,671,623,369,660	179,720,881,585
313	3. Statutory obligations	17	751,179,251,456	43,260,650,737
314	4. Payables to employees		258,523,693	324,659,886
315	5. Short-term accrued expenses	18	3,780,218,929,409	1,304,386,713,885
318	6. Short-term unearned revenues		481,254,029,995	6,615,841,241
319	7. Other short-term payables	19	16,248,923,113,943	567,721,101,840
320	8. Short-term loan and finance lease	20	43,463,800,000,000	9,623,000,000,000
330	II. Non-current liabilities		7,135,464,951,011	5,475,064,541,651
336	1. Long-term unearned revenues		1,555,010,673,010	-
337	2. Other long-term liabilities		4,070,674,246	4,451,059,853
338	3. Long-term loans and finance lease obligations	20	5,429,735,745,254	5,414,121,466,418
342	4. Other long-term provisions	21	146,647,858,501	56,492,015,380
400	D. OWNERS' EQUITY		34,736,137,906,711	7,242,248,222,779
410	I. Capital	22	34,736,137,906,711	7,242,248,222,779
411	1. Contributed share capital		26,796,115,500,000	2,000,000,000,000
411a	- Shares with voting rights		26,796,115,500,000	2,000,000,000,000
421	2. Undistributed earnings		7,940,022,406,711	5,242,248,222,784
421a	- Undistributed earnings accumulated to prior year-end		342,248,222,784	3,429,835,390,784
421b	- Undistributed earnings of this period		7,597,774,183,927	1,812,412,831,995
440	TOTAL LIABILITIES AND OWNERS' EQUITY		116,859,475,882,902	24,991,317,159,016

Phung Thi Bich Hong
Preparer

Bui Thi Ha
Chief Accountant



Le Thi Hai Yen
Chief Financial Officer

30 July 2018

Vinhomes Joint Stock Company
 INTERIM SEPARATE INCOME STATEMENT
 Quarter II 2018

B02a-DN

Code	ITEMS	Note	Quarter II 2018	Quarter II 2017	For the period ended at 30 June 2018	For the period ended at 30 June 2017
1	Revenue from sale of goods and rendering of services	23	3,614,803,373,006	817,672,781,072	7,651,403,010,526	3,609,439,159,737
2	Deductions		-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	23	3,614,803,373,006	817,672,781,072	7,651,403,010,526	3,609,439,159,737
11	4. Cost of goods sold and services	24	(2,285,103,845,560)	(404,047,341,745)	(5,587,338,138,808)	(1,994,044,997,069)
20	5. Gross profit from sale of goods and rendering of services		1,329,699,527,446	413,625,439,327	2,064,064,871,718	1,615,394,162,668
21	6. Finance income	23	6,269,106,667,786	1,238,911,847	8,514,384,394,345	3,852,823,230
22	7. Finance expenses	25	(1,016,531,874,387)	(199,772,338,635)	(1,628,407,057,232)	(321,430,188,930)
23	- In which: Interest expenses		(1,001,706,754,129)	(199,723,427,180)	(1,612,040,089,264)	(321,277,379,880)
25	8. Selling expenses	26	(257,857,386,251)	(75,307,701,781)	(426,605,390,553)	(316,461,478,819)
26	9. General and administrative expenses	27	(59,372,734,750)	(98,880,976,371)	(203,134,491,200)	(152,692,658,642)
30	10. Operating profit		6,265,044,199,844	40,903,334,387	8,320,302,327,078	828,662,659,507
31	11. Other income	28	10,521,250,736	3,529,977,196	53,151,402,190	11,807,450,152
32	12. Other expenses	28	(5,833,624,437)	-	(29,427,078,012)	(340,381,239)
40	13. Other profit	28	4,687,626,299	3,529,977,196	23,724,324,178	11,467,068,913
50	14. Accounting profit before tax		6,269,731,826,143	44,433,311,583	8,344,026,651,256	840,129,728,420
51	15. Current corporate income tax expense		(832,057,968,879)	(20,738,424,253)	(1,184,937,568,441)	(177,435,208,834)
60	17. Net profit after tax	29	5,437,673,857,264	24,099,887,330	7,159,089,082,815	663,099,519,586



[Signature]
 Bui Thi Ha
 Chief Accountant

[Signature]
 Phung Thi Bich Hong
 Preparer

[Signature]
 Thi Hai Yen
 Chief Financial Officer

30 July 2018

INTERIM SEPARATE CASH FLOW STATEMENT

For the period ended at 30 June 2018

Currency: VND

Code	ITEMS	Note	For the period ended at 30 June 2018	For the period ended at 30 June 2017
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
1	Profit before tax		8,344,026,651,256	840,129,728,420
	<i>Adjustments for:</i>			
2	Depreciation of fixed assets and investment properties and amortisation of intangible fixed assets (including amortization of goodwill)	11; 12; 13	58,458,176,808	25,669,669,915
3	Reversal of provisions		(102,045,934,917)	(1,466,742,463)
5	Profits from investing activities		(2,838,337,859,386)	(1,423,836,343)
6	Interest expenses	25	1,612,040,089,264	321,277,379,884
8	Operating profit before changes in working capital		7,074,141,123,025	925,507,596,210
9	(Increase)/decrease in receivables		(5,248,962,685,148)	131,788,482,406
10	Decrease in inventories		(2,428,000,502,262)	839,974,685,445
11	Decrease in payables (other than interest, corporate income tax)		(3,315,486,231,203)	(3,038,908,956,141)
12	Increase in prepaid expenses		386,294,300,366	77,572,107,245
14	Interest paid		(1,371,802,297,711)	(29,150,382,316)
15	Corporate income tax paid	17	(403,304,917,706)	(417,342,804,463)
20	Net cash flows from operating activities		(5,307,121,210,639)	(770,297,966,623)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(182,577,088,917)	(63,364,681,698)
22	Proceeds from disposals of fixed-assets and other non-current assets		620,767,295,139	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(3,275,976,396,937)	-
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		865,000,000,000	344,182,462,975
25	Payments for investments in other entities (net of cash hold by entity being acquired)		(50,226,425,202,854)	(4,952,996,238,500)
26	Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)		23,730,738,936,678	6,408,829,200
27	Interest and dividends received		2,348,010,578,848	17,196,974,430
30	Net cash flows used in investing activities		(26,120,461,878,043)	298,234,423,127

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
For the period ended at 30 June 2018

Currency: VND

Code	ITEMS	Note	For the period ended at 30 June 2018	For the period ended at 30 June 2017
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		12,000,000,000,000	-
33	Drawdown of borrowings		57,844,803,647,880	7,743,450,550,000
34	Repayment of borrowings		(33,957,755,388,895)	(1,897,844,385,803)
36	Dividends paid		(900,000,000,000)	-
40	Net cash flows from financing		34,987,048,258,985	399,450,550,000
50	Net increase in cash for the period		3,559,465,170,303	(72,612,993,496)
60	Cash and cash equivalents at the beginning		473,221,202,726	389,942,871,329
61	Impact of change in foreign exchange rate		-	-
70	Cash and cash equivalents at the end of the period	4.1	4,032,686,373,029	317,329,877,833

Phung Thi Bich Hong
Preparer

Bui Thi Ha
Chief Accountant



Le Thi Hai Yen
Chief Financial Officer

30 July 2018

1. CORPORATE INFORMATION

Vinhomes Joint Stock Company ("the Company"), previously known as Hanoi Southern City Development Joint Stock Company, is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Business Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. According to the 19th amended Business Registration Certificate dated 2 February 2018, the Company's name is changed to Vinhomes Joint Stock Company. The Company subsequently received amended Business Registration Certificates, with the latest amendment being the 21th amended Business Registration Certificate dated 23 February 2018.

The current principal activities of the Company are developing and trading real estate properties, leasing offices, and providing real estate management and related services.

The average course of business cycle for the real estate trading activities, from the date of Investment Licenses, land clearance and compensation, construction to completion, is from 12 to 36 months.

As at 30 June 2018, the Company has 17 subsidiaries. The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are detailed in Note 15.1.

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The separate financial statements of the Company, which are 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/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);

▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);

▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);

▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued) For the period ended at 30 June 2018

2. BASIS OF PREPARATION (continued)

2.2 *Applied accounting documentation system*

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

2.3 *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.

2.4 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

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

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.

Inventory properties

Property acquired or being constructed for sale or to be held for long-term lease that meets the requirements of outright revenue recognition 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 property includes:

- ▶ Freehold, leasehold and development rights for land;
- ▶ Amounts payable/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, and less costs to completion and the estimated selling expenses.

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

Provision for obsolete inventories

An inventories provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the separate balance sheet date. Increases and decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

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 debts.

The provision for doubtful debts represents amounts of outstanding receivables at the separate balance sheet date which are doubtful of being recovered. Increases and 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 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 Leased assets

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

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company and its subsidiaries is the lessee

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

Where the Company and its subsidiaries is the lessor

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

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

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of 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 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 separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 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	8 - 48 years
Machineries and equipment	9 - 10 years
Means of transportation	3 - 12 years
Office equipment	2 - 10 years
Copy right, patent	5 years

3.8 Investment properties

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

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

Buildings, machinery and equipment	47 years
Others	9 - 10 years

The Company and its subsidiaries does not amortise indefinite land use right.

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 interm separate income statement in the year 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.

3.9 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 for the borrowing costs that are capitalised as part of the cost of the respective asset.

The 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 capitalised as part of the cost of the respective asset

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Prepaid expenses

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

3.11 Investments

Investments in subsidiaries

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

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

Investment in associates

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

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

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities 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 separate income statement.

Held-to-maturity investments

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

3.12 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. Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Foreign currency transactions

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

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these Payments

At the end of the period, 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;
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred during the period and arising from the revaluation of monetary accounts denominated in foreign currency at period-end are taken to the separate income statement.

3.14 Provision

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as an asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the separate income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Appropriation of net profits

Net profit after tax (excluding foreign exchange gain due to revaluation of monetary items at the reporting date) is available for appropriation to investors/shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.16 Advance from customers

Advance from customers for purchasing apartments in the future, which has not qualified to be recognised as revenue for the period, is recorded to account "Advance from customers" in liability of the separate balance sheet.

Amount received from customers in accordance with loans contract is recorded to account "Other payables" in liability of the separate balance sheet.

3.17 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and its subsidiaries 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:

Revenue from sale of inventory property

Revenue from sale of inventory property is recognised when major risks and rewards accompanying with real estate ownership are transferred to buyers.

Rental income from leasing investment properties

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

Income from business cooperation

Income from business cooperation is recognised as shared revenue and determined reliably in accordance with business cooperation agreements.

Rendering of services

Income from rendering service is recognised when service is rendered to customers.

Interest

Income 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.

Income from securities trading and capital transfer

Income from securities trading and capital transfer is identified as difference between selling price and securities cost. This income is recorded on date when transaction arises, that is when the transfer contract is exercised.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 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 separate 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 set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the 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;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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

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

The carrying amount of deferred tax assets is reviewed at each 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 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation (continued)

Deferred tax (continued)

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

4.1 CASH AND CASH EQUIVALENTS

	<i>30 June 2018</i>	<i>Currency: VND 31 December 2017</i>
Cash on hand	1,905,445,987	92,748,986
Cash at banks	580,485,109,359	229,892,083,173
Cash equivalents	<u>3,450,295,817,683</u>	<u>243,236,370,567</u>
TOTAL	<u>4,032,686,373,029</u>	<u>473,221,202,726</u>

Cash equivalents are bank deposits in VND with term of 1 to 3 month with interest rate of 4.1% to 5% per annum.

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

4.2 SHORT-TERM INVESTMENTS

	30 June 2018		31 December 2017	
	Cost	Book value	Cost	Book value
- Term deposit (i)	828,303,217,725	828,303,217,725	-	-
TOTAL	828,303,217,725	828,303,217,725	-	-

(i) Term deposit include bank deposit in VND with term of 6 to 12 months.

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

5. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

5.1 Short-term trade receivables

	30 June 2018	31 December 2017
		<i>Currency: VND</i>
Trade receivables from sales of	2,486,527,547,591	770,910,318,354
Receivables from leasing and related services	56,704,751,089	59,054,691,233
Receivables from real estate management services	101,380,579,212	0
Others	3,883,235,643,042	9,854,917,741,478
TOTAL	<u>6,527,848,520,934</u>	<u>10,684,882,751,065</u>

5.2 Short-term advances to suppliers

This represents advances to suppliers, contractors and consultants involved in Vinhomes Central Park project, Vinhomes Green Bay project, Vinhomes Times City project and for the condominiums and urban areas management operations.

- Provision for long-outstanding advances	(2,400,000,000)	(2,400,000,000)
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6. LOAN RECEIVABLES

	30 June 2018	31 December 2017
		<i>Currency: VND</i>
Short term:		
Loans to related parties (Note 30)	235,000,000,000	-
Current portion of short-term lendings	19,999,942,002	21,999,942,002
Other loans	125,000,000,000	170,000,000,000
TOTAL	<u>379,999,942,002</u>	<u>191,999,942,002</u>
Provision for non-recoverable loans	(19,621,434,273)	(13,643,669,305)
Long term:		
Loans to corporate counterparties	3,257,497,661	3,257,497,661
TOTAL	<u>3,257,497,661</u>	<u>3,257,497,661</u>

7. OTHER RECEIVABLES

	30 June 2018	31 December 2017
		<i>Currency: VND</i>
Short term:		
Interest receivables	331,198,124,403	2,723,406,142
Receivable from master account	476,459,577,750	53,070,861,526
Others	384,600,152,489	11,473,286,457
TOTAL	<u>1,192,257,854,642</u>	<u>67,267,554,125</u>
Long term		
Others	29,356,568,829	1,871,185,557
TOTAL	<u>29,356,568,829</u>	<u>1,871,185,557</u>

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

8. INVENTORIES

	30 June 2018	Currency: VND 31 December 2017
Inventory properties under construction	13,442,025,521,402	-
Completed inventory properties	41,705,394,554	127,220,706,982
Inventories for retail outlets	2,115,431,772,075	
Other inventories	5,218,754,295	-
TOTAL	15,604,381,442,327	127,220,706,982
Provision for obsolete inventories	(140,480,202,724)	-
Net realisable value	15,463,901,239,603	127,220,706,982

9. SHORT-TERM PREPAID EXPENSES

	30 June 2018	Currency: VND 31 December 2017
Commission fee related to apartments not yet handed over to buyers	388,614,631,385	709,661,374
Provisional corporating income tax	81,478,628,634	1,790,231,953
Others	50,787,389,121	2,363,058,594
TOTAL	520,880,649,140	4,862,951,921

10. OTHER CURRENT ASSETS

	30 June 2018	Currency: VND 31 December 2017
Short term:		
Electrical system (i)	196,578,466,985	196,578,466,985
Deposits for investment purposes (ii)	15,600,695,508,431	-
TOTAL	15,797,273,975,416	196,578,466,985
Dài hạn:		
Deposits for investment purposes (ii)	10,893,349,277,786	-
TỔNG CỘNG	10,893,349,277,786	-

(i) This electrical system is being transferred to EVN Hanoi

(ii) This represents the deposits for shares, new projects transferring and business co-operation purposes.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

11. TANGIBLE FIXED ASSETS

Currency: VND

	Building and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Cost:						
Beginning balance	1,089,069,323,567	198,357,563,954	1,434,610,455	51,445,454	60,363,636	1,288,973,307,066
Additions:	1,636,405,323,882	115,104,858,183	3,329,232,512	1,245,629,150	11,015,399,907	1,767,100,443,633
- Transfer from CIP	9,652,957,147	30,825,476,142	2,810,866,779			43,289,300,068
- Acquired from merger and business combination	1,626,752,366,734	84,279,382,041	518,365,733	1,245,629,150	11,015,399,907	1,723,811,143,565
- Reclassify						
Reductions:	(2,134,568,574,374)	(100,258,258,864)	-	-	-	(2,234,826,833,238)
- Reclassify	(2,134,568,574,374)	(100,258,258,864)	-	-	-	(2,234,826,833,238)
Ending balance	590,906,073,075	213,204,163,273	4,763,842,967	1,297,074,604	11,075,763,543	821,246,917,462
Accumulated depreciation:						
Beginning balance	46,779,970,198	42,316,356,852	1,434,610,455	8,621,875	60,363,636	90,599,923,016
Additions:	46,176,850,554	20,625,325,762	1,407,912,366	1,108,500,465	3,384,353,776	72,702,942,923
- Depreciation for the period	29,683,452,638	10,309,373,095	1,229,826,192	36,183,390	898,801,770	42,157,637,085
- Acquired from merger and business combination	16,493,397,917	10,315,952,667	178,086,174	1,072,317,075	2,485,552,006	30,545,305,839
Reductions:	(63,450,427,386)	(2,169,022,935)	-	-	-	(65,619,450,321)
- Reclassify	(63,450,427,386)	(2,169,022,935)	-	-	-	(65,619,450,321)
Ending balance	29,506,393,366	60,772,659,679	2,842,522,821	1,117,122,340	3,444,717,412	97,683,415,618
Net carrying amount:						
Beginning balance	1,042,289,353,369	156,041,207,102	-	42,823,579	-	1,198,373,384,050
Ending balance	561,399,679,709	152,431,503,594	1,921,320,146	179,952,264	7,631,046,131	723,563,501,844

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

12. INTANGIBLE FIXED ASSETS

	<i>Computer software</i>	<i>Others</i>	<i>Currency: VND Total</i>
Cost:			
Beginning balance	6,646,445,807	-	6,646,445,807
Newly purchase	833,120,598	16,369,284,338	17,202,404,936
Acquired from merger and business combination	8,507,993,927	50,000,000	8,557,993,927
Ending balance	<u>15,154,439,734</u>	<u>16,419,284,338</u>	<u>32,406,844,670</u>
Accumulated depreciation:			
Beginning balance	758,465,579	-	758,465,579
Amortisation for the period	362,278,178	2,159,493,669	2,521,771,847
Acquired from merger and business combination	7,892,469,945	43,055,556	7,935,525,501
Ending balance	<u>9,013,213,702</u>	<u>2,202,549,225</u>	<u>11,215,762,927</u>
Net carrying amount:			
Beginning balance	<u>5,887,980,228</u>	<u>-</u>	<u>5,887,980,228</u>
Ending balance	<u><u>6,141,226,032</u></u>	<u><u>14,216,735,113</u></u>	<u><u>21,191,081,743</u></u>

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

For the period ended at 30 June 2018

13. INVESTMENT PROPERTIES

Currency: VND

	<i>Building and structures</i>	<i>Indefinite land use rights</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:				
Beginning balance	149,492,371,864	-	46,727,731,932	196,220,103,796
Additions:	1,798,448,844,589	2,084,180,790,364	100,258,258,864	1,748,061,060,579
In which:				
Acquired from merger and business combination	387,098,037,696	1,347,434,133,840	-	1,734,532,171,536
- Transfer from CIP		13,528,889,043		13,528,889,043
- Reclassify	1,411,350,806,893	723,217,767,481	100,258,258,864	2,234,826,833,238
Reductions:	(134,637,555,333)	(317,094,707,051)	-	(451,732,262,384)
In which:				
Disposal	(129,986,605,811)	(317,094,707,051)	-	(447,081,312,862)
Other decreases	(4,650,949,522)	-	-	(4,650,949,522)
Ending balance	<u>1,813,303,661,120</u>	<u>1,767,086,083,313</u>	<u>146,985,990,796</u>	<u>3,727,375,735,229</u>
Accumulated depreciation:				
Beginning balance	12,413,975,719	-	20,767,880,875	33,181,856,594
Reclassify	24,611,612,803	38,936,578,856	2,071,258,662	65,619,450,321
Additions:	17,563,802,021	1,237,205,789	2,595,985,107	21,396,992,917
Depreciation for the period	11,182,782,769	-	2,595,985,107	13,778,767,876
Acquired from merger and business combination	6,381,019,252	1,237,205,789	-	7,618,225,041
Reductions:	(8,411,157,541)	-	-	(8,411,157,541)
Other decreases	(8,411,157,541)	-	-	(8,411,157,541)
Ending balance	<u>46,178,233,002</u>	<u>40,173,784,645</u>	<u>25,435,124,644</u>	<u>111,787,142,291</u>
Net carrying amount:				
Beginning balance	137,078,396,145	-	25,959,851,057	163,038,247,202
Ending balance	<u>1,767,125,428,118</u>	<u>1,726,912,298,668</u>	<u>121,550,866,152</u>	<u>3,615,588,592,938</u>

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

14. CONSTRUCTION IN PROGRESS

Construction in progress includes direct expenses relating to Vinhomes Central Park, Vinhomes Green Bay projects construction and fixed assets cost which was not inspected.

15. LONG-TERM INVESTMENTS

Currency: VND

	30 June 2018		31 December 2017	
	Cost	Fair value	Cost	Fair value
Investment in subsidiaries	55,223,927,681,084	55,223,927,681,084	9,905,433,104,300	9,905,433,104,300
Other long-term investments	117,000,000,000	117,000,000,000	1,695,625,410,000	1,695,625,410,000
Held to maturity (i)	50,000,000,000	50,000,000,000	50,000,000,000	50,000,000,000
TOTAL	55,390,927,681,084	55,390,927,681,084	11,651,058,514,300	11,651,058,514,300

(i) This includes the investments in bonds of Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh branch, with term of 120 months and earn interest at rate of 7.57% per annum for the first year. Interest rate from the following year would be 12-month saving interest plus (+) 1% per annum. The carrying amount of these bonds as at 30 June 2018 is VND50 billion.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in subsidiaries

No	Company	Voting right (%)	Equity interest (%)	Registered office's address	Currency: VND Principal activities
1	Tay Tang Long Real Estate LLC	90.00	90.00	No.72, Le Thanh Ton street, Ben Nghe ward, district 1, Ho Chi Minh city	Investing, developing and trading real estate properties
2	Ecology Development and Investment JSC	98.18	98.18	No.191, Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District,	Investing, developing and trading real estate properties
3	Berjaya Viet Nam International University Town LLC	97.90	97.90	127 Dinh Tien Hoang, 3 District, Ho Chi Minh City	Investing, developing and trading real estate properties
4	Prime Land Joint Stock Company	91.48	91.48	Yen Nhan village, Tien Phong commune, Me Linh District, Hanoi	Investing, developing and trading real estate properties
5	Can Gio Tourist City Corporation	99.05	99.05	No.72 Le Thanh Ton, Ben Nghe ward, District 1, Ho Chi Minh city	Investing, developing and trading real estate properties
6	Royal City JSC	57.85	57.85	72A, Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi	Investing, developing and trading real estate properties
7	Lang Van Vinpearl JSC	91.47	91.47	No. 07, Truong Sa Street, Hoa Hai Ward, Ngu Hanh Son District, Danang	Investing, developing and trading real estate properties
8	Metropolis Hanoi LLC	100.00	100.00	Lot HH, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi	Investing, developing and trading real estate properties
9	Phat Loc Commercial Investment Trading LLC	77.96	77.96	127 Dinh Tien Hoang, Ward 3, Binh Thanh District, Ho Chi Minh City	Investing, developing and trading real estate properties
10	Berjaya Vietnam Financial Center LLC	67.50	67.50	127 Dinh Tien Hoang, Ward 3, Binh Thanh District, Ho Chi Minh City	Investing, developing and trading real estate properties
11	Thai Son Investment Construction Corporation	99.44	99.44	290 Nam Ky Khoi Nghia, 8 Ward, 3 District, Ho Chi Minh City	Real estate
12	Millennium Trading Investment and Development Company Limited	100.00	100.00	72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Real estate

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in subsidiaries (continued)

Details of investment in subsidiaries are listed as below

Company	30 June 2018		31 December 2017	
	The number of shares	Value (VND)	The number of shares	Value (VND)
Tay Tang Long Real Estate LLC	(*)	270,000,000,000	-	-
Berjaya Viet Nam International University Town LLC	(*)	11,748,466,367,399	-	-
Prime Land Joint Stock Company	54,888,900	875,539,352,347	-	-
Can Gio Tourist City Corporation	594,290,214	17,458,409,410,000	-	-
Royal City Joint Stock Company	141,330,000	1,987,657,117,638	-	-
Vinpearl Lang Van Joint Stock Company	9,146,571	301,921,000,000	-	-
Metropolis Hanoi Company Ltd.,	(*)	2,000,000,000,000	-	-
Phat Loc Commercial Investment Trading Limited Liability Com	(*)	316,926,400,000	-	-
Berijaya VFC Co., Ltd	(*)	2,008,689,792,400	-	-
Thai Son Investment Construction Corporation	1,064,000,000	10,700,000,000,000	-	-
Millennium Trading Investment and Development Company	(*)	1,000,000,000,000	-	-
Ecology Development and Investment JSC	294,552,000	6,556,318,241,300	294,552,000	6,556,318,241,300
Me Tri Sport and Entertainment Development JSC	-	-	81,732,000	2,656,114,863,000
VinDS LLC	-	-	(*)	693,000,000,000
TOTAL		<u>22,581,934,433,700</u>		<u>9,905,433,104,300</u>

(*) This is limited liability company

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

15. LONG-TERM INVESTMENTS (continued)

15.2 Other long-term investments

	30 June 2018	Currency: VND 31 December 2017
VinEstate Real Estate Services Company Limited	117,000,000,000	
Prime Land Real Estate Investment JSC	-	97,000,000
Southern Star Trading Investment and Urban Development JSC	-	5,900,000,000
Vincom Retail JSC	-	1,568,884,500,000
VinAcademy Education and Training LLC	-	15,000,000,000
Vincom General Services Trading LLC	-	24,000,000,000
Ho Chi Minh City Investment Service Trading JSC	-	81,743,910,000
TOTAL	117,000,000,000	1,695,625,410,000

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

16. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

	<i>30 June 2018</i>	<i>Currency: VND 31 December 2017</i>
Short-term trade payables	1,590,615,807,023	548,974,545,412
TOTAL	<u>1,590,615,807,023</u>	<u>548,974,545,412</u>

16.2 Advances from customers

This is downpayment from customers of Vinhomes Times City project, Vinhomes Central Park project and Vinhomes Green Bay project under real estate sales agreements.

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

17. STATUTORY OBLIGATION

	31 December 2017	Payable for the period	Payment made in the period	Currency: VND 30 June 2018
Tax payables				
Value added tax	-	42,409,932,054	42,409,932,054	-
Corporate income tax	14,726,298,261	1,135,216,058,214	403,304,917,706	746,637,438,770
Personal income tax	21,452,176	34,960,128,825	30,550,710,347	4,430,870,654
Other taxes	28,512,900,300	16,374,198,146	44,776,156,413	110,942,033
TOTAL	43,260,650,737	1,228,960,317,239	521,041,716,520	751,179,251,457

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

18. ACCRUED EXPENSES

	<i>30 June 2018</i>	<i>Currency: VND 31 December 2017</i>
Accrued interest expenses	1,055,396,042,281	761,785,716,319
Accrued costs for inventory properties sold	1,733,578,367,518	407,030,360,139
Accrued construction costs	238,603,019,030	26,341,375,767
Accrued commission fee relating to apartments not yet handed over to buyers	270,571,637,637	108,496,299,151
Other accrued expenses	482,069,862,943	732,962,509
TOTAL	<u>3,780,218,929,409</u>	<u>1,304,386,713,885</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

For the period ended at 30 June 2018

19. OTHER PAYABLES

	30 June 2018	Currency: VND 31 December 2017
Downpayments from customers buying apartments	1,886,131,092,173	82,920,338,710
Maintainance fund of apartments handed over	1,296,035,962,258	471,081,820,805
Payment on behalf	78,514,703,475	-
Other payables (i)	12,988,241,356,037	13,718,942,325
TOTAL	16,248,923,113,943	567,721,101,840

(i) This mainly includes deposits received from affiliates for capital transfers and business co-operation of real estate project purposes.

20. LOANS**Short-term loans**

	30 June 2018	Currency: VND 31 December 2017
Short-term loans	43,463,800,000,000	9,623,000,000,000
TOTAL	43,463,800,000,000	9,623,000,000,000
<i>In which, loans from related parties (see details in note 30)</i>	40,363,800,000,000	7,623,000,000,000

Long-term loans

	30 June 2018	Currency: VND 31 December 2017
Bond issued	5,500,000,000,000	5,500,000,000,000
<i>In which: Bond issuance cost</i>	<i>(70,264,254,746)</i>	<i>(85,878,533,582)</i>
TOTAL	5,429,735,745,254	5,414,121,466,418

21. LONG-TERM PROVISION AND UNEARNED REVENUE**21.1 Long-term provision**

This represents provision for repairment costs of apartments in the Vinhomes Times City project and Vinhomes Central Park project under the warranty terms in the apartment sale contracts.

21.2 Long-term unearned revenue

This is long-term unearned revenue from apartments management service at real estate projects of the Company and other affiliates.

Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

22. OWNERS' EQUITY

22.1 Increase and decrease in owners' equity

	Currency: VND		
	<i>Issued share capital</i>	<i>Undistributed earnings</i>	<i>Total</i>
Previous period:			
Beginning balance:	2,000,000,000,000	3,429,835,390,784	5,429,835,390,784
- Net profit for the period	-	638,999,632,256	638,999,632,256
Ending balance:	<u>2,000,000,000,000</u>	<u>4,068,835,023,040</u>	<u>6,068,835,023,040</u>
Current period:			
Beginning balance:	2,000,000,000,000	5,242,248,222,779	7,242,248,222,779
- Net profit for the period	-	7,159,089,082,815	7,159,089,082,815
- New issue ordinary shares	12,000,000,000,000	-	12,000,000,000,000
- Merge	10,365,000,000,000	-	10,365,000,000,000
- Acquire new subsidiaries	-	438,685,101,117	438,685,101,117
- Stock dividend	4,000,000,000,000	(4,000,000,000,000)	-
- Cash dividend	-	(900,000,000,000)	(900,000,000,000)
- Demerge to a new	<u>(1,568,884,500,000)</u>	<u>(1,568,884,500,000)</u>	<u>(1,568,884,500,000)</u>
Ending balance:	<u>26,796,115,500,000</u>	<u>7,940,022,406,711</u>	<u>34,736,137,906,711</u>

22.2 Capital transactions with owners' equity

	Currency: VND	
	<i>Current period</i>	<i>Previous period</i>
Contributed share capital from owners		
Beginning balance	2,000,000,000,000	2,000,000,000,000
Increase during period	26,365,000,000,000	-
Decrease during period	(1,568,884,500,000)	-
Ending balance	<u>26,796,115,500,000</u>	<u>2,000,000,000,000</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

23. REVENUES

23.1 Revenue from sale of goods and rendering services

	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
		<i>Currency: VND</i>
Gross revenue	3,614,803,373,006	817,672,781,072
In which:		
Revenue from sales of inventory properties	3,203,851,977,334	765,142,947,583
Revenue from leasing activities and rendering related services	112,182,931,463	30,936,521,352
Revenue from rendering real estate management services	266,482,274,317	0
Others	32,286,189,892	21,593,312,137
Deductions	-	-
Net revenue	<u>3,614,803,373,006</u>	<u>817,672,781,072</u>

23.2 Financial income

	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
		<i>Currency: VND</i>
Interest income	376,595,838,714	1,238,911,847
Dividend income	1,875,870,960,000	-
Financial income from BCC	3,952,297,062,042	-
Others	64,342,807,030	-
TOTAL	<u>6,269,106,667,786</u>	<u>1,238,911,847</u>

24. COST OF GOODS SOLD AND SERVICE RENDERED

	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
		<i>Currency: VND</i>
Cost of inventory properties sold	1,945,138,039,621	349,105,026,719
Cost relating to rendering real estate management services	242,658,047,204	-
Cost relating to leasing investment properties and other related costs	93,632,190,646	35,705,781,481
Others	3,675,568,089	19,236,533,545
TOTAL	<u>2,285,103,845,560</u>	<u>404,047,341,745</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

25. FINANCIAL EXPENSES

	<i>Currency: VND</i>	
	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
Loan interest	1,001,706,754,129	199,723,427,180
Bond insurance costs	14,792,936,138	-
Others	32,184,120	48,911,455
TOTAL	<u>1,016,531,874,387</u>	<u>199,772,338,635</u>

26. SELLING EXPENSES

	<i>Currency: VND</i>	
	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
Commission fees	226,276,331,317	16,126,454,496
Marketing and advertising expenses	7,739,713,689	3,958,248,453
Other selling expenses of handedover apartments	19,113,407,028	43,530,810,246
Vinhomes brand using fee	-	11,266,282,690
Others	4,727,934,217	425,905,896
TOTAL	<u>257,857,386,251</u>	<u>75,307,701,781</u>

27. GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
Labour costs	22,857,950,826	749,116,957
Depreciation expenses	1,437,940,637	7,130,968
External services expenses	35,076,843,287	98,124,728,446
TOTAL	<u>59,372,734,750</u>	<u>98,880,976,371</u>

28. OTHER INCOME AND EXPENSES

	<i>Currency: VND</i>	
	<i>Quarter II 2018</i>	<i>Quarter II 2017</i>
Other income	10,521,250,736	3,529,977,196
Contract penalty	8,734,657,556	-
Others	1,786,593,180	3,529,977,196
Other expenses	5,833,624,437	-
Others	5,833,624,437	-
OTHER PROFIT	<u>4,687,626,299</u>	<u>3,529,977,196</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

29. CORPORATE INCOME TAX

29.1 Current tax

	<i>Quarter I 2018</i>	<i>Quarter I 2017</i>
Current tax expense	832,057,968,879	20,738,424,253
Deferred tax income	-	(405,000,000)
TOTAL	<u>832,057,968,879</u>	<u>20,333,424,253</u>

Currency: VND

29.2 Current CIT expenses

The current CIT payable is based on taxable profit for the current period. The taxable profit of the Company and its subsidiaries for the period differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible.

Vinhomes Joint Stock Company

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

30. TRANSACTIONS WITH RELATED PARTIES

As at 30 June 2018 and for the financial period ended on the same date, the balances of loans and borrowings with related parties as follows:

Short-term loan receivables (Note 6)

<i>Related parties</i>	<i>Relationship</i>	<i>30 June 2018</i>	<i>Interest rate per annum</i>
Thang Long Real Estate Trading Investment JSC	Affiliate	70,000,000,000	8%
Millennium Investment and Development Trading JSC	Affiliate	165,000,000,000	8%
TOTAL		165,000,000,000	

Borrowings (Note 20)

<i>Related parties</i>	<i>Relationship</i>	<i>30 June 2018</i>	<i>Interest rate per annum</i>
Royal City Joint Stock Company	Subsidiary	1,840,000,000,000	8%
Xavinco Joint Stock Company	Affiliate	714,000,000,000	8%
Berjaya VIUT LTD	Subsidiary	12,132,000,000,000	8%
Metropolis Hanoi Company	Subsidiary	522,000,000,000	8%
Central Park Development LLC	Affiliate	1,095,000,000,000	8%
Xalivico Company Limited	Affiliate	250,000,000,000	8%
Tay Tang Long Company Limited	Subsidiary	250,900,000,000	
Can Gio Tourist City Corporation	Subsidiary	5,780,900,000,000	8%
Gia Lam Urban Company Limited	Subsidiary	14,194,000,000,000	8%
Vincom Construction and Consultant LLC	Affiliate	1,560,000,000,000	8%
Berjaya VFC Co., Ltd	Subsidiary	2,025,000,000,000	8%
TOTAL		40,363,800,000,000	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
For the period ended at 30 June 2018

31. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

On 2 July 2018, the Company completed the transfer of 98% of the shares of GS Cu Chi Development JSC from individuals. Accordingly, GS Cu Chi Development JSC became subsidiary of the Company.

In July 2018, the Company completed the transfer of Vinhomes Ha Tinh project from Vingroup JSC. Accordingly, the Company became investor of Vinhomes Ha Tinh project.

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the interim consolidated financial statements of the Company and its subsidiaries.



Phung Thi Bich Hong
Preparer



Bui Thi Ha
Chief Accountant



Le Thi Hai Yen
Chief Financial Officer

30 July 2018