

**Vinhomes Joint Stock Company**  
[previously known as Hanoi Southern City  
Development Joint Stock Company]

Interim separate financial statements

30 June 2018



Vinhomes Joint Stock Company  
[previously known as Hanoi Southern City Development Joint Stock Company]

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# Vinhomes Joint Stock Company

[previously known as Hanoi Southern City Development Joint Stock Company]

## GENERAL INFORMATION

### THE COMPANY

Vinhomes Joint Stock Company ("the Company"), previously known as Hanoi Southern City Development JSC ("Hanoi Southern JSC"), is a joint stock company established in Vietnam in accordance with the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. In accordance with the 19<sup>th</sup> amended Enterprise Registration Certificate dated 2 February 2018, Hanoi Southern JSC has changed its business name to Vinhomes Joint Stock Company. The Company also subsequently received amended Enterprise Registration Certificates with the 23<sup>rd</sup> amendment dated 12 June 2018 as the latest.

The principal activities of the Company are to develop real estate property for sale, provide leasing of offices, and to render 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.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as the Group.

### 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	Vice Chairwoman	Appointed on 18 July 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 the Supervisory Board	Appointed on 21 February 2018
Ms. Le Thi Kim Thanh	Head of the 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

[previously known as Hanoi Southern City Development Joint Stock Company]

## GENERAL INFORMATION (continued)

### 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 23 February 2018
Mr. Nguyen Viet Quang	Chief Executive Officer	Resigned on 23 February 2018
Ms. Nguyen Thi Thu Hoai	Deputy Chief Executive Officer	Appointed on 21 February 2018
		Resigned on 4 June 2018
Mr. Douglas John Farrell	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	
Ms. Phi Thi Thuc Nga	Deputy Chief Executive Officer	Resigned on 21 February 2018
		Appointed on 8 June 2018
Ms. Mai Thu Thuy	Deputy Chief Executive Officer	Resigned on 21 February 2018
Mr. Nguyen Van Trai	Deputy Chief Executive Officer	Appointed on 1 June 2018

### LEGAL REPRESENTATIVES

The legal representatives of the Company:

- ▶ up to 22 February 2018 is Mr. Nguyen Viet Quang;
- ▶ from 23 February 2018 to 11 June 2018 is Ms. Nguyen Dieu Linh, Chief Executive Officer; and
- ▶ from 12 June 2018 to the date of this report are Ms. Nguyen Dieu Linh, Chief Executive Officer, Mr. Nguyen Van Trai, Deputy Chief Executive Officer and Mr. Pham Nhat Vuong, Chairman.

Ms. Le Thi Hai Yen is authorised to sign the financial statements of the Company in accordance with the Letter of Authorisation dated 1 March 2018.

### AUDITOR

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

# Vinhomes Joint Stock Company

[previously known as Hanoi Southern City Development Joint Stock Company]

## REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the six-month period ended 30 June 2018.

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

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

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

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

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

### STATEMENT BY MANAGEMENT

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

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company has prepared the interim separate financial statements to meet the prevailing requirements in relation to:

- ▶ Disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on securities market; and
- ▶ Documents for stock dividends under Circular No. 162/2015/TT-BTC on the public offering, shares swap, issuance of additional shares, repurchase of shares, sale of treasury shares and tender offer.

In addition, as required by these regulations, the Company has prepared the interim consolidated financial statements of the Company and its subsidiaries for the period ended 30 June 2018 ("the interim consolidated financial statements") dated 28 August 2018.

Vinhomes Joint Stock Company  
[previously known as Hanoi Southern City Development Joint Stock Company]


REPORT OF MANAGEMENT (continued)

**STATEMENT BY MANAGEMENT** (continued)

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

For and on behalf of management:



  
\_\_\_\_\_  
Le Thi Hai Yen  
Chief Financial Officer

Hanoi, Vietnam

28 August 2018

Reference: 60871645/20387063

## INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of Vinhomes Joint Stock Company  
[previously known as Hanoi Southern City Development Joint Stock Company]**

We have audited the accompanying interim separate financial statements of Vinhomes Joint Stock Company ("the Company"), previously known as Hanoi Southern City Development Joint Stock Company as prepared on 28 August 2018 and set out on pages 7 to 75, which comprise the interim separate balance sheet as at 30 June 2018, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

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

Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim 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 interim 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 interim separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the interim separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the interim 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 interim 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 interim 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 interim separate financial statements give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2018, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

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### ***Emphasis of matter***

We draw attention to Note 2.1 of the interim separate financial statements. The Company prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 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 interim consolidated financial statements. We have audited those interim consolidated financial statements and our auditors' report dated 28 August 2018 expressed an unmodified opinion.

Our opinion is not modified in respect of this matter.

### ***Other matter***

The interim separate financial statements of the Company for the six-month period ended 30 June 2017 were not audited or reviewed.

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



Le Vu Truong  
Deputy General Director  
Audit Practicing Registration  
Certificate No. 1588-2018-004-1



Phung Manh Phu  
Auditor  
Audit Practicing Registration  
Certificate No. 2598-2018-004-1

Hanoi, Vietnam

28 August 2018



## Vinhomes Joint Stock Company

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[previously known as Hanoi Southern City Development Joint Stock Company]

INTERIM SEPARATE BALANCE SHEET  
as at 30 June 2018

Currency: VND

Code	ASSETS	Notes	30 June 2018	31 December 2017
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>46,297,743,882,616</b>	<b>11,947,686,826,096</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>5</b>	<b>4,041,686,373,029</b>	<b>473,221,202,726</b>
111	1. Cash		582,390,555,346	229,984,832,159
112	2. Cash equivalents		3,459,295,817,683	243,236,370,567
<b>120</b>	<b>II. Short-term investments</b>	<b>6</b>	<b>819,303,217,725</b>	<b>-</b>
123	1. Held-to-maturity investments		819,303,217,725	-
<b>130</b>	<b>III. Current accounts receivable</b>		<b>16,995,742,937,578</b>	<b>11,110,791,395,609</b>
131	1. Short-term trade receivables	7.1	2,894,849,560,737	10,684,882,751,065
132	2. Short-term advances to suppliers	7.2	1,070,418,596,076	182,684,817,722
135	3. Short-term loan receivables	8	379,999,942,002	191,999,942,002
136	4. Other short-term receivables	9	12,672,496,273,036	67,267,554,125
137	5. Provision for doubtful short-term receivables	10	(22,021,434,273)	(16,043,669,305)
<b>140</b>	<b>IV. Inventories</b>	<b>11</b>	<b>15,844,025,142,282</b>	<b>127,220,706,982</b>
141	1. Inventories		16,184,019,667,235	127,220,706,982
149	2. Provisions for obsolete inventories		(339,994,524,953)	-
<b>150</b>	<b>V. Other current assets</b>		<b>8,596,986,212,002</b>	<b>236,453,520,779</b>
151	1. Short-term prepaid expenses	12	474,006,753,843	4,862,951,921
152	2. Value-added tax deductible	20	130,705,482,743	35,012,101,873
155	3. Other current assets	13	7,992,273,975,416	196,578,466,985

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

Currency: VND

Code	ASSETS	Notes	30 June 2018	31 December 2017
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>70,142,530,930,507</b>	<b>13,043,630,332,920</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>9,006,669,416,490</b>	<b>5,128,683,218</b>
215	1. Long-term loan receivables		3,257,497,661	3,257,497,661
216	2. Other long-term receivables	9	9,003,411,918,829	1,871,185,557
<b>220</b>	<b>II. Fixed assets</b>		<b>29,765,304,299</b>	<b>1,204,261,364,278</b>
221	1. Tangible fixed assets	14	8,574,222,556	1,198,373,384,050
222	Cost		38,108,935,877	1,288,973,307,066
223	Accumulated depreciation		(29,534,713,321)	(90,599,923,016)
227	2. Intangible fixed assets		21,191,081,743	5,887,980,228
228	Cost		32,406,844,670	6,646,445,807
229	Accumulated amortisation		(11,215,762,927)	(758,465,579)
<b>230</b>	<b>III. Investment properties</b>	<b>15</b>	<b>3,551,313,028,619</b>	<b>163,038,247,202</b>
231	1. Cost		3,663,100,170,910	196,220,103,796
232	2. Accumulated depreciation		(111,787,142,291)	(33,181,856,594)
<b>240</b>	<b>IV. Long-term assets in progress</b>	<b>17</b>	<b>164,009,506,303</b>	<b>15,282,099,346</b>
242	1. Construction in progress		164,009,506,303	15,282,099,346
<b>250</b>	<b>V. Long-term investments</b>	<b>18</b>	<b>55,390,927,681,084</b>	<b>11,651,058,514,300</b>
251	1. Investments in subsidiaries	18.1	55,223,927,681,084	9,905,433,104,300
253	2. Investments in other entities	18.2	117,000,000,000	1,695,625,410,000
255	3. Held-to-maturity investments	18	50,000,000,000	50,000,000,000
<b>260</b>	<b>VI. Other long-term assets</b>		<b>1,999,845,993,712</b>	<b>4,861,424,576</b>
261	1. Long-term prepaid expenses	12	128,950,141,136	-
262	2. Deferred tax assets	32.3	72,546,574,790	4,861,424,576
268	3. Other long-term assets	13	1,798,349,277,786	-
<b>270</b>	<b>TOTAL ASSETS</b>		<b>116,440,274,813,123</b>	<b>24,991,317,159,016</b>

Vinhomes Joint Stock Company  
[previously known as Hanoi Southern City Development Joint Stock Company]


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

Currency: VND

Code	RESOURCES	Notes	30 June 2018	31 December 2017
<b>300</b>	<b>C. LIABILITIES</b>		<b>81,759,837,235,422</b>	<b>17,749,068,936,237</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>74,549,698,009,775</b>	<b>12,274,004,394,586</b>
311	1. Short-term trade payables	19.1	1,932,733,049,825	548,974,545,412
312	2. Short-term advances from customers	19.2	8,671,010,452,069	179,720,881,585
313	3. Statutory obligations	20	834,122,071,778	43,260,650,737
314	4. Payable to employees		8,752,794,084	324,659,886
315	5. Short-term accrued expenses	21	3,785,126,409,609	1,304,386,713,885
318	6. Short-term unearned revenues	22	418,565,046,130	6,615,841,241
319	7. Other short-term payables	23	15,435,588,186,280	567,721,101,840
320	8. Short-term loans	24	43,463,800,000,000	9,623,000,000,000
<b>330</b>	<b>II. Non-current liabilities</b>		<b>7,210,139,225,647</b>	<b>5,475,064,541,651</b>
336	1. Long-term unearned revenues	22	1,564,230,166,306	-
337	2. Other long-term liabilities		4,070,674,246	4,451,059,853
338	3. Long-term loans	24	5,429,735,745,254	5,414,121,466,418
342	4. Long-term provisions	25	212,102,639,841	56,492,015,380
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>34,680,437,577,701</b>	<b>7,242,248,222,779</b>
<b>410</b>	<b>I. Capital</b>	<b>26</b>	<b>34,680,437,577,701</b>	<b>7,242,248,222,779</b>
411	1. 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		7,884,322,077,701	5,242,248,222,779
421a	- Undistributed earnings by the end of prior year		342,248,222,779	3,429,835,390,784
421b	- Undistributed earnings of current period		7,542,073,854,922	1,812,412,831,995
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>116,440,274,813,123</b>	<b>24,991,317,159,016</b>

  
Phung Thi Bich Hong  
Preparer

  
Bui Thi Ha  
Chief Accountant

  
Le Thi Hai Yen  
Chief Financial Officer

Hanoi, Vietnam

28 August 2018

Vinhomes Joint Stock Company  
[previously known as Hanoi Southern City Development Joint Stock Company]

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

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
01	1. Revenue from sale of goods and rendering of services	27.1	7,283,602,034,005	3,609,439,159,737
02	2. Deductions	27.1	-	-
10	3. Net revenue from sale of goods and rendering of services	27.1	7,283,602,034,005	3,609,439,159,737
11	4. Cost of goods sold and services rendered	28	(5,292,741,374,014)	(1,997,523,762,847)
20	5. Gross profit from sale of goods and rendering of services		1,990,860,659,991	1,611,915,396,890
21	6. Finance income	27.2	8,458,591,023,246	3,852,823,230
22	7. Finance expenses	29	(1,631,513,481,554)	(321,430,188,930)
23	In which: Interest expenses		1,627,654,368,100	321,277,379,880
25	8. Selling expenses	30	(349,274,333,246)	(316,461,478,819)
26	9. General and administrative expenses	30	(203,134,491,200)	(102,692,658,642)
30	10. Operating profit		8,265,529,377,237	875,183,893,729
31	11. Other income		76,582,500,651	11,807,450,152
32	12. Other expenses		(30,075,332,157)	(340,381,239)
40	13. Other profit		46,507,168,494	11,467,068,913
50	14. Accounting profit before tax		8,312,036,545,731	886,650,962,642
51	15. Current corporate income tax expenses	32.1	(1,267,880,388,762)	(178,130,961,990)
52	16. Deferred tax income	32.3	59,232,596,841	405,000,000
60	17. Net profit after tax		7,103,388,753,810	708,925,000,652

  
Phung Thi Bich Hong  
Preparer

  
Bui Thi Ha  
Chief Accountant

  
Le Thi Hai Yen  
Chief Financial Officer

Hanoi, Vietnam

28 August 2018

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

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Profit before tax</b>		<b>8,312,036,545,731</b>	<b>886,650,962,642</b>
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	31	52,541,262,039	25,669,669,915
03	Provisions/(reversal of provisions)		230,025,616,375	(1,466,742,463)
04	Foreign exchange gains arising from revaluation of monetary accounts denominated in foreign currency		-	-
05	Profits from investing activities	35	(8,511,904,115,116)	(3,852,823,230)
06	Interest expenses	29	1,627,654,368,100	321,277,379,880
08	<b>Operating profit before changes in working capital</b>		<b>1,710,353,677,129</b>	<b>1,228,278,446,744</b>
09	Decrease/(increase) in receivables		164,369,834,491	(537,176,011,420)
10	Decrease in inventories		2,836,448,833,979	1,165,107,896,143
11	Decrease in payables (other than interest, corporate income tax)		(7,984,604,690,141)	(3,031,751,935,256)
12	Decrease in prepaid expenses		139,896,866,050	81,050,873,023
14	Interest paid		(1,178,066,499,265)	(29,150,382,316)
15	Corporate income tax paid	20	(1,093,885,811,281)	(449,058,962,843)
16	Other cash inflows from operating activities	35	674,824,276,752	-
20	<b>Net cash flows used in operating activities</b>		<b>(4,730,663,512,286)</b>	<b>(1,572,700,075,925)</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets and other long-term assets		(16,355,462,573)	(94,954,786,184)
22	Proceeds from disposals of fixed assets and other long-term assets		1,073,044,031,114	-
23	Loans to other entities and payments for purchase of debt instruments of other entities	35	(3,213,124,469,422)	-
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		172,000,000,000	344,182,462,975
25	Payments for investments in other entities (net of cash held by entity being acquired)	35	(53,191,074,385,868)	(4,600,586,726,500)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)	35	26,123,728,936,678	6,408,829,200
27	Interest and dividends received		2,378,499,400,532	17,196,974,430
30	<b>Net cash flows used in investing activities</b>		<b>(26,673,281,949,539)</b>	<b>(4,327,753,246,079)</b>



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

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Capital contribution and issuance of shares	26.1	12,000,000,000,000	-
33	Drawdown of borrowings		57,807,189,369,044	7,663,450,550,000
34	Repayment of borrowings		(33,934,778,736,916)	(1,817,844,385,803)
36	Dividends paid to equity holders		(900,000,000,000)	-
40	<b>Net cash flows from financing activities</b>		<b>34,972,410,632,128</b>	<b>5,845,606,164,197</b>
50	<b>Net increase/(decrease) in cash for the period</b>		<b>3,568,465,170,303</b>	<b>(54,847,157,807)</b>
60	<b>Cash and cash equivalents at beginning of the period</b>		<b>473,221,202,726</b>	<b>389,942,871,329</b>
61	Impact of exchange rate fluctuation		-	-
70	<b>Cash and cash equivalents at end of the period</b>	5	<b>4,041,686,373,029</b>	<b>335,095,713,522</b>

Phung Thi Bich Hong  
Preparer

Bui Thi Ha  
Chief Accountant



Le Thi Hai Yen  
Chief Financial Officer

Hanoi, Vietnam

28 August 2018

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

**1. CORPORATE INFORMATION**

Vinhomes Joint Stock Company ("the Company"), previously known as Hanoi Southern City Development JSC ("Hanoi Southern JSC"), is a joint stock company established in Vietnam in accordance with the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. In accordance with the 19<sup>th</sup> amended Enterprise Registration Certificate dated 2 February 2018, Hanoi Southern JSC has changed its business name to Vinhomes Joint Stock Company. The Company also subsequently received amended Enterprise Registration Certificates with the 23<sup>rd</sup> amendment dated 12 June 2018 as the latest.

The principal activities of the Company are to develop real estate property for sale, provide leasing of offices, and to render 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 normal course of business cycle of real estate development activity begins when the Company receives investment certificate, carries out land clearance and construction works until the project is completed. Accordingly, the normal course of business cycle of real estate development activity ranges from 12 months to 36 months.

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

The number of the Company's employees as at 30 June 2018: 3,745 (31 December 2017: 11).

***Seasonality of interim operations***

Due to the nature of real estate business, revenue from rental income and render real estate management service is expected to be stable throughout the period except when the Company introduces new investment properties into the market. On the other hand, revenue from sale of residential properties is dependent on the completion of the Company's properties projects and on the market conditions at the time these projects are on offering.

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

**1. CORPORATE INFORMATION** (continued)

**Corporate structure**

As at 30 June 2018, the Company has 17 subsidiaries (31 December 2018: 7 subsidiaries). The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are as below:

<i>No</i>	<i>Company</i>	<i>Voting right (%)</i>	<i>Equity interest (%)</i>	<i>Registered office's address</i>	<i>Principal activities</i>
1	Ecology Development and Investment Joint Stock Company ("Ecology JSC") (*)	99.18	98.76	No. 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	Investing, developing and trading real estate properties
2	Gia Lam Urban Development and Investment Limited Liability Company ("Gia Lam LLC") (*)	99.39	98.16	No. 7 Bang Lang 1 Street, Vinhomes Riverside Eco-urban Area, Viet Hung Ward, Long Bien District, Hanoi	Investing, developing and trading real estate properties
3	Phu Gia Property Trading Limited Liability Company ("Phu Gia LLC") (*)	98.00	96.79	No. 63 Hang Ga Street, Hang Bo Ward, Hoan Kiem District, Hanoi	Investing, developing and trading real estate properties
4	Vietnam Investment and Consulting Investment Joint Stock Company ("Vietnam Investment JSC") (*)	69.50	68.64	No. 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	Investing, developing and trading real estate properties
5	Prime Land Real Estate Investment Joint Stock Company ("Prime Land JSC") (*)	92.47	92.37	Yen Nhan Village, Tien Phong Commune, Me Linh District, Hanoi	Investing, developing and trading real estate properties
6	Tay Tang Long Real Estate LLC ("Tay Tang Long 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
7	Berjaya Vietnam International University Township ("Berjaya VIUT LLC")	97.90	97.90	20A Floor, Dong Khoi Vincom Center, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
8	Can Gio Tourist City Corporation ("Can Gio JSC")	99.05	99.05	No.72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
9	Metropolis Hanoi LLC	100.00	100.00	HH land area, Pham Hung Street, Nam Tu Liem District, Hanoi	Investing, developing and trading real estate properties



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

1. CORPORATE INFORMATION (continued)

*Corporate structure* (continued)

<i>No</i>	<i>Company</i>	<i>Voting right (%)</i>	<i>Equity interest (%)</i>	<i>Registered office's address</i>	<i>Principal activities</i>
10	Royal City Real Estate Development and Investment JSC ("Royal City JSC")	57.85	57.85	No. 72A Nguyen Trai Street, Thuong Dinh Ward, Thanh Xuan District, Hanoi	Investing, developing and trading real estate properties
11	Vinpearl Lang Van JSC ("Lang Van JSC") (*)	99.00	95.82	No. 7 Truong Sa Street, Hoa Hai Ward, Ngu Hanh Son District, Da Nang City	Investing, developing and trading real estate properties
12	Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC")	77.96	77.96	No. 127 Dinh Tien Hoang Street, Ward 3, Binh Thanh District, Ho Chi Minh City	Investing, developing and trading real estate properties
13	Berjaya Vietnam Financial Center LLC ("Berjaya VFC LLC")	67.50	67.50	20A Floor, Dong Khoi Vincom Center, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
14	Thai Son Investment and Construction JSC ("Thai Son JSC")	99.44	99.44	No. 290 Nam Ky Khoi Nghia Street, Ward 8, District 3, Ho Chi Minh City	Investing, developing and trading real estate properties
15	Dat Rong Vang Investment and Construction JSC ("Dat Rong Vang JSC") (*)	90.30	89.80	No. 290 Nam Ky Khoi Nghia Street, Ward 8, District 3, Ho Chi Minh City	Investing, developing and trading real estate properties
16	West Hanoi Urban Development and Trading Investment JSC ("West Hanoi JSC") (*)	98.32	95.52	T4-L2-10 Times City, No. 458 Minh Khai Street, Vinh Tuy Ward, Hai Ba Trung District, Hanoi	Investing, developing and trading real estate properties
17	Millenium Trading Investment and Development LLC ("Millenium LLC")	100.00	100.00	20A Floor, Dong Khoi Vincom Center, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties

(\*) The equity interest in these subsidiaries differs from voting right since the Company controls over these subsidiaries indirectly through other subsidiaries.

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

## **2. BASIS OF PREPARATION**

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

The Company has subsidiaries as disclosed in Note 1 and Note 18.1. The Company has prepared the interim separate financial statements of the Company to meet the prevailing requirements in relation to:

- ▶ disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market; and
- ▶ Documents for stock dividends under Circular No. 162/2015/TT-BTC on the public offering, shares swap, issuance of additional shares, repurchase of shares, sale of treasury shares and tender offer.

In addition, as required by these regulations, the Company has prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2018 ("the interim consolidated financial statements") dated 28 August 2018.

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

### **2.2 Accounting standards and system**

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

### **2.3 Applied accounting documentation system**

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

### **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.

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

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

**2.5 Accounting currency**

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

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at 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 ("NRV") 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 less costs to completion and the estimated selling expenses.

The cost of inventory property recognised in the interim separate income statement 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 interim separate balance sheet date.

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

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

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

**3.3 Receivables**

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

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

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

**3.5 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 is the lessor*

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

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

*Where the Company is the lessee*

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

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

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

**3.6 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

**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	44 - 47 years
Machinery and equipment	5 - 10 years
Means of transportation	6 - 9 years
Office equipment	3 - 5 years
Computer software	3 - 5 years
Others	2 - 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 recognised 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:

Land use rights (definite)	47 - 49 years
Buildings and structures	27 - 50 years
Machinery and equipment	9 years

No amortisation is charged on the land use rights presented as investment properties with indefinite terms.

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

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

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

**3.8 *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.

**3.9 *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 to the extent that borrowing costs 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.

**3.10 *Prepaid expenses***

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

Short-term prepaid expenses include commission fees for selling apartments, provisional corporate income tax for downpayments from customers for the purchases of apartments at real estate projects and other short-term prepaid expenses which are expected to bring future economic benefits within one ordinary course of business cycle.

Long-term prepaid expenses include long-term prepaid land rental, pre-operation expenditure, tools and supplies, and other prepaid expenses that bring future economic benefits for more than one year.

**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 interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

*Investments in 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 interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

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

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

**3.11 Investments (continued)**

*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 investments at the interim separate balance sheet date based on difference between original price of shares and market price on that 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 or decreases to the provision balance are recorded as finance expense in the interim 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 finance expense in the interim separate income statement 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.

**3.13 Provisions**

*General provisions*

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 a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the interim 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.

*Provision for warranty expenses*

The Company estimates provision for warranty expenses based on revenue and available information about the repair of real estate properties sold in the past.

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

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

#### **3.14 Foreign currency transactions**

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

- ▶ Transaction 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 transaction of commercial banks designated for payment; and
- ▶ 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 transaction exchange rates at the interim separate 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 during the period and arisen from the translation at the end of the period are taken to the interim separate income statement.

#### **3.15 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) 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 Advances from customers**

Payments received from customers as deposits for the purchase of apartments, villas, and shophouses in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the interim separate balance sheet. Incentives under promotion programs which are, in substance, revenue deductions are offset against account "Advances from customers" which are not qualified to be recognised as revenue for the period.

#### **3.17 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:



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

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

**3.17 Revenue recognition (continued)**

*Revenue from sale of inventory properties*

Revenue from sale of inventory properties is recognised when the significant risks and rewards incident to ownership of the properties have been passed to the buyer.

*Revenue from leasing of properties*

Rental income arising from leased properties is recognised in the interim separate income statement on a straight-line basis over the lease terms of ongoing leases.

*Income from Business Cooperation Contracts in which the Company is entitled to profit before tax*

Income from the profit before tax of real estate business under Business Co-operation Contracts is recognised as financial income in the interim separate income statement.

*Rendering of services*

Income from rendering of services is recognised when the services are 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.

**3.18 Taxation**

*Current income tax*

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

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

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

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

**3.18 Taxation (continued)**

*Deferred tax*

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

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

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

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

- ▶ where the deferred tax asset 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 at the time transaction incurred;
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profits will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each interim separate balance sheet date and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred income 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 period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim separate balance sheet date.

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

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

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

**3.18 Taxation (continued)**

*Deferred tax (continued)*

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

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

**3.19 Segment information**

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

Real estate trading and related services are principal sources of revenue and profit of the Company, while revenue from other activities accounts for a minimal portion in the Company's total revenue. Therefore, management is of the view that there is only one segment for business. Moreover, management defines the Company's geographical segments to be based on the location of the assets which is in Vietnam.

**3.20 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.

**3.21 Merger**

Merger transactions involving entities, which does not have parent-subsidary relationships are carried out as follows:

- ▶ Assets, liabilities and equity of the merged entities are recorded at their carrying amounts at the date of the merger;
- ▶ The separate income statement reflects the business result from the date of the merger; and
- ▶ No goodwill arising from the merger transaction.

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

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

**3.21 Merger (continued)**

In case the parent company dissolves the subsidiary and merge all assets and liabilities of the subsidiary into the parent company (the parent company inherits all interests and liabilities of the subsidiary), the accounting shall be done according to rules below:

- ▶ A decrease in book value of investments in subsidiaries of the parent company shall be recorded;
- ▶ All assets or liabilities of the dissolved subsidiary shall be recorded to balance sheet of the parent company according to fair value on the date on which the subsidiary is merged into the parent company; and
- ▶ The difference between the cost of investment in subsidiary and the fair value of assets and liabilities shall be recorded to finance income or finance expenses.

**3.22 Demerger**

Demerger where the Company is the demerged company is conducted as follows:

- ▶ Assets, liabilities transferred to the new company is deducted to the respective items in the interim separate balance sheet by the carrying value at the date of demerger;
- ▶ Difference between assets and liabilities transferred to the new company is deducted to account equity in the interim separate balance sheet; and
- ▶ No gain or loss is recognised for the demerger transaction.

**4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD**

*Merger of Tan Lien Phat Construction Investment Corporation JSC ("Tan Lien Phat JSC")*

On 25 January 2018, the General Meeting of Shareholders of Tan Lien Phat JSC, an affiliate, approved the Resolution No. 02/2018/NQ-DHDCD-TLP on the merger of Tan Lien Phat JSC into the Company.

According to the Merger Contract dated 27 January 2018 between the Company and Tan Lien Phat JSC, the Company issued 655,000,000 shares at par value of VND10,000 per share in exchange for 655,000,000 shares of Tan Lien Phat JSC at exchange ratio of 1:1. The issuance increased the Company's share capital by VND6,550 billion. As a result, Tan Lien Phat JSC was merged into the Company and thereby, its assets, liabilities and equity are presented in the interim separate financial statements of the Company at carrying value on the merger date.

The principal activities of Tan Lien Phat JSC are developing, trading real estate properties. Tan Lien Phat JSC's head office is located at No.72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City. At the merger date, Tan Lien Phat JSC is the developer of Vinhomes Central Park Project, located at Binh Thanh District, Ho Chi Minh City, Vietnam.

At the merger date, Tan Lien Phat JSC held 99.05% equity interest in Can Gio JSC, which owns a potential real estate project. Through the merger transaction, the Company directly holds the investment in Can Gio JSC and thereby, Can Gio JSC became a subsidiary of the Company (Note 18.1).

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

**4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD (continued)**

*Merger of Tan Lien Phat Construction Investment Corporation JSC ("Tan Lien Phat JSC")*  
(continued)

The carrying value of identifiable assets and liabilities of Tan Lien Phat JSC at the date of merger are presented below:

	<i>Currency: VND</i>
	<i>Carrying value at merger date</i>
<b>Assets</b>	
Cash and cash equivalent	32,087,885,377
Held-to-maturity investments	469,047,992,353
Short-term trade receivables	5,727,958,949,506
Short-term advances to suppliers	536,011,262,953
Other short-term receivables	502,175,516,637
Inventories	10,415,153,909,184
Tangible fixed assets	729,675,162,471
Accumulated depreciation of tangible fixed assets	(10,315,703,679)
Construction in progress	49,822,596,756
Short-term prepaid expenses	337,735,058,715
Tax and other obligations	45,685,821,561
Investment in subsidiary – Can Gio JSC	17,458,409,410,000
Other assets	6,050,680,377,069
<b>Total assets</b>	<b><u>42,344,128,238,903</u></b>
<b>Liabilities</b>	
Short-term trade payables	1,086,505,503,687
Advances from customers	5,341,922,756,374
Statutory obligations	205,589,129,167
Short-term accrued expenses	1,656,492,208,317
Short-term payables	3,791,120,608,591
Short-term loans	23,360,366,019,851
Long-term provisions	54,619,597,302
<b>Total liabilities</b>	<b><u>35,496,615,823,289</u></b>
<b>Equity</b>	
Issued share capital	6,550,000,000,000
Undistributed earnings	297,512,415,614
<b>Total equity</b>	<b><u>6,847,512,415,614</u></b>

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

**4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD (continued)**

*Merger of Vinhomes Trading and Real Estate Management JSC ("Vinhomes Management JSC")*

On 25 January 2018, the General Meeting of Shareholders of Vinhomes Management JSC approved the Resolution No. 01/2018/NQ/DHDCD-VH on the merger of Vinhomes Management JSC into the Company.

According to the Merger Contract dated 27 January 2018 between the Company and Vinhomes Management JSC, the Company issued 381,500,000 shares at par value of VND10,000 per share in exchange for 381,500,000 shares of Vinhomes Management JSC. The issuance increased the Company's share capital by VND3,815 billion. As a result, Vinhomes Management JSC was merged into the Company and thereby, its assets, liabilities and equity are presented in the interim separate financial statements of the Company at carrying value on the merger date.

The principal activities of Vinhomes Management JSC at the merger date is to invest, construct, trade and act as agency, consultant relating to real estate properties. Vinhomes Management JSC's head office located at No. 7 Bang Lang 1 Street, Vinhomes Riverside Eco-urban Area, Viet Hung Ward, Long Bien District, Hanoi.

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

#### 4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD (continued)

*Merger of Vinhomes Trading and Real Estate Management JSC ("Vinhomes Management JSC") (continued)*

The carrying value of identifiable assets and liabilities of Vinhomes Management JSC at the date of merger are presented below:

	Currency: VND
	<i>Carrying value at merger date</i>
<b>Assets</b>	
Cash	436,915,335,232
Held-to-maturity investments	172,130,755,950
Short-term trade receivables	856,634,989,252
Short-term advances to suppliers	300,287,774,697
Short-term loan receivables	6,655,000,000,000
Other short-term receivables	60,868,234,328
Inventories	2,989,585,863,943
Provision for obsolete inventories	(160,416,097,560)
Other short-term assets	74,049,195,945
Tangible fixed assets	27,201,933,528
Accumulated depreciation of tangible fixed assets	(14,081,347,316)
Investment properties	2,701,369,219,103
Accumulated amortisation of investment properties	(13,742,229,879)
Other long-term assets	57,002,986,359
<b>Total assets</b>	<b><u>14,142,806,613,582</u></b>
<b>Liabilities</b>	
Trade payables	732,056,233,243
Advances from customers	1,535,686,360,613
Statutory obligations	148,347,886,487
Accrued expenses	1,447,722,481,729
Unearned revenue	1,895,303,265,448
Dividend payables	934,675,000,000
Long-term provisions	50,253,617,028
Other liabilities	3,442,589,083,536
<b>Total liabilities</b>	<b><u>10,186,633,928,084</u></b>
<b>Equity</b>	
Issued share capital	3,815,000,000,000
Undistributed earnings	141,172,685,498
<b>Total equity</b>	<b><u>3,956,172,685,498</u></b>

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

**4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD (continued)**

*Merger of Metri Sport and Entertainment Development LLC ("Metri LLC")*

On 29 March 2018, Vinhomes JSC completed the purchase of remaining equity interest (2%) in Metri Sport and Entertainment Development JSC ("Metri JSC"), an existing subsidiary, from Vingroup JSC and from Sai Dong Urban Development and Investment Joint Stock Company ("Sai Dong JSC") for a total consideration of VND54.04 billion. As a result, the Company holds 100% equity interest in Metri JSC.

On 5 April 2018, Metri JSC completed the legal transformation from Joint Stock Company into One Member Limited Liability Company, pursuant to Resolution No. 01/2018/NQ-DHDCCD-METRI JSC dated 26 March 2018 approved by the General Meeting of Shareholders of Metri JSC. As a result, Metri JSC was legally transformed into Metri LLC.

On 12 April 2018 ("merger date"), Metri LLC was merged into the Company pursuant to the Decision No. 12/2018/QD-HDQT-VH JSC dated 31 March 2018 and Merger Contract dated 6 April 2018. As the result, identifiable assets and liabilities of Metri LLC are presented in interim separate financial statements of the Company at fair value at merger date and the difference between the carrying amount of investment in MeTri LLC and the fair value of net assets of Metri LLC at merger date is recognised in finance income in the interim separate income statement.

The principal activities of Metri LLC at the merger date are real estate development and trading, including apartments and villas for sale of Vinhomes Green Bay Project located at Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam and the trading of villas of Vinhomes Thang Long Project located at An Khanh Ward, Hoai Duc District, Hanoi, Vietnam. Metri LLC's head office is located at No.7, Thang Long Avenue, MeTri Ward, Nam Tu Liem District, Hanoi.

Prior to the merger date, the Company and Metri LLC held 0.01% and 91.47% equity interest in Prime Land JSC, respectively. Through the merger transaction, Prime Land JSC became a subsidiary of the Company.

The principal activity of Prime Land JSC is real estate development. Prime Land JSC's head office is located at Yen Nhan Village, Tien Phong Commune, Me Linh District, Hanoi



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

**4. SIGNIFICANT MERGER TRANSACTIONS DURING THE PERIOD (continued)**

*Merger of Metri Sport and Entertainment Development LLC ("Metri LLC") (continued)*

The fair value of identifiable assets and liabilities of Metri LLC at the merger date are presented below:

	<i>Currency: VND</i>
	<i>Fair value at merger date</i>
<b>Assets</b>	
Cash	205,821,056,143
Short-term trade receivables	348,349,248,303
Short-term advances to suppliers	262,037,305,201
Short-term loan receivables	4,215,000,000,000
Other short-term receivables	1,246,058,594,273
Inventories	5,621,850,006,914
Short-term prepaid expenses	287,584,366,808
Value-added tax deductible	13,546,705,039
Other current assets	10,000,000,000
Tangible fixed assets	1,143,405,455
Accumulated depreciation for tangible fixed asset	(1,143,405,455)
Intangible fixed assets	180,000,000
Accumulated depreciation for intangible fixed asset	(79,218,643)
Construction in progress	127,718,434,038
Investment in subsidiary – Prime Land JSC	875,442,352,347
Long-term prepaid expenses	52,283,325
Deferred tax assets	8,452,553,373
<b>Total assets</b>	<b><u>13,222,013,687,121</u></b>
<b>Liabilities</b>	
Short-term trade payables	318,717,487,932
Short-term advances from customers	5,762,436,156,085
Statutory obligations	435,896,253,022
Payables to employees	30,557,555
Short-term accrued expenses	526,683,412,280
Other short-term payables	3,248,995,959,785
Short-term loan	153,534,593,021
Long-term provisions	1,244,606,500
<b>Total liabilities</b>	<b><u>10,447,539,026,180</u></b>
<b>Total net assets</b>	<b><u>2,774,474,660,941</u></b>
Difference between the carrying amount of investment and the fair value of net assets (Note 27.2)	<u>(64,316,597,941)</u>
<b>Carrying amount of investment before merger</b>	<b><u>2,710,158,063,000</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended**5. CASH AND CASH EQUIVALENTS**

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>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	3,459,295,817,683	243,236,370,567
<b>TOTAL</b>	<b>4,041,686,373,029</b>	<b>473,221,202,726</b>

Cash equivalents as at 30 June 2018 comprises bank deposits in VND with terms ranging from 1 month to 3 months, earning interests ranging from 4.1 - 5% per annum (as at 31 December 2017: 4.7% per annum).

Details of each type of foreign currency in original currency:

	<i>30 June 2018</i>	<i>31 December 2017</i>
Foreign currency:		
- United States dollar (USD)	11,397	6,614

**6. SHORT-TERM INVESTMENTS**

	<i>Currency: VND</i>			
	<i>30 June 2018</i>		<i>31 December 2017</i>	
	<i>Cost</i>	<i>Carrying value</i>	<i>Cost</i>	<i>Carrying value</i>
Short-term bank deposits	819,303,217,725	819,303,217,725	-	-
<b>TOTAL</b>	<b>819,303,217,725</b>	<b>819,303,217,725</b>	<b>-</b>	<b>-</b>

Short-term bank deposits in VND as at 30 June 2018 have terms ranging from more than 12 months to 13 months and earning interest rates ranging from 6.4% to 7.1% per annum .

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

## 7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

### 7.1 Short-term trade receivables

	<i>Currency: VND</i>	
	30 June 2018	31 December 2017
Sale of inventory properties	2,569,575,922,855	770,910,318,354
Rendering real estate management services	184,274,826,544	-
Disposal of investments	-	9,854,917,741,478
Leasing activities and rendering related services	140,998,811,338	59,054,691,233
<b>TOTAL</b>	<b><u>2,894,849,560,737</u></b>	<b><u>10,684,882,751,065</u></b>
<i>In which:</i>		
Trade receivables from other parties	2,740,796,391,900	815,399,137,729
Trade receivables from related parties (Note 33)	154,053,168,837	9,869,483,613,336
<i>In which, details of receivables which are more than 10% total balance</i>		
Vingroup JSC	-	9,822,251,781,478

### 7.2 Short-term advances to suppliers

	<i>Currency: VND</i>	
	30 June 2018	31 December 2017
Advances to other suppliers	980,331,009,801	90,236,154,159
Advances to related parties (Note 33)	90,087,586,275	92,448,663,563
<b>TOTAL</b>	<b><u>1,070,418,596,076</u></b>	<b><u>182,684,817,722</u></b>
Provision for doubtful advances to suppliers	(8,377,764,968)	(2,400,000,000)

## 8. SHORT-TERM LOAN RECEIVABLES

	<i>Currency: VND</i>	
	30 June 2018	31 December 2017
Loans to individuals (i)	125,000,000,000	-
Current portion of long-term loan receivables (ii)	19,999,942,002	21,999,942,002
Loans to related parties (Note 33)	235,000,000,000	170,000,000,000
<b>TOTAL</b>	<b><u>379,999,942,002</u></b>	<b><u>191,999,942,002</u></b>
Provision for doubtful loan receivables	(13,643,669,305)	(13,643,669,305)

(i) This comprises loan receivables with terms of 6 months, earning interest rate at 8% per annum and unsecured.

(ii) These lendings are secured by assets at commercial outlets of these corporate counterparties.

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

**9. OTHER RECEIVABLES**

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
<b>Short-term</b>		
Deposit for investment purpose (i)	7,900,000,000,000	-
Receivables from Business Co-operation Contracts (ii)	3,524,700,112,593	-
Receivables from centralised cash flow management accounts (iii)	510,833,231,495	53,070,861,526
Interest income on loans, deposits and bank deposits	332,410,568,847	2,723,406,142
Receivables from payment on behalf	206,212,915,633	5,027,005,262
Short-term deposits, mortgage	25,944,650,000	-
Others	172,394,794,468	6,446,281,195
<b>TOTAL</b>	<b><u>12,672,496,273,036</u></b>	<b><u>67,267,554,125</u></b>
<i>In which:</i>		
Receivables from other parties	566,967,539,200	13,721,738,671
Receivables from related parties (Note 33)	12,105,528,733,836	53,545,815,454
<b>Long-term</b>		
Deposit for investment purpose (iv)	9,000,000,000,000	-
Others	3,411,918,829	1,871,185,557
<b>TOTAL</b>	<b><u>9,003,411,918,829</u></b>	<b><u>1,871,185,557</u></b>

- (i) Balance as at 30 June 2018 represents certain unsecured deposits of VND7,900 billion to Vingroup JSC for the purpose of investing in some real estate projects under Business Co-operation Contracts.
- (ii) Balance as at 30 June 2018 represents receivables for profit distributed from Business Co-operation Contracts with Vingroup JSC and Thanh Pho Ho Chi Minh Investment and Service Trading JSC ("Vicentra JSC") for the purpose of investing in Vinhomes Riverside The Harmony 2, Vinhomes Imperia Hai Phong, Vinhomes Dragon Bay and Vinhomes Golden River projects. The total profit sharing from these contracts is presented in Note 27.2. Shared profit receivables from these Business Co-operation Contracts have been fully collected in cash after the interim balance sheet date.
- (iii) Pursuant to the Centralised Cash Flow Management Agreement with Vingroup JSC, the parent company, would perform centralised cash flow management for all companies within the Group via bank accounts at Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV"). Accordingly, this represents the receivables from Vingroup JSC following the centralised cash flow management system at BIDV.
- (iv) Balance as at 30 June 2018 represents a deposit of VND9,000 billion to a corporate counterparty for the purpose of investing in some real estate projects under Business Co-operation Contracts. This is guaranteed by shares of this corporate counterparty owned by other shareholders.

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

# 10. BAD DEBTS

The Company's bad debts include overdue loan principals and interests receivable from corporate counterparties:

Debtor	30 June 2018		31 December 2017	
	Currency: VND			
	Cost	Recoverable amount	Cost	Recoverable amount
Ao Ta Trading and Services JSC	10,000,000,000	1,465,247,502	10,000,000,000	1,465,247,502
M – Trading JSC	8,000,000,000	5,600,000,000	8,000,000,000	5,600,000,000
Minh Phong Construction and Machine Construction LLC	7,155,140,193	2,146,542,058	-	-
Royal Chef JSC	5,999,942,000	891,025,193	5,999,942,000	891,025,193
Other corporate counterparties	969,166,833	-	-	-
<b>TOTAL</b>	<b>32,124,249,026</b>	<b>10,102,814,753</b>	<b>23,999,942,000</b>	<b>7,956,272,695</b>

# 11. INVENTORIES

	30 June 2018		31 December 2017	
	Currency: VND			
	Cost	Provision	Cost	Provision
Inventory properties under construction (i)	11,978,321,615,899	(252,822,848,032)	-	-
Completed inventory properties (ii)	2,066,378,433,068	-	127,220,706,982	-
Inventories acquired for sales (iii)	2,133,814,773,040	(87,171,676,921)	-	-
Others	5,504,845,228	-	-	-
<b>TOTAL</b>	<b>16,184,019,667,235</b>	<b>(339,994,524,953)</b>	<b>127,220,706,982</b>	<b>-</b>

- (i) Mainly includes construction and development costs for apartments, villas, hotel and shopping malls of Vinhomes Central Park and apartments, villas and school of Vinhomes Green Bay projects.
- (ii) Mainly includes completed apartments of Vinhomes Times City project and school, hospital component for transfer of Vinhomes Central Park project.
- (iii) Mainly includes villas acquired for sales of Vinhomes Riverside and Vinhomes Thang Long projects.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended**11. INVENTORIES (continued)**

As at 30 June 2018, all properties, real estates (completed or will be completed in the future) belong to Landmark hotel were used as collateral for bonds of Vinpearl JSC, an affiliate.

Detail movements of provision for obsolete inventories:

	Currency: VND	
	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Beginning balance	-	-
Add: Increase from merger with other companies during the period	160,416,097,560	-
Add: Provision made during the period	293,811,148,655	-
Less: Utilisation of provision during the period	(114,232,721,262)	-
Ending balance	<u>339,994,524,953</u>	<u>-</u>

**12. PREPAID EXPENSES**

	Currency: VND	
	30 June 2018	31 December 2017
<b>Short-term</b>		
Selling expenses related to apartments not yet handed over	377,885,186,469	709,661,374
Provisional corporate income tax	88,024,455,651	1,790,231,953
Others	8,097,111,723	2,363,058,594
<b>TOTAL</b>	<u><b>474,006,753,843</b></u>	<u><b>4,862,951,921</b></u>
<b>Long-term</b>		
Prepaid villas rental	52,904,158,425	-
Tools and supplies	26,076,034,674	-
Others	49,969,948,037	-
<b>TOTAL</b>	<u><b>128,950,141,136</b></u>	<u><b>-</b></u>

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

### 13. OTHER ASSETS

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
<b>Short-term</b>		
Deposits for investment purpose (i)	7,795,695,508,431	-
Electrical equipment systems (ii)	196,578,466,985	196,578,466,985
<b>TOTAL</b>	<b>7,992,273,975,416</b>	<b>196,578,466,985</b>
<i>In which:</i>		
Deposits to other parties	4,445,187,375,416	196,578,466,985
Deposits to related parties (Note 33)	3,547,086,600,000	-
<b>Long-term</b>		
Deposits for investment purpose (iii)	766,000,000,000	-
Deposits for trading purpose (iv)	1,032,349,277,786	-
<b>TOTAL</b>	<b>1,798,349,277,786</b>	<b>-</b>
<i>In which:</i>		
Deposits for other parties	1,032,349,277,786	-
Deposits for related parties (Note 33)	766,000,000,000	-

(i) As at 30 June 2018, this mainly comprises:

- ▶ A deposit of VND2,233 billion to Vingroup JSC and a subsidiary of Vingroup JSC for acquiring additional shares of subsidiaries that own potential real estate projects. These deposits were secured by the entire shares/shareholding and related rights and benefits in these companies;
- ▶ An unsecured deposit of VND1,212.5 billion to Vingroup JSC for the purpose of acquiring and cooperating some real estate projects;
- ▶ An unsecured deposit of VND694 billion to a corporate counterparty for the purpose of acquiring a potential real estate project; and
- ▶ Deposits of VND3,544 billion to corporate counterparties for acquiring shares in some companies that own potential real estate projects. Some of these deposits are guaranteed by an individual partner and a business partner. After the interim balance sheet date, the Company has completed the acquisition of one subsidiary and converted the corresponding deposit to investments in subsidiaries (Note 36);

(ii) This is electrical equipment system which will be transferred to Hanoi City Power Corporation.

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

**13. OTHER ASSETS (continued)**

(iii) As at 30 June 2018, this comprises:

- ▶ Unsecured deposits of VND466 billion to Vingroup JSC for transferring some real estate projects; and
- ▶ Deposits of VND300 billion to Vingroup JSC for acquiring additional shares of its subsidiaries that own potential real estate projects. These deposits were secured by certain shares and related rights, benefit of Vingroup JSC in these companies.

(iv) Unsecured deposit to a corporate counterparty earning interest rate which is determined by 12-month interest (paid in arrears) VND saving rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam, adjusted each 3-month period. The deposit and interest will be used as settlement for 10% of contract value under separate contracts between the Company and this corporate counterparty.



# Vinhomes Joint Stock Company

[previously known as Hanoi Southern City Development Joint Stock Company]

B09a-DN

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

## 14. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Currency: VND						
<b>Cost:</b>						
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
Newly purchased	-	555,759,732	1,667,461,324	-	-	2,223,221,056
Addition from merger (Note 4)	-	14,422,538,738	1,661,771,188	1,245,629,150	11,015,399,907	28,345,338,983
Sold, disposal	(679,572,372,047)	(103,565,609,538)	-	-	-	(783,137,981,585)
Transfer to investment properties	(409,496,951,520)	(88,797,998,123)	-	-	-	(498,294,949,643)
Ending balance	-	20,972,254,763	4,763,842,967	1,297,074,604	11,075,763,543	38,108,935,877
<b>Fully depreciated</b>	-	15,294,201,970	2,578,015,910	1,004,912,605	246,244,978	19,123,375,463
<b>Accumulated depreciation:</b>						
Beginning balance	46,779,970,198	42,316,356,852	1,434,610,455	8,621,875	60,363,636	90,599,923,016
Depreciation for the period	7,401,970,197	5,479,985,406	86,420,737	36,183,390	3,749,306,469	16,753,866,199
Addition from merger	-	10,345,392,061	1,321,491,629	1,072,317,075	2,485,552,006	15,224,752,771
(Note 4)	(44,078,654,084)	(24,070,048,213)	-	-	-	(68,148,702,297)
Sold, disposal	(10,103,286,311)	(14,791,840,057)	-	-	-	(24,895,126,368)
Transfer to investment properties	-	19,279,846,049	2,842,522,821	1,117,122,340	6,295,222,111	29,534,713,321
Ending balance	-	156,041,207,102	1,921,320,146	42,823,579	-	1,198,373,384,050
<b>Net carrying amount:</b>						
Beginning balance	1,042,289,353,369	156,041,207,102	-	42,823,579	-	1,198,373,384,050
Ending balance	-	1,692,408,714	1,921,320,146	179,952,264	4,780,541,432	8,574,222,556

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

**15. INVESTMENT PROPERTIES**

	Land use rights	Buildings and structures	Machinery and equipment	Total
<b>Cost:</b>				
Beginning balance	-	149,492,371,864	46,727,731,932	196,220,103,796
Newly purchased	2,272,309,517	36,171,339,185	-	38,443,648,702
Construction complete	27,620,433,638	52,841,369,890	8,207,698,926	88,669,502,454
Addition from merger (Note 4)	2,020,225,038,752	1,318,768,782,884	92,050,559,938	3,431,044,381,574
Transfer from owner-occupied property	45,664,206,200	363,832,745,320	88,797,998,123	498,294,949,643
Sold, disposal (i)	(335,373,750,369)	(200,897,886,473)	-	(536,271,636,842)
Other decreases	-	(53,300,778,417)	-	(53,300,778,417)
Ending balance	1,760,408,237,738	1,666,907,944,253	235,783,988,919	3,663,100,170,910
<b>Accumulated depreciation:</b>				
Beginning balance	-	12,413,975,719	20,767,880,875	33,181,856,594
Depreciation for the period	6,020,898,022	18,966,990,989	8,396,875,327	33,384,764,338
Addition from merger (Note 4)	7,767,586,498	14,988,992,226	1,301,354,834	24,057,933,558
Transfer from owner-occupied property	-	10,103,286,311	14,791,840,057	24,895,126,368
Sold, disposal (i)	-	(3,175,617,911)	-	(3,175,617,911)
Other decreases	-	(556,920,656)	-	(556,920,656)
Ending balance	13,788,484,520	52,740,706,678	45,257,951,093	111,787,142,291
<b>Net carrying amount:</b>				
Beginning balance	-	137,078,396,145	25,959,851,057	163,038,247,202
Ending balance (ii)	1,746,619,753,218	1,614,167,237,575	190,526,037,826	3,551,313,028,619

Currency: VND

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

**15. INVESTMENT PROPERTIES (continued)**

- (i) Investment properties sold and disposed during the period include shophouses and commercial leasing areas, villas, apartments, shophouses for lease in Vinhomes Riverside project and Vinhomes Central Park project.
- (ii) As at 30 June 2018, investment properties of the Group mainly represent parking component and office-for-lease component in Vinhomes Times City project and Vinhomes Central Park project, villas, apartments, shophouse for lease in Vinhomes Riverside project and Vinhomes Central Park project.

The Company has not determined fair value of investment properties as at 30 June 2018 because of insufficient market information for fair value determination purpose. However, based on the plan to use these investment properties, management believes that the fair value of these investment properties is higher than their net carrying amount.

**16. CAPITALISED BORROWING COSTS**

During the period, the Company capitalised borrowing costs with an amount of approximately VND114 billion (for the six-month period ended 30 June 2017: nil). These borrowing costs are mainly related to specific borrowings taken to finance the construction of Vinhomes Central Park project. The capitalised borrowing costs are determined by applying a capitalisation rate from 9.5% per annum to 10% per annum.

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

**17. CONSTRUCTION IN PROGRESS**

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
Construction costs of parking component in Vinhomes Green Bay project	146,837,372,556	-
Others	17,172,133,747	15,282,099,346
<b>TOTAL</b>	<b>164,009,506,303</b>	<b>15,282,099,346</b>

**18. LONG-TERM INVESTMENTS**

	<i>Currency: VND</i>			
	<i>30 June 2018</i>		<i>31 December 2017</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Investments in subsidiaries	55,223,927,681,084	-	9,905,433,104,300	-
Investments in other entities	117,000,000,000	-	1,695,625,410,000	-
Held-to-maturity investments (i)	50,000,000,000	-	50,000,000,000	-
<b>TOTAL</b>	<b>55,390,927,681,084</b>	<b>-</b>	<b>11,651,058,514,300</b>	<b>-</b>

- (i) As at 30 June 2018, the balance represents the investment in bonds of Joint Stock Commercial Bank for Foreign Trade of Vietnam with term of 120 months from 25 November 2016 and interest rate of 7.57% per annum for the first year. Interest rate from the following years would be 12-month saving interest (+) 1% per annum. The carrying amount of these bonds as at 31 December 2017 is VND50 billion.

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

**18. LONG-TERM INVESTMENTS** (continued)

**18.1 Investment in subsidiaries**

Details of the Company's subsidiaries, the voting rights and the equity interest of the Company in those subsidiaries are represented in Note 1.

	30 June 2018		31 December 2017	
	Number of shares	Amount (*) (VND)	Number of shares	Amount (VND)
Ecology JSC	294,552,000	6,556,318,241,300	294,552,000	6,556,318,241,300
Prime Land JSC (Note 4)	54,888,900	875,539,352,347	-	-
Tay Tang Long LLC (i)	(**)	270,000,000,000	-	-
Berjaya VIUT LLC (ii)	(**)	11,748,466,367,399	-	-
Can Gio JSC (Note 4)	594,290,214	17,458,409,410,000	-	-
Metropolis Hanoi LLC (iii)	(**)	2,000,000,000,000	-	-
Royal City JSC (iv)	141,330,000	1,987,657,117,638	-	-
Vinpearl Lang Van JSC (v)	9,146,571	301,921,000,000	-	-
Phat Loc LLC (vi)	(**)	316,926,400,000	-	-
Berjaya VFC LLC (vii)	(**)	2,008,689,792,400	-	-
Thai Son JSC (vii)	1,064,000,000	10,700,000,000,000	-	-
Millenium LLC (ix)	(**)	1,000,000,000,000	-	-
VinDS Trading and Services LLC ("VinDS LLC") (x)	-	-	(**) 693,000,000,000	
Me Tri JSC (Note 4)	-	-	81,732,000	2,656,114,863,000
<b>TOTAL</b>		<b>55,223,927,681,084</b>		<b>9,905,433,104,300</b>

(\*) The fair value of these investments has not been determined as at 30 June 2018 because shares of these companies are not listed on the stock market.

(\*\*) These are limited liability companies.

- (i) On 18 January 2018, the Company completed the acquisition of 90% of equity interest in Tay Tang Long LLC from Vingroup JSC, the parent company, Ecology JSC, the subsidiary, and Vinpearl JSC, the affiliate, with total consideration of VND270 billion. Accordingly, Tay Tang Long LLC became a subsidiary of the Company. At acquisition date, Tay Tang Long LLC is the owner of a potential real estate project and it is the owner of 0.99% of shares of Prime Land JSC.
- (ii) On 8 February 2018, the Company completed the acquisition of 97.9% of equity interest in Berjaya VIUT LLC from a corporate counterparty and individuals with total consideration of VND11,748 billion. Accordingly, Berjaya VIUT LLC became a subsidiary of the Company. At acquisition date, Berjaya VIUT LLC is the owner of a potential real estate project.

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

**18. LONG-TERM INVESTMENTS** (continued)

**18.1 Investment in subsidiaries** (continued)

- (iii) On 28 February 2018, the Company completed the acquisition of 100% of equity interest in Metropolis Hanoi LLC from Vincommerce General Commercial Services JSC ("Vincommerce JSC") with total consideration of VND2,000 billion. Accordingly, Metropolis Hanoi LLC became a subsidiary of the Company. At acquisition date, Metropolis Hanoi LLC is the owner of a potential real estate project.
- (iv) On 27 February 2018, the Company completed the acquisition of 57.85% of shares of Royal City JSC from Vingroup JSC, the parent company, with total consideration of VND1,988 billion. Accordingly, Royal City JSC became a subsidiary of the Company. Royal City JSC is the owner of Vinhomes Royal City project located on Nguyen Trai Road, Thanh Xuan District, Hanoi.
- (v) On 27 February 2018, the Company completed the acquisition of 91.47% of shares of Vinpearl Lang Van JSC from Vingroup JSC, the parent company, and other affiliates, with total consideration of VND302 billion. Accordingly, Vinpearl Lang Van JSC became a subsidiary of the Company. At acquisition date, Vinpearl Lang Van JSC is the owner of a potential real estate project.
- (vi) On 28 February 2018, the Company completed the acquisition of 77.96% of equity interest in Phat Loc LLC from an individual with total consideration of VND316.9 billion. Accordingly, Phat Loc LLC became a subsidiary of the Company. At acquisition date, Phat Loc LLC is the owner of a potential real estate project.
- (vii) On 7 March 2018, the Company completed the capital contribution of VND2,009 billion to Berjaya VFC LLC. Accordingly, equity interest of the Company in Berjaya VFC LLC was 67.5% and Berjaya VFC LLC became a subsidiary of the Company. At acquisition date, Berjaya VFC LLC is the owner of a potential real estate project.
- (viii) On 8 May 2018, the Company completed the acquisition of 96.47% of shares of Thai Son JSC from a corporate counterparty with total consideration of VND1,700 billion. At acquisition date, Thai Son JSC was holding shares of Dat Rong Vang JSC and West Hanoi JSC with voting rights of 90.30% and 98.32%, respectively. Accordingly, through this transaction, Dat Rong Vang JSC and West Hanoi JSC became subsidiaries of the Company. At acquisition date, West Hanoi JSC is the owner of a potential real estate project. Afterwards, on 10 May 2018, the Company completed the additional capital contribution of VND9,000 billion to Thai Son JSC and accordingly equity interest of the Company in Thai Son JSC increased to 99.44%.
- (ix) On 1 June 2018, the Company completed the acquisition of 100% of equity interest in Millenium LLC from Vingroup JSC with total consideration of VND1,000 billion. On the same date, Vicentra JSC, an affiliate, was merged into Millenium LLC.
- (x) On 3 January 2018, according to the Merger Contract signed between Vincommerce JSC, the affiliate and VinDS LLC, VinDS LLC was merged into Vincommerce JSC, and VinDS ceased to exist. Through this merger transaction, the Company held 7.99% of shares of Vincommerce JSC. Afterwards, on 11 January 2018, the Company transferred all shares of Vincommerce JSC to Vingroup JSC, the parent company, with consideration of VND693 billion.

**Vinhomes Joint Stock Company**  
[previously known as Hanoi Southern City Development Joint Stock Company]

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

**18. LONG-TERM INVESTMENTS (continued)**

**18.2 Investments in other entities**

	30 June 2018			31 December 2017				
	Number of shares	Voting right (%)	Equity interest (%)	Amount (VND) (*)	Number of shares	Voting right (%)	Equity interest (%)	Amount (VND)
Vincom Retail Joint Stock Company ("Vincom Retail JSC") (Note 26.1)	-	-	-	-	156,888,450	8.25	8.25	1,568,884,500,000
Vicentra JSC (i)	-	-	-	-	2,770,980	1.00	1.00	81,743,910,000
Vincom General Service Trading LLC (ii)	-	-	-	-	(**)	6.00	6.00	24,000,000,000
VinAcademy Education and Training LLC (ii)	-	-	-	-	(**)	6.00	6.00	15,000,000,000
Prime Land JSC (iii)	-	-	-	-	6,000,000	0.01	0.01	97,000,000
Southern Star Urban Development and Trading Investment JSC ("Southern Star JSC") (ii)	-	-	-	-	590,000	0.98	0.98	5,900,000,000
VinEstate Real Estate Service Trading LLC ("VinEstate LLC") (iv)	(**)	19.50	19.50	117,000,000,000	-	-	-	-
<b>TOTAL</b>				<b>117,000,000,000</b>				<b>1,695,625,410,000</b>

(\*) As at 30 June 2018, the Company did not determine fair value of these investments because shares of these companies are not listed on the stock market.

(\*\*) These are limited liability companies.

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

**18. LONG-TERM INVESTMENTS (continued)**

**18.2 Investments in other entities (continued)**

- (i) On 1 June 2018, the Company completed the acquisition of 100% equity interest in Millenium LLC. On the same date, Vicentra JSC was merged into Millenium LLC.
- (ii) These investments were transferred to affiliates of the Company in January 2018 and there was no gain/loss incurred from these transactions.
- (iii) This investment was reclassified as investment in subsidiary through the merger of Me Tri LLC (Note 4).
- (iv) On 27 February 2018, the Company completed the contribution of VND117 billion, equivalent to 19.5% of equity interest in VinEstate LLC. Thereby, VinEstate LLC became the other long-term investment of the Company.

**19. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS**

**19.1 Short-term trade payables**

	<i>Currency: VND</i>	
	<i>Amount as well as amount payable</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
Short-term trade payables	1,718,425,190,870	438,026,637,242
<i>In which:</i>		
- A corporate counterparty providing construction service	431,210,167,132	66,222,458,251
- Lanmak Real Estate Construction Investment JSC	70,849,418,839	62,850,119,488
- A corporate counterparty providing real estate management service	-	54,453,054,935
- Others	1,216,365,604,899	254,501,004,568
Trade payables to related parties (Note 33)	214,307,858,955	110,947,908,170
<b>TOTAL</b>	<b>1,932,733,049,825</b>	<b>548,974,545,412</b>

**19.2 Advances from customers**

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
Downpayments from customers under sales and purchase agreements (i)	8,671,010,452,069	179,720,881,585
<b>TOTAL</b>	<b>8,671,010,452,069</b>	<b>179,720,881,585</b>

- (i) This mainly represents down payments to purchase apartments, villas and shophouses in Vinhomes Times City project, Vinhomes Green Bay project, Vinhomes Thang Long project, Vinhomes Central Park project and Vinhomes Riverside project from customers who signed sales and purchase agreements with the Company.



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

## 20. STATUTORY OBLIGATIONS

				Currency: VND
	31 December 2017	Payable for the period	Payment made in the period	30 June 2018
<b>Payables</b>				
Corporate income tax	14,726,298,261	1,908,752,582,032	(1,093,885,811,281)	829,593,069,012
Personal income tax	21,452,176	25,670,692,537	(21,261,274,059)	4,430,870,654
Value added tax	-	126,330,385,538	(126,330,385,538)	-
Other taxes	28,512,900,300	6,376,127,350	(34,790,895,538)	98,132,112
<b>TOTAL</b>	<b>43,260,650,737</b>	<b>2,067,129,787,457</b>	<b>(1,276,268,366,416)</b>	<b>834,122,071,778</b>

				Currency: VND
	31 December 2017	Receivable for the period	Offset during the period	30 June 2018
<b>Receivables</b>				
Value added tax	35,012,101,873	370,993,475,858	(275,300,094,988)	130,705,482,743
<b>TOTAL</b>	<b>35,012,101,873</b>	<b>370,993,475,858</b>	<b>(275,300,094,988)</b>	<b>130,705,482,743</b>

## 21. SHORT-TERM ACCRUED EXPENSES

			Currency: VND
	30 June 2018	31 December 2017	
Accrued costs for handed over apartments and villas	1,490,733,079,433	407,030,360,319	
Accrued interest expenses	1,014,079,178,193	761,785,716,319	
Accrued commission fees and other expenses related to apartments not handed over	795,016,110,199	108,496,299,151	
Accrued construction costs	484,128,917,671	26,341,375,767	
Others	1,169,124,113	732,962,329	
<b>TOTAL</b>	<b>3,785,126,409,609</b>	<b>1,304,386,713,885</b>	
<i>In which:</i>			
Other accrued expenses	2,902,339,833,526	797,831,208,273	
Accrued expenses to related parties (Note 33)	882,786,576,083	506,555,505,612	

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

**22. DEFERRED REVENUE**

	Currency: VND	
	30 June 2018	31 December 2017
<b>Short-term</b>		
Deferred revenue from real estate management service	374,531,183,740	-
Deferred revenue from leasing service	34,729,448,154	6,615,841,241
Others	9,304,414,236	-
<b>TOTAL</b>	<b>418,565,046,130</b>	<b>6,615,841,241</b>
<b>Long-term</b>		
Deferred revenue from real estate management service	1,564,230,166,306	-
<b>TOTAL</b>	<b>1,564,230,166,306</b>	<b>-</b>

**23. OTHER SHORT-TERM PAYABLES**

	Currency: VND	
	30 June 2018	31 December 2017
Deposit for share transfer purpose (i)	9,000,000,000,000	-
Deposit under Business Co-operation Contract (ii)	1,971,000,000,000	-
Payables under deposits, loans and other agreements related to real estate projects	2,373,460,250,718	82,920,338,710
Apartment maintenance fund held on behalf of customers (iii)	1,296,035,962,258	471,081,820,805
Deposit from brokerage agents and tenants	129,958,867,434	-
Others	665,133,105,870	13,718,942,325
<b>TOTAL</b>	<b>15,435,588,186,280</b>	<b>567,721,101,840</b>
<i>In which:</i>		
Other short-term payable to others	4,328,987,579,169	567,415,553,024
Other short-term payables to related parties (Note 33)	11,106,600,607,111	305,548,816

- (i) This pertains to deposit from a subsidiary to the Company to acquire share of another subsidiary;
- (ii) These pertain to deposits from a number of affiliates to the Company pursuant to Business Co-operation Contracts for purpose of co-operation and transfer of mall, school and hospital components of Vinhomes Central Park project. The deposits related to the malls components are bearing interest at 10% per annum; and
- (iii) This pertains to maintenance fund held on behalf of customers of Vinhomes Times City and Vinhomes Central Park projects, which will be handed over to Building Management Boards. The Company is maintaining these fund in cash equivalents and held-to-maturity investments.

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

**24. LOANS**

		31 December 2017			Movement during the period			30 June 2018		Currency: VND
	Notes	Balance	Payable amount	Increase	Balance	Payable amount	Increase			
Short-term										
Loans from banks										
Current portion of		-	-	194,189,369,044	(194,189,369,044)	-	-			
long-term loans										
from banks		-	-	2,269,366,019,851	(2,269,366,019,851)	-	-		-	
Loans from										
corporate										
counterparties	24.1	2,000,000,000,000	2,000,000,000,000	7,600,000,000,000	(6,500,000,000,000)	3,100,000,000,000	3,100,000,000,000		3,100,000,000,000	
Loans from related										
parties		7,623,000,000,000	7,623,000,000,000	79,018,310,483,432	(46,277,510,483,432)	40,363,800,000,000	40,363,800,000,000		40,363,800,000,000	
(Note 33)		<b>9,623,000,000,000</b>	<b>9,623,000,000,000</b>	<b>89,081,865,872,327</b>	<b>(55,241,065,872,327)</b>	<b>43,463,800,000,000</b>	<b>43,463,800,000,000</b>		<b>43,463,800,000,000</b>	
Long-term										
Corporate bond	24.2	5,414,121,466,418	5,414,121,466,418	15,614,278,836	-	5,429,735,745,254	5,429,735,745,254		5,429,735,745,254	
		<b>5,414,121,466,418</b>	<b>5,414,121,466,418</b>	<b>15,614,278,836</b>	<b>-</b>	<b>5,429,735,745,254</b>	<b>5,429,735,745,254</b>		<b>5,429,735,745,254</b>	
TOTAL		<b>15,037,121,466,418</b>	<b>15,037,121,466,418</b>	<b>89,097,480,151,163</b>	<b>(55,241,065,872,327)</b>	<b>48,893,535,745,254</b>	<b>48,893,535,745,254</b>		<b>48,893,535,745,254</b>	

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

**24. LOANS (continued)**

**24.1 Loans from corporate counterparties**

These are loans from two (02) counterparties with total value of VND3,100 billion, bearing the interest rate of 8% per annum and with maturity date of May 2019. These loans are unsecured.

**24.2 Corporate bond**

This is corporate bond issued by the Company with Techcom Securities as the underwriter. Its maturity date is 19 October 2020 and bearing the interest rate of 9.2% per annum for the first 2 interest-bearing periods. In subsequent periods, interest rate will be the total of 3.25% per annum and the reference interest rate which is the average of 12-month interest paid-in-arrears VND individual saving interest rates disclosed by Bank for Investment and Development of Vietnam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Vietnam Bank for Agriculture and Rural Development in each interest-bearing period.

Collateral of this bond includes assets, rights and rewards of Vinpearl JSC related to Vinpearl Eco-tourism and Cultural Park project (except for the area of Vietnamese Temple).

**25. LONG-TERM PROVISION**

This represents provision for repairing costs of apartments in the Vinhomes Times City project, Vinhomes Green Bay project, Vinhomes Central Park project under the warranty clause in the sale and purchase agreements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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## 26. OWNERS' EQUITY

### 26.1 Increase and decrease in owners' equity

Currency: VND

	<i>Issued share capital</i>	<i>Undistributed earnings</i>	<i>Total</i>
<b>For the six-month period ended 30 June 2017</b>			
1 January 2017	2,000,000,000,000	3,429,835,390,784	5,429,835,390,784
- Net profit for the period (Unaudited)	-	708,925,000,652	708,925,000,652
30 June 2017 (Unaudited)	<u>2,000,000,000,000</u>	<u>4,138,760,391,436</u>	<u>6,138,760,391,436</u>
<b>For the six-month period ended 30 June 2018</b>			
1 January 2018	2,000,000,000,000	5,242,248,222,779	7,242,248,222,779
- Additional shares issued (i)	12,000,000,000,000	-	12,000,000,000,000
- Stock dividends (i)	4,000,000,000,000	(4,000,000,000,000)	-
- Shares issued to acquire subsidiaries (i)	10,365,000,000,000	-	10,365,000,000,000
- Merger of new subsidiaries (Note 4)	-	438,685,101,112	438,685,101,112
- Dividends cash paid (i)	-	(900,000,000,000)	(900,000,000,000)
- Profit for the period	-	7,103,388,753,810	7,103,388,753,810
- Demerger (ii)	(1,568,884,500,000)	-	(1,568,884,500,000)
30 June 2018	<u>26,796,115,500,000</u>	<u>7,884,322,077,701</u>	<u>34,680,437,577,701</u>

- (i) On 18 January 2018, the General Meeting of Shareholders of the Company approved the Resolution No. 01/2018/NQ/DHDCD-HANOI CITY JSC on increase of charter capital and dividends as follow:
- ▶ private share offering of 1,200,000,000 shares to several investors at par value of VND10,000 per share. As a result, share capital of the Company increased by VND12,000 billion;
  - ▶ declaration of stock dividends to the existing shareholders at the ratio of 1,000:2,000 (accordingly, each shareholder who owns 1,000 shares is entitled to 2,000 additional shares). Thereby, on 31 January 2018, the Company issued additional 400,000,000 shares at par value of VND10,000 per share. As a result, share capital of the Company increased by VND4,000 billion.

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

**26. OWNERS' EQUITY** (continued)

**26.1 Increase and decrease in owners' equity** (continued)

- (ii) On 18 January 2018, the General Meeting of Shareholders of the Company approved the Resolution No. 01/2018/NQ/DHDCD-HANOI CITY JSC on increase of charter capital and dividends as follow: (continued)

- ▶ issuance of shares to merger with Tan Lien Phat JSC and Vinhomes Management JSC (Note 4), thereby, increased the Company's share capital by VND10,365 billion; and
- ▶ declaration of cash dividend to the existing shareholders with aggregated amount of VND900 billion with ratio of 45%, which equivalent to 4,500 VND per share.

On 27 January 2018, the General Meeting of Shareholders of the Company approved the Decision No. 03/2018/QD-DHDCD-HANOI CITY JSC on the increase in charter capital from VND2,000 billion to VND28,365 billion following the aforementioned private share offering, issuance of stock dividends and issuance of shares for exchange.

On 1 February 2018, the Company received the 18<sup>th</sup> Amended Enterprise Registration Certificate issued by the Hanoi Department of Planning and Investment which approved the increase in charter capital of the Company to VND28,365 billion.

- (iii) On 5 February 2018, the General Meeting of Shareholders of the Company approved the Resolution No. 02/2018/NQ/DHDCD-VINHOMES JSC on the demerger of Vinhomes JSC into two companies, which are: Vinhomes JSC ("the Demerged Company") and Hanoi Southern City Development LLC ("the New Company").

- ▶ The Demerged Company shall transfer a part of shares held by an existing shareholder, which is Vingroup JSC, the parent company, together with corresponding assets, rights and obligations to establish the New Company; and
- ▶ The New Company will be entitled to the investment in equity instruments of the Demerged Company which is 156,888,450 quoted shares of Vincom Retail JSC.

After the demerger procedures are completed, the Demerged Company continues to exist and charter capital of the Demerged Company decreased by VND1,568,884,500,000 which is equal to the charter capital of the New Company.

On 12 February 2018, the Company obtained the 20<sup>th</sup> Amended Enterprise Registration Certificate issued by the Hanoi Department of Planning and Investment which approved the decrease in charter capital of the Company to VND26,796 billion.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended**26. OWNERS' EQUITY** (continued)**26.2 Capital transactions with owners' equity**

	Currency: VND	
	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
<b>Contributed share capital from owners</b>		
Beginning balance	2,000,000,000,000	2,000,000,000,000
Additional shares issued	12,000,000,000,000	-
Stock dividends	4,000,000,000,000	-
Shares issued to acquire subsidiaries	10,365,000,000,000	-
Demerger	(1,568,884,500,000)	-
<b>Ending balance</b>	<b>26,796,115,500,000</b>	<b>2,000,000,000,000</b>

**26.3 Shares**

	Unit: Shares	
	30 June 2018	31 December 2017
Authorised shares	2,679,611,550	200,000,000
Issued shares	2,679,611,550	200,000,000
<i>Ordinary shares</i>	2,679,611,550	200,000,000
<i>Preference shares</i>	-	-
Shares in circulation	2,679,611,550	200,000,000
<i>Ordinary shares</i>	2,679,611,550	200,000,000
<i>Preference shares</i>	-	-

The par value of outstanding shares: VND10,000 per share (as at 31 December 2017: VND10,000 per share).

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

**27. REVENUES**

**27.1 Revenue from sale of goods and rendering of services**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
<b>Gross revenue</b>	<b>7,283,602,034,005</b>	<b>3,609,439,159,737</b>
In which:		
Revenue from sales of inventory properties	6,612,178,187,328	3,509,576,441,617
Revenue from rendering real estate management and other service	414,604,812,641	-
Revenue from leasing activities and rendering related services	198,407,004,367	85,369,167,120
Others	58,412,029,669	14,493,551,000
<b>Deductions</b>	<b>-</b>	<b>-</b>
<b>Net revenue</b>	<b>7,283,602,034,005</b>	<b>3,609,439,159,737</b>
In which:		
Revenue from others	6,837,550,029,216	3,551,417,857,111
Revenue from related parties	446,052,004,789	58,021,302,626

**27.2 Finance income**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Income from Business Co-operation contracts	5,711,531,544,942	-
Dividend income	2,268,590,960,000	-
Interest income from deposits and loans	414,046,951,416	3,852,823,230
Gain from merger and acquisition of subsidiaries transaction (Note 4)	64,316,597,941	-
Other finance incomes	104,968,947	-
<b>TOTAL</b>	<b>8,458,591,023,246</b>	<b>3,852,823,230</b>



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

**27. REVENUES (continued)****27.3 Revenue and expenses relating to investment properties**

	Currency: VND	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Rental income from leasing investment properties	65,908,131,742	29,728,408,080
Direct operating expenses of investment properties that generated rental income during the period	(58,276,315,718)	(28,217,235,203)

**28. COST OF GOODS SOLD AND SERVICES RENDERED**

	Currency: VND	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Cost of inventory properties sold	4,660,975,279,250	1,898,969,728,689
Cost of rendering real estate management and other services	392,748,452,966	-
Cost of leasing activities and other related costs	212,497,320,428	85,117,698,550
Others	26,520,321,370	13,436,335,608
<b>TOTAL</b>	<b>5,292,741,374,014</b>	<b>1,997,523,762,847</b>

**29. FINANCE EXPENSES**

	Currency: VND	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Loan interest and bond issuance cost	1,627,654,368,100	321,277,379,880
Other finance expenses	3,859,113,454	152,809,050
<b>TOTAL</b>	<b>1,631,513,481,554</b>	<b>321,430,188,930</b>

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

**30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
<b>Selling expenses</b>		
Commission fees	247,297,682,187	101,447,273,164
Labour costs	34,651,830,101	-
Rental expenses of retail outlets	24,395,832,933	-
Consultant fees for apartments handed over	-	148,257,924,590
Vinhomes brand name royalty fee	-	36,985,162,690
Others	42,928,988,025	29,771,118,375
<b>TOTAL</b>	<b>349,274,333,246</b>	<b>316,461,478,819</b>
<b>General and administrative expenses</b>		
Expenses for external services	156,931,263,648	93,478,604,806
Labour costs	40,032,690,622	1,606,489,025
Depreciation and amortisation	3,320,023,189	16,639,461
Provision expense	954,385,351	2,311,994,084
Others	1,896,128,390	5,278,931,266
<b>TOTAL</b>	<b>203,134,491,200</b>	<b>102,692,658,642</b>

**31. PRODUCTION AND OPERATING COSTS**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Costs of developing inventory properties	2,988,693,097,932	1,231,231,672,936
Expenses for external services	956,868,686,792	485,618,438,993
Labour costs	149,563,117,247	1,672,781,737
Depreciation and amortisation	52,541,262,039	25,669,669,915
Others	25,201,853,132	4,747,280,974
<b>TOTAL</b>	<b>4,172,868,017,142</b>	<b>1,748,939,844,555</b>

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

## 32. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits (in 2017: 20%).

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 interim separate financial statements could change at a later date upon final determination by the tax authorities.

### 32.1 CIT expenses

	Currency: VND	
	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Current CIT expenses	1,267,880,388,762	178,130,961,990
Deferred tax income	(59,232,596,841)	(405,000,000)
<b>TOTAL</b>	<b><u>1,208,647,791,921</u></b>	<b><u>177,725,961,990</u></b>

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

	Currency: VND	
	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
<b>Accounting profit before tax</b>	<b>8,312,036,545,731</b>	<b>886,650,962,642</b>
At CIT rate applied to the Company	1,662,407,309,146	177,330,192,528
<i>Adjustments to increase/(decrease) CIT expenses:</i>		
Other non-deductible expenses	1,877,129,880	395,769,462
Dividend income	(453,718,192,000)	-
Tax losses carried forward	(1,918,455,105)	-
<b>Estimated CIT expenses</b>	<b><u>1,208,647,791,921</u></b>	<b><u>177,725,961,990</u></b>

### 32.2 Current CIT expense

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

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

**32. CORPORATE INCOME TAX (continued)**

**32.3 Deferred tax**

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

Currency: VND

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
<b>Deferred tax assets</b>				
Provision for obsolete inventories	59,232,596,841	-	59,232,596,841	-
Accruals for early settlement penalties subject to interest support program and deferred revenue of parking services	13,313,977,949	4,861,424,576	-	405,000,000
<b>Net deferred income tax assets</b>	<b>72,546,574,790</b>	<b>4,861,424,576</b>		
<b>Net deferred tax credit to interim separate income statement</b>			<b>59,232,596,841</b>	<b>405,000,000</b>

**Tax losses carried forward**

The Company is entitled to carry tax loss forward to offset against taxable profits arising within five years subsequent to the year in which the loss was incurred. At the interim balance sheet date, the Company has aggregated accumulated tax losses of VND293,996,512,996 (31 December 2017: VND303,588,788,521) available for offset against future taxable profits. Details are as follows:

Currency: VND

<i>Originating year</i>	<i>Can be utilised up to</i>	<i>Tax loss amount</i>	<i>Utilised up to 30 June 2018</i>	<i>Unutilised at 30 June 2018</i>
2016	2021	319,652,511,822	(25,655,998,826)	293,996,512,996
<b>TOTAL</b>		<b>319,652,511,822</b>	<b>(25,655,998,826)</b>	<b>293,996,512,996</b>

Unutilised tax loss of the Company arose from those activities other than real estates activities. No deferred tax assets were recognised in respect of the remaining unutilised tax loss because future taxable profit cannot be ascertained at this stage.

# Vinhomes Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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## 33. TRANSACTIONS WITH RELATED PARTIES

### 33.1 Significant transactions with related parties

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

Related parties	Relationship	Transactions	Currency: VND	
			For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Vingroup JSC	Parent company	Receivable of shared revenue from Business Co-operation Contracts	2,825,248,594,942	-
		Collection of shared revenue from Business Co-operation Contracts	(496,902,838,349)	-
		Deposit for the purpose of investing and share transfer	15,297,628,717,638	4,113,861,008,000
		Payables for share transfer	(3,316,599,717,638)	(4,386,006,520,000)
		Collection from capital contribution	(9,500,000,000,000)	-
		Decrease of capital contribution due to demerger	1,568,884,500,000	-
		Borrowings	(3,070,000,000,000)	(2,421,450,550,000)
		Repayment of borrowings	4,723,534,593,021	250,000,000,000
		Dividend payable	(4,846,100,000,000)	-
		Dividend paid in cash	890,100,000,000	-
		Dividend paid in shares	3,956,000,000,000	-
		Transfer to centralised cash flow account	30,240,853,169,055	2,266,906,840,284
		Receipt from centralised cash flow account	(29,994,980,014,654)	(2,273,972,611,301)
		Lendings	1,238,891,070,118	-
		Collection of lendings	(1,238,891,070,118)	-
		Payables for collection on behalf related to sale of properties	(617,784,821,939)	-
Vincom Construction Management LLC ("Vincom Construction LLC")	Affiliate	Repayment for collection on behalf related to sale of properties	1,758,346,847,240	-
		Borrowings	(1,700,000,000,000)	-
		Repayment of borrowings	140,000,000,000	-
		Payables for construction service rendered	(128,326,704,162)	-
		Payment for construction service rendered	139,253,035,030	-

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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**33. TRANSACTIONS WITH RELATED PARTIES (continued)**

**33.1 Significant transactions with related parties (continued)**

Significant transactions with related parties during this period and previous period were as follows: (continued)

Related parties	Relationship	Transactions	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
				Currency: VND
Royal City JSC	Affiliate, Subsidiary from 27 February 2018	Borrowings	(3,750,000,000,000)	-
		Repayment of borrowings	2,050,000,000,000	-
		Interest payables	(84,798,097,413)	-
		Deposit for share transfer agreement	-	543,285,718,500
		Collection of share transfer	-	(543,285,718,500)
Xavinco Land JSC ("Xavinco JSC")	Affiliate	Borrowings	(759,500,000,000)	(970,000,000,000)
		Repayment of borrowings	45,500,000,000	20,000,000,000
Xalivico LLC	Affiliate	Borrowings	(254,000,000,000)	(255,000,000,000)
		Repayment of borrowings	4,000,000,000	-
Metropolis Hanoi LLC	Affiliate, Subsidiary from 28 February 2018	Borrowings	(610,000,000,000)	(700,000,000,000)
		Repayment of borrowings	88,000,000,000	60,000,000,000
Can Gio JSC	Affiliate, Subsidiary from 1 February 2018	Borrowings	(160,000,000,000)	(1,630,000,000,000)
		Repayment of borrowings	377,100,000,000	-
		Interest payables	(203,724,942,468)	(26,395,833,333)
		Interest paid	12,100,000,000	-
West Hanoi JSC	Subsidiary from 8 May 2018	Deposit received for share transfer agreement	(9,000,000,000,000)	-

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

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

**33.1 Significant transactions with related parties (continued)**

Significant transactions with related parties during this period and previous period were as follows: (continued)

Related parties	Relationship	Transactions	Currency: VND	
			For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Central Park Development LLC ("Central Park LLC")	Affiliate	Borrowings	(635,000,000,000)	(450,000,000,000)
		Repayment of borrowings	1,170,000,000,000	-
		Interest payables	(56,921,217,661)	(4,112,500,000)
Vicentra JSC (before merging to Millenium LLC on 1 June 2018)	Affiliate	Lendings	2,000,000,000,000	-
		Collection of lendings	(2,000,000,000,000)	-
		Borrowings	(6,165,000,000,000)	-
		Repayment of borrowings	4,429,224,109,589	-
		Deposit for Business Co-operation Contract	1,300,000,000,000	-
		Receivables of shared revenue from Business Co-operation Contract	2,886,282,950,000	-
		Collection of shared revenue from Business Co-operation Contract	(1,317,928,594,000)	-
		Interest paid	53,610,277,777	-
		Payables for collection on behalf	(277,009,389,260)	-
		Payment for collection on behalf	280,970,000,633	-
Millenium LLC	Subsidiary	Collection of shared revenue from Business Co-operation Contract	(372,000,000,000)	-
		Lendings	165,000,000,000	-
		Borrowings	(100,000,000,000)	-
		Repayment of borrowings	1,835,775,890,411	-
		Collection of deposit for Business Co-operation Contract	(1,300,000,000,000)	-
Times Trading Investment and Development One Member LLC	Affiliate	Deposit for the purpose of investing and share transfer	200,000,000,000	-
		Collection of deposit for the purpose of investing	(200,000,000,000)	-

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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## 33. TRANSACTIONS WITH RELATED PARTIES (continued)

### 33.1 Significant transactions with related parties (continued)

Significant transactions with related parties during this period and previous period were as follows: (continued)

			Currency: VND	
Related parties	Relationship	Transactions	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Berjaya VIUT LLC	Subsidiary from 8 February 2018	Borrowings	(17,554,000,000,000)	-
		Repayment of borrowings	11,926,000,000,000	-
		Interest payable	(412,186,782,340)	-
		Interest paid	324,272,681,884	-
Berjaya VFC LLC	Subsidiary from 7 March 2018	Borrowings	(2,030,000,000,000)	-
Primeland JSC	Subsidiary	Repayment of borrowings	5,000,000,000	-
		Borrowings	(215,000,000,000)	-
Gia Lam LLC	Subsidiary	Repayment of borrowings	544,000,000,000	-
		Borrowings	(17,280,000,000,000)	-
		Repayment of borrowings	3,176,000,000,000	-
		Interest payable	(203,002,541,858)	-
Vinschool One Member LLC ("Vinschool LLC")	Affiliate	Receivable from disposal of assets	914,441,049,922	-
		Collection from disposal of assets	(914,441,049,922)	-
		Receipt of deposit for disposal of assets	(200,000,000,000)	-



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

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

**33.1 Significant transactions with related parties (continued)**

Significant transactions with related parties during this period and previous period were as follows: (continued)

Related parties	Relationship	Transactions	Currency: VND	
			For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Vinmec International General Hospital JSC ("Vinmec JSC")	Affiliate	Receipt of deposit for disposal of assets	(200,000,000,000)	-
Vincommerce JSC	Affiliate	Collection of lendings	(170,000,000,000)	-
		Borrowings	(3,280,000,000,000)	-
		Repayment of borrowings	3,280,000,000,000	-
		Payables for share transfer	(2,000,000,000,000)	-
		Payment for share transfer	2,000,000,000,000	-
		Payable for goods provided	(1,081,979,921,549)	(464,767,782,369)
		Payment for goods provided	618,859,694,330	440,475,882,946
Vinfast Producing and Trading LLC	Affiliate	Borrowings	(1,714,000,000,000)	-
		Repayment of borrowings	1,714,000,000,000	-
Vinpearl JSC	Affiliate	Borrowings	(590,000,000,000)	(180,000,000,000)
		Repayment of borrowings	590,000,000,000	-
Phu Quoc Tourism Development and Investment JSC ("Phu Quoc Tourism JSC")	Parent's associate	Repayment of borrowings	-	257,000,000,000
		Interest payable	-	(69,117,027,778)
		Interest paid	148,701,749,999	-
Ecology JSC	Subsidiary	Borrowings	(14,280,000,000,000)	(700,000,000,000)
		Repayment of borrowings	14,585,000,000,000	-
		Dividend receivable	(392,720,000,000)	-
		Dividend received in cash	392,720,000,000	-

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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## 33. TRANSACTIONS WITH RELATED PARTIES (continued)

### 33.1 Significant transactions with related parties (continued)

Significant transactions with related parties during this period and previous period were as follows: (continued)

Related parties	Relationship	Transactions	For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
				Currency: VND
Phu Gia LLC	Subsidiary	Borrowings	-	(397,000,000,000)
		Repayment of borrowings	387,000,000,000	-
Sai Dong JSC	Affiliate	Deposit for the purpose of investing and share transfer	200,257,600,000	-
		Payable for water and electricity service	(186,880,810,558)	-
		Payment for water and electricity service	168,392,321,420	-
		Repayment of borrowings	-	405,844,385,803
Thang Long Real Estate Trading Investment JSC ("Thang Long Real Estate JSC")	Affiliate	Lendings	70,000,000,000	-
Southern Star JSC	Affiliate	Repayment of borrowings	510,000,000,000	5,000,000,000
		Interest paid	81,098,422,223	-
		Interest payable	(1,356,250,000)	(21,228,336,111)
Tan Lien Phat JSC (before merger date on 1 February 2018)	Affiliate	Repayment of borrowings	-	900,000,000,000
		Lendings	3,000,000,000,000	-
		Collection of lendings	(200,000,000,000)	-
Me Tri JSC (before merger date on 12 April 2018)	Subsidiary	Investment in subsidiary	-	2,623,764,000,000
		Borrowings	(3,590,000,000,000)	(40,000,000,000)
		Repayment of borrowings	670,000,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
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### 33. TRANSACTIONS WITH RELATED PARTIES (continued)

#### 33.1 Significant transactions with related parties (continued)

Significant transactions with related parties during this period and previous period were as follows: (continued)

Related parties	Relationship	Transactions	Currency: VND	
			For the six-month period ended 30 June 2018	For the six-month period ended 30 June 2017 (Unaudited)
Ms. Hoang Bach Duong	Chairman of member council of a subsidiary	Deposit for share transfer Collection of deposit for share transfer	1,104,000,000,000 (1,104,000,000,000)	- -
Kind Heart Fund	Under common owner	Receipt of advance amount for charitable purpose	(91,382,084,246)	-
Vietnam Investment JSC	Subsidiary	Interest paid	200,000,000,000	-

*Terms and conditions of transactions with related parties during the periods are as follows*

During the six-month periods ended 30 June 2018 and 30 June 2017, the Company also sold/purchased goods and rendering/purchased services to/from related parties based on negotiated market prices.

Related to the Business Co-operation Contract with Vingroup JSC and Vicentra JSC, affiliates, for the purpose of developing real estate projects, including: Vinhomes Riverside The Harmony 2, Vinhomes Imperia Hai Phong, Vinhomes Dragon Bay and Vinhomes Golden River. Accordingly, the Company will receive a portion of shared profit from these projects.

Payables and receivables (except for lendings and borrowings) as at 30 June 2018 are unsecured, free of interest and will be settled by cash. During the six-month period ended 30 June 2018, the Group has not made provision for doubtful debts relating to amounts due from related parties (31 December 2017: nil). This assessment is undertaken each financial period through the examination of the financial position of the related parties and the market in which the related parties operate.

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

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

**33.2 Amounts due to and due from related parties**

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

			<i>Currency: VND</i>	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2018</i>	<i>31 December 2017</i>
<b>Trade receivables</b> (Note 7.1)				
Vingroup JSC	Parent company	Management fee receivables	15,543,897,237	-
		Share transferring receivables	-	9,822,251,781,478
Vinpearl JSC	Affiliate	Services provided receivables	64,667,175,755	-
Southern Star JSC	Affiliate	Share transferring receivables	-	32,665,960,000
Vinschool LLC	Affiliate	Receivables from revenue sharing from education activity and related service	16,627,279,061	6,025,154,038
Other affiliates		Other receivables	57,214,816,784	8,540,717,820
			<b>154,053,168,837</b>	<b>9,869,483,613,336</b>
<b>Short-term advances to suppliers</b> (Note 7.2)				
Vincommerce JSC	Affiliate	Advance for purchased goods	81,404,199,483	-
Kind Heart Foundation	Under common owner	Advance for charity purpose	1,066,579,317	92,448,663,563
Other affiliates		Advance to suppliers	7,616,807,475	-
			<b>90,087,586,275</b>	<b>92,448,663,563</b>

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

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

**33.2 Amounts due to and due from related parties (continued)**

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

Currency: VND

Related parties	Relationship	Transactions	30 June 2018	31 December 2017
<b>Other short-term receivables (Note 9)</b>				
Vingroup JSC	Parent company	Deposits for share transfer agreement	7,900,000,000,000	-
		Receivables from share profit of Business Co-operation Contract	2,328,345,756,593	-
		Receivables from centralised cash flow account	510,833,231,495	53,070,861,526
		Interest receivables	17,125,239,024	-
		Other receivables	112,522,151,852	-
Millenium LLC	Subsidiary	Receivables from share profit of Business Co-operation Contract	1,196,354,356,000	-
		Dividend receivables	14,000,000,000	-
Other affiliates		Other receivables	26,347,998,872	474,953,928
			<b>12,105,528,733,836</b>	<b>53,545,815,454</b>
<b>Other current assets (Note 13)</b>				
Vingroup JSC	Parent company	Deposits for share transfer agreement and investment purpose	3,315,029,000,000	-
Sai Dong JSC	Affiliate	Deposits for share transfer agreement and investment purpose	200,257,600,000	-
Royal City JSC	Subsidiary	Deposits for share transfer agreement and investment purpose	31,800,000,000	-
			<b>3,547,086,600,000</b>	<b>-</b>
<b>Other non-current assets (Note 13)</b>				
Vingroup JSC	Parent company	Deposits for share transfer agreement and investment purpose	766,000,000,000	-
			<b>766,000,000,000</b>	<b>-</b>

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

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

**33.2 Amounts due to and due from related parties (continued)**

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

			Currency: VND	
Related parties	Relationship	Transactions	30 June 2018	31 December 2017
<b>Trade payables (Note 19.1)</b>				
Vincommerce JSC	Affiliate	Payables for purchased goods	77,790,615,356	-
Vingroup JSC	Parent company	General management fee payables	58,991,673,640	-
Vincom Construction and Consulting LLC	Affiliate	Construction cost payables	26,999,470,172	-
Can Gio Tourist JSC	Subsidiary	Share transferring payables	-	81,743,910,000
Other affiliates		Other trade payables	50,526,099,787	29,203,998,170
			<b>214,307,858,955</b>	<b>110,947,908,170</b>
<b>Accrued expense (Note 21)</b>				
Phu Quoc Tourism JSC	Parent's associate	Interest payables	-	148,701,749,999
Southern Star JSC	Affiliate	Interest payables	-	79,742,172,223
Vingroup JSC	Parent company	Interest payables	-	64,190,805,600
Gia Lam LLC	Subsidiary	Interest payables	226,250,458,525	-
Can Gio Tourist JSC	Subsidiary	Interest payables	210,995,275,801	-
Berjaya VIUT LLC	Subsidiary	Interest payables	97,436,322,678	-
Royal City JSC	Subsidiary	Interest payables	92,413,181,125	-
Central Park Development LLC	Affiliate	Interest payables	77,202,831,056	-
Vicentra JSC	Affiliate	Interest payables	-	50,854,999,999
Xavinco JSC	Affiliate	Interest payables	77,615,498,099	47,825,361,113
Other affiliates		Other accrued expenses	100,873,008,799	115,240,416,678
			<b>882,786,576,083</b>	<b>506,555,505,612</b>

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

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

**33.2 Amounts due to and due from related parties (continued)**

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

		Currency: VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	
		<i>30 June 2018</i>	<i>31 December 2017</i>
<b>Other payables (Note 23)</b>			
West Hanoi JSC	Subsidiary	Deposit for share transfer agreement payables	9,000,000,000,000
Vincom Retail JSC	Affiliate	Deposit for Business Co-operating Contract payables	1,571,000,000,000
		Receipts on behalf payables	1,973,343,739
Vinschool LLC	Affiliate	Deposit for project transfer agreement payables	200,000,000,000
Vinmec JSC	Affiliate	Deposit for project transfer agreement payables	200,000,000,000
Other affiliates		Other payables	133,627,263,372
			305,548,816
			<b>11,106,600,607,111</b>
			<b>305,548,816</b>

**33.3 Details of lendings to related parties (Note 8)**

Details of lendings as at 30 June 2018:

<i>Related parties</i>	<i>Relationship</i>	<i>Amount VND</i>	<i>Interest rate % per annum</i>	<i>Maturity date</i>	<i>Collaterals</i>
Millenium LLC	Subsidiary	165,000,000,000	8%	June 2019	None
Thang Long Real Estate JSC	Affiliate	70,000,000,000	8%	January 2019	None
		<b>235,000,000,000</b>			

Details of lendings as at 31 December 2017:

<i>Related parties</i>	<i>Relationship</i>	<i>Amount VND</i>	<i>Interest rate % per annum</i>	<i>Maturity date</i>	<i>Collaterals</i>
Vinmec JSC	Affiliate	170,000,000,000	7%	December 2018	None
		<b>170,000,000,000</b>			

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

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

**33.4 Details of borrowings from related parties (Note 24)**

Details of borrowings as at 30 June 2018:

<i>Related parties</i>	<i>Relationship</i>	<i>Amount VND</i>	<i>Interest rate % per annum</i>	<i>Maturity date</i>	<i>Collaterals</i>
Vincom Construction and Consulting LLC	Affiliate	1,560,000,000,000	8%	May 2019	None
Royal City JSC	Subsidiary	1,700,000,000,000	8%	October 2018	None
		140,000,000,000	8%	April 2019	None
Xavinco JSC	Affiliate	714,000,000,000	8%	July 2018	None
Xalivico LLC	Affiliate	250,000,000,000	8%	August 2018	None
Metropolis Hanoi LLC	Subsidiary	522,000,000,000	8%	March 2019	None
Can Gio JSC	Subsidiary	160,000,000,000	8%	April 2019	None
		5,620,900,000,000	8%	April 2019	None
Central Park LLC	Affiliate	30,000,000,000	8%	April 2019	None
		1,065,000,000,000	8%	January 2019	None
Gia Lam LLC	Subsidiary	14,154,000,000,000	8%	April 2019	None
		40,000,000,000	8%	July 2018	None
Berjaya VIUT LLC	Subsidiary	10,000,000,000,000	8%	May 2019	None
		1,978,000,000,000	8%	January 2019	None
		154,000,000,000	8%	May 2019	None
Berjaya VFC LLC	Subsidiary	2,025,000,000,000	8%	May 2019	None
Tay Tang Long LLC	Subsidiary	250,900,000,000	8%	July 2018	None
		<b>40,363,800,000,000</b>			



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

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

**33.4 Details of borrowings from related parties (Note 24) (continued)**

Details of borrowings as at 31 December 2017:

<i>Related parties</i>	<i>Relationship</i>	<i>Amount VND</i>	<i>Interest rate % per annum</i>	<i>Maturity date</i>	<i>Collaterals</i>
Vingroup JSC	Parent company	1,500,000,000,000	7%	December 2018	None
Metri JSC	Subsidiary	1,025,000,000,000	7%	June 2018	None
Vicentra JSC	Affiliate	860,000,000,000	7%	July 2018	None
Xavinco JSC	Affiliate	767,000,000,000	7%	April 2018	None
Vinschool LLC	Affiliate	735,000,000,000	7%	August 2018	None
Metropolis Hanoi LLC	Subsidiary from 28 February 2018	620,000,000,000	7%	April 2018	None
Southern Star JSC	Affiliate	510,000,000,000	7%	February 2018	None
Royal City JSC	Subsidiary from 28 February 2018	420,000,000,000	7%	October 2018	None
Phu Gia JSC	Subsidiary	387,000,000,000	7%	April 2018	None
Ecology JSC	Subsidiary	305,000,000,000	7%	June 2018	None
Xalivico LLC	Affiliate	254,000,000,000	7%	April 2018	None
Central Park LLC	Affiliate	240,000,000,000	7%	May 2018	None
		<b>7,623,000,000,000</b>			

**33.5 Other related party transactions**

Remuneration to members of management and Board of Directors:

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (Unaudited)</i>
Salaries	7,298,601,654	-
<b>TOTAL</b>	<b>7,298,601,654</b>	<b>-</b>

For the six-month period ended 30 June 2017, members of management and Board of Directors did not receive remuneration.

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

### 34. COMMITMENTS AND CONTINGENCIES

#### Commitment under operating leases where the Company is the lessee

The Company, as lessee, has signed land rental contract and operating lease arrangements for apartments, shophouses and villas and other operating lease arrangements. The minimum lease commitments as at the interim balance sheet date under these operating lease agreements are as follows:

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
Less than 1 year	311,480,875,689	16,624,993,623
From 1 to 5 years	106,608,176,077	66,499,974,492
More than 5 years	744,912,805,415	631,032,868,836
<b>TOTAL</b>	<b><u>1,163,001,857,181</u></b>	<b><u>714,157,836,951</u></b>

#### Commitments under operating leases where the Company is the lessor

The Company, as lessor, leases out offices, apartments, shophouses and villas under operating lease agreements. The future minimum rental receivables as at the balance sheet date under these operating lease agreements are as follows:

	<i>Currency: VND</i>	
	<i>30 June 2018</i>	<i>31 December 2017</i>
Less than 1 year	160,742,159,017	25,167,991,385
From 1 to 5 years	7,171,220,653	16,550,479,044
<b>TOTAL</b>	<b><u>167,913,379,670</u></b>	<b><u>41,718,470,429</u></b>

#### Commitments related to capital expenditure of on-going real estate projects and development of potential real estate projects

The Company has entered into a number of contracts relating to the development of certain real estate projects, including: Vinhomes Central Park, Vinhomes Green Bay and Vinhomes Thang Long Projects. The outstanding commitment on these contracts as at 30 June 2018 amounts to approximately VND2,903 billion.

As disclosed in Note 13, on 22 February 2018, the Company has entered into Project Development Agreement ("PDA") and Project Transfer Agreements ("PTAs") with Vingroup JSC, the parent company, to acquire several real estate projects. The maximum deposit commitment under PDA amounts to VND1,635 billion and total consideration payable under PTAs amounts to VND2,612 billion. As at 30 June 2018, the remaining commitments under PDA is VND817.5 billion and under PTAs is VND1,760 billion.

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

**34. COMMITMENTS AND CONTINGENCIES (continued)**

**Commitments related to capital expenditure of on-going real estate projects and development of potential real estate projects (continued)**

As disclosed in Note 9, on 10 December 2017, the Company has entered into a Business Cooperation Contract ("BCC") with a corporate counterparty in relation to VinCity New Saigon and VinOffice New Saigon Projects, in which the total capital contribution by the Company amounts to VND13,950 billion. As at 30 June 2018, the Company has contributed VND9,000 billion to this counterparty. Accordingly, the remaining commitment of this agreement as at 30 June 2018 is VND4,950 billion.

As disclosed in Note 13, on 20 March 2018, the Company has entered into Share Transfer Agreements ("STAs") with Vingroup JSC, the parent company, to acquire shares in two affiliates with total consideration of VND1,870 billion. As at 30 June 2018, the remaining consideration payable to Vingroup JSC is VND1,570 billion. The STAs will be exercised upon completion of the condition precedents as defined in the agreements.

**Commitment under interest support agreements to buyers of apartments, villas at the real estate projects of the Company**

According to three-party (3) interest support agreements among the Company, buyers of the inventory properties of the Company's projects (including Vinhomes Central Park, Vinhomes Times City, Vinhomes Green Bay, Vinhomes Thang Long, Vinhomes Riverside Projects) and certain banks, the Company commits to support the buyers in getting loans to finance for a part of the selling price and to settle the interest in committed period.

**Guarantee for loan payment obligation of Vingroup JSC**

The Company has guaranteed for payment obligations of Vingroup JSC under a syndicated loan from foreign financial institutions to Vingroup JSC with total credit limit of USD300 million and terms of 60 months. The ending balance of this syndicated loan as at 30 June 2018 is USD277.5 million

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended**35. NOTES TO CASH FLOW MOVEMENT**

	Currency: VND	
	<i>For the six-month period ended 30 June 2018</i>	<i>For the six-month period ended 30 June 2017 (unaudited)</i>
<i>Code 05 - Profits from investing activities</i>		
Shared profit under Business Co-operation Contract (Note 27.2)	5,711,531,544,942	-
Dividend income (Note 27.2)	2,268,590,960,000	-
Interest income (Note 27.2)	414,046,951,416	3,852,823,230
Gain from legal merger transactions (Note 27.2)	64,316,597,941	-
Gain on disposal of fixed assets	53,418,060,817	-
<b>TOTAL</b>	<b>8,511,904,115,116</b>	<b>3,852,823,230</b>
<i>Code 16 - Other cash inflows from operating activities</i>		
Cash received from merger transactions	674,824,276,752	-
<b>TOTAL</b>	<b>674,824,276,752</b>	-
<i>Code 23 - Loans to other entities and payments for purchase of debt instruments of other entities</i>		
Disbursement of loans	(3,035,000,000,000)	-
Term deposits with maturity over three months	(178,124,469,422)	-
<b>TOTAL</b>	<b>(3,213,124,469,422)</b>	-
<i>Code 25 - Payments for investments in other entities</i>		
Payment for acquisition of new subsidiaries	(30,333,660,677,437)	(4,576,946,726,500)
Advance for Business Co-operation Contracts	(13,200,000,000,000)	-
Deposit to acquire investment in other entities	(6,179,195,508,431)	-
Deposit to acquire projects	(1,555,000,000,000)	-
Payment of dividend declared to previous shareholders of Vinhomes Management JSC prior to merger date	(934,675,000,000)	-
Deposit under project development agreement	(817,500,000,000)	-
Payment for investment in other entities	(117,000,000,000)	(23,640,000,000)
Payment for acquisition of additional shares in existing subsidiaries	(54,043,200,000)	-
<b>TOTAL</b>	<b>(53,191,074,385,868)</b>	<b>(4,600,586,726,500)</b>
<i>Code 26 - Proceeds from sales of investments in other entities</i>		
Proceeds from disposal of investments in subsidiaries, after deducting transaction costs	15,423,728,936,678	6,408,829,200
Deposits received for shares transfer purpose	9,400,000,000,000	-
Collection of deposits for purpose of developing potential real estate projects	1,300,000,000,000	-
<b>TOTAL</b>	<b>26,123,728,936,678</b>	<b>6,408,829,200</b>

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

**36. EVENTS AFTER THE BALANCE SHEET DATE**

Except for the events after the interim separate balance sheet date as presented in other notes of the interim separate financial statements, the Company also has the following events after the interim separate balance sheet date:

On 2 July 2018, the Company has completed the acquisition of 98% shares in a company that is the developer of a golf course project from individuals with total consideration of VND1,180.9 billion. Thereby, this Company became a subsidiary of the Company.

In July 2018, the Company has completed the acquisition of Vinhomes New Centre Project (previously known as VinCity Ha Tinh Project) from Vingroup JSC with total consideration of VND105.3 billion.

On 30 July 2018, the Board of Directors of the Company has approved the stock dividend plan. Accordingly, the Company plans to issue approximately 670 million new shares to pay dividend through the exercise of rights. The exercise ratio is 1,000:250 for existing shareholders at the closing date (each existing shareholder owning 1,000 shares will be entitled to additional 250 shares).

On 9 August 2018, the Company has completed the acquisition of 100% equity interest in Vincom Construction LLC from Vingroup JSC with total consideration of VND250 billion. Thereby, Vincom Construction LLC became a subsidiary of the Company.

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



Phung Thi Bich Hong  
Preparer



Bui Thi Ha  
Chief Accountant



Le Thi Hai Yen  
Chief Financial Officer

Hanoi, Vietnam

28 August 2018

