

An Gia Real Estate Investment and Development Corporation

Separate financial statements

For the year ended 31 December 2018



An Gia Real Estate Investment and Development Corporation

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An Gia Real Estate Investment and Development Corporation

GENERAL INFORMATION

THE COMPANY

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 7 August 2007, as amended.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organisation of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's head office is located at No. 30 Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Ba Sang	Chairman
Mr Nguyen Trung Tin	Member
Ms Ho Thi Nguyet Anh	Member
Ms Nguyen Quynh Giang	Member
Ms Nguyen Huong Giang	Member
Mr Yamaguchi Masakazu	Member
Ms Vuong Nguyen Ngoc Tram	Member

MANAGEMENT

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

Mr Nguyen Ba Sang	General Director
Mr Le Trung Tin	Deputy General Director

LEGAL REPRESENTATIVE

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

AUDITORS

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

An Gia Real Estate Investment and Development Corporation

REPORT OF MANAGEMENT

Management of An Gia Real Estate Investment and Development Corporation ("the Company") presents this report and the separate financial statements of the Company for the year ended 31 December 2018.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments 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 separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2018 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company is the parent company of a subsidiary mentioned in Note 16.1 of the separate financial statements and it is in the process of preparation and presentation of the consolidated financial statements of the Company and its subsidiary ("the Group") for the year ended 31 December 2018 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

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

For and on behalf of management:



Nguyen Ba Sang
General Director

Ho Chi Minh City, Vietnam

15 March 2019

Reference: 61314331/20475163

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of An Gia Real Estate Investment and Development Corporation

We have audited the accompanying separate financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") as prepared on 15 March 2019 and set out on pages 5 to 40, which comprise the separate balance sheet as at 31 December 2018, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2018, and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

Emphasis of matter

We draw attention to Note 2.1 of the separate financial statements. The Company is in the process of preparation of the consolidated financial statements of the Company and its subsidiary ("the Group") for the year ended 31 December 2018 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements. Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

Our opinion is not modified in respect of this matter.

Ernst & Young Vietnam Limited



Le Quang Minh
Deputy General Director
Audit Practicing Registration Certificate
No. 0426-2018-004-1



Luong Kim Dien An
Auditor
Audit Practicing Registration Certificate
No. 2736-2019-004-1

Ho Chi Minh City, Vietnam

15 March 2019

SEPARATE BALANCE SHEET
as at 31 December 2018


VND


Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		1,191,671,299,740	471,858,955,450
110	I. Cash and cash equivalents	4	69,652,802,932	210,201,483,281
111	1. Cash		39,347,802,932	12,550,921,609
112	2. Cash equivalents		30,305,000,000	197,650,561,672
120	II. Short-term investments		220,920,616,345	-
121	1. Held-for-trading securities	5.1	40,000,000,000	-
123	2. Held-to-maturity investments	5.2	180,920,616,345	-
130	III. Current accounts receivable		794,268,736,928	241,818,744,229
131	1. Short-term trade receivables	6	26,099,290,713	35,212,059,573
132	2. Short-term advances to suppliers	7	28,677,278,490	17,097,050,764
135	3. Short-term loan receivables	8	569,742,000,000	167,184,100,000
136	4. Other short-term receivables	9	171,360,167,725	22,325,533,892
137	5. Provision for doubtful short-term receivables	9	(1,610,000,000)	-
140	IV. Inventory	10	80,098,871,171	18,215,809,666
141	1. Inventories		80,098,871,171	18,215,809,666
150	V. Other current assets		26,730,272,364	1,622,918,274
151	1. Short-term prepaid expenses	11	12,222,120,310	1,622,918,274
152	2. Value-added tax deductible		14,508,152,054	-
200	B. NON-CURRENT ASSETS		480,801,222,719	323,955,003,794
210	I. Long-term receivables		269,015,192,783	271,732,841,138
215	1. Long-term loan receivables	8	189,842,228,979	183,689,057,873
216	2. Other long-term receivables	9	79,172,963,804	88,043,783,265
220	II. Fixed assets		6,913,836,225	10,136,328,131
221	1. Tangible fixed assets	12	6,803,848,713	9,775,023,940
222	Cost		12,230,606,773	14,367,624,955
223	Accumulated depreciation		(5,426,758,060)	(4,592,601,015)
227	2. Intangible fixed assets	13	109,987,512	361,304,191
228	Cost		883,950,000	883,950,000
229	Accumulated amortisation		(773,962,488)	(522,645,809)
230	III. Investment properties	14	54,577,664,376	21,007,163,160
231	1. Cost		55,065,726,147	21,060,590,202
232	2. Accumulated depreciation		(488,061,771)	(53,427,042)
240	IV. Long-term asset in progress		5,800,192,246	5,680,192,246
242	1. Construction in progress	15	5,800,192,246	5,680,192,246
250	V. Long-term investments	16	130,747,750,000	14,370,236,770
251	1. Investments in subsidiaries		748,500,000	2,248,200,000
252	2. Investments in associates		750,750,000	12,122,036,770
253	3. Investments in another entity		129,248,500,000	-
260	VI. Other long-term asset		13,746,587,089	1,028,242,349
261	1. Long-term prepaid expenses	11	13,746,587,089	1,028,242,349
270	TOTAL ASSETS		1,672,472,522,459	795,813,959,244


SEPARATE BALANCE SHEET (continued)
as at 31 December 2018

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		896,069,831,095	607,698,884,567
310	I. Current liabilities		777,354,214,197	459,899,639,121
311	1. Short-term trade payables	17	261,783,291,916	138,556,853,325
312	2. Short-term advances from customers	18	133,551,668,672	3,011,004,812
313	3. Statutory obligations	19	6,559,397,484	5,765,413,117
314	4. Payables to employees		15,400,000	4,700,000
315	5. Short-term accrued expenses	20	67,653,952,316	85,547,957,109
318	6. Short-term unearned revenues		-	1,038,193,800
319	7. Other short-term payables	21	52,414,746,412	52,056,716,958
320	8. Short-term loans	22	255,375,757,397	173,918,800,000
330	II. Non-current liabilities		118,715,616,898	147,799,245,446
338	1. Long-term loans	22	107,143,400,000	144,700,200,000
342	2. Long-term provisions	23	11,572,216,898	3,099,045,446
400	D. OWNERS' EQUITY		776,402,691,364	188,115,074,677
410	I. Capital	24.1	776,402,691,364	188,115,074,677
411	1. Share capital		450,000,000,000	105,263,160,000
411a	- Shares with voting rights		450,000,000,000	105,263,160,000
412	2. Share premium		71,420,018,200	40,236,858,200
421	3. Undistributed earnings		254,982,673,164	42,615,056,477
421a	- Undistributed earnings by the end of prior year		15,069,293,596	33,449,426,812
421b	- Undistributed earnings of current year		239,913,379,568	9,165,629,665
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,672,472,522,459	795,813,959,244


 Nguyen Thi Thuy Trang
 Preparer


 Pham Thi Tra My
 Chief Accountant


 Nguyen Ba Sang
 General Director



15 March 2019

SEPARATE INCOME STATEMENT
for the year ended 31 December 2018

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	25.1	173,014,107,151	586,990,010,731
02	2. Deductions	25.1	(1,173,653,331)	-
10	3. Net revenue from sale of goods and rendering of services	25.1	171,840,453,820	586,990,010,731
11	4. Cost of goods sold and services rendered	26	(145,533,439,520)	(531,503,690,230)
20	5. Gross profit from sale of goods and rendering of services		26,307,014,300	55,486,320,501
21	6. Finance income	25.2	283,120,741,936	25,357,849,343
22	7. Finance expenses	27	(27,256,858,773)	(10,253,408,202)
23	In which: Interest expense		(20,446,021,581)	(10,198,623,467)
25	8. Selling expenses	28	(2,136,202,195)	(24,615,024,133)
26	9. General and administrative expenses	28	(62,208,586,065)	(29,074,345,577)
30	10. Operating profit		217,826,109,203	16,901,391,932
31	11. Other income	29	45,895,413,055	2,118,967,460
32	12. Other expenses	29	(1,830,596,341)	(6,650,160,634)
40	13. Other profit (loss)	29	44,064,816,714	(4,531,193,174)
50	14. Profit before tax		261,890,925,917	12,370,198,758
51	15. Current corporate income tax expense	30.1	(7,023,309,230)	(3,204,569,093)
60	16. Net profit after tax		254,867,616,687	9,165,629,665

Nguyen Thi Thuy Trang
Preparer

Pham Thi Tra My
Chief Accountant

Nguyen Ba Sang
General Director

15 March 2019

SEPARATE CASH FLOW
for the year ended 31 December 2018


VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		261,890,925,917	12,370,198,758
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	12, 13, 14	2,317,838,387	2,308,525,892
03	Provisions		10,083,171,452	2,644,499,991
04	Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currency		4,299,823,106	47,921,957
05	Profits from investing activities		(281,618,291,006)	(24,600,757,194)
06	Interest expenses	27	20,446,021,581	10,198,623,467
08	Operating profit before changes in working capital		17,419,489,437	2,969,012,871
09	(Increase) decrease in receivables		(13,973,923,378)	31,337,936,832
10	(Increase) decrease in inventories		(67,479,807,091)	321,994,321,949
11	Increase (decrease) in payables		211,332,965,325	(293,796,306,254)
12	(Increase) decrease in prepaid expenses		(23,317,546,776)	21,365,610,436
13	Increase in held-for-trading securities		(40,000,000,000)	-
14	Interest paid		(13,345,211,944)	(3,494,944,627)
15	Corporate income tax paid	19	(4,035,820,102)	(3,195,246,920)
20	Net cash flows from operating activities		66,600,145,471	77,180,384,287
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(120,000,000)	(5,247,721,274)
22	Proceeds from disposals of fixed assets		181,818,182	-
23	Loans to other entities and bank term deposits		(915,569,287,451)	(293,172,157,873)
24	Collections from borrowers and bank term deposits		196,689,100,000	77,740,000,000
25	Payments for investments in other entities		(193,480,300,000)	(12,149,700,000)
26	Proceeds from sale of investments in other entities		64,979,250,000	9,900,000,000
27	Interest and dividends received		269,610,259,158	12,519,536,377
30	Net cash flows used in investing activities		(577,709,160,111)	(210,410,042,770)

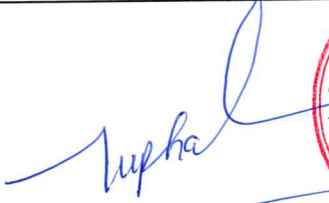
SEPARATE CASH FLOW (continued)
for the year ended 31 December 2018

VND


Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares	24.1	240,000,000,000	45,500,018,200
33	Drawdown of borrowings	22	667,526,957,397	212,624,558,596
34	Repayment of borrowings	22	(536,966,800,000)	(42,255,358,596)
40	Net cash flows from financing activities		370,560,157,397	215,869,218,200
50	Net (decrease) increase in cash and cash equivalents		(140,548,857,243)	82,639,559,717
60	Cash and cash equivalents at beginning of year		210,201,483,281	127,561,845,521
61	Impact of exchange rate fluctuation		176,894	78,043
70	Cash and cash equivalents at end of year	4	69,652,802,932	210,201,483,281



Nguyen Thi Thuy Trang
Preparer



Pham Thi Tra My
Chief Accountant



Nguyen Ba Sang
General Director



15 March 2019

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at 31 December 2018 and for the year then ended

1. CORPORATE INFORMATION

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 7 August 2007, as amended.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organisation of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's head office is located at No. 30 Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 31 December 2018 is 135 (31 December 2017: 125).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company is the parent company of subsidiary as presented in Note 16.1 and it is in the process of preparation and presentation of the consolidated financial statements of the Company and its subsidiary ("the Group") for the year ended 31 December 2018 to meet the prevailing regulatory reporting requirements.

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

2.2 Accounting standards and system

The separate financial statements of the Company expressed in Vietnam dong ("VND") are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash 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*

Inventory properties

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

Cost includes:

- Land use rights;
- Construction and development costs; and
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

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

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

Other inventories

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

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

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

Merchandise - cost of purchase on a specific identification basis

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Receivables

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

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

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

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

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

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

3.6 Depreciation and amortisation

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

Means of transportation	8 years
Office equipment	3 years
Computer software	3 years
Other intangible fixed assets	3 years

3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

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

Apartment for lease	40 years
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and recorded as expense during the year in which they are incurred.

3.9 *Prepaid expenses*

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

The following types of expenses are recorded as long-term prepaid expenses and are amortised from 1 to 3 years or recognised matching with revenue to the separate income statement.

- Tools and consumables with large value issued into production and can be used for more than one year; and
- Office rental

3.10 *Investments*

Investments in a subsidiary

Investment in a subsidiary over which the Company has control are carried at cost.

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

Investment in an associate

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

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

Held-for-trading securities and investments in other entities

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Investments (continued)

Provision for diminution in value of investments

Provision is made for any diminution in value of investments at the balance sheet date in accordance with the guidance under Circular No. 228/2009/TT-BTC dated 7 December 2009 and Circular No. 89/2013/TT-BTC dated 28 June 2013 issued by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

Held-to-maturity investments

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

3.11 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.12 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.

Provision for warranty obligation of apartments is estimated at from 1% to 2% on value of construction costs of projects based on different features of projects and the management's actual experience.

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

At end of year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet date 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 year and arising from the revaluation of monetary accounts denominated in foreign currency at year-end are taken to the separate income statement.

3.14 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Revenue recognition

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

Sale of completed property

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

Rendering of real estate brokerage and other services

Revenues are recognised upon completion of the services provided.

Interest income

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

Dividends

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

3.16 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income 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 year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.17 Related parties

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

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	433,248,614	346,663,805
Cash at banks	38,914,554,318	12,204,257,804
Cash equivalents (*)	30,305,000,000	197,650,561,672
TOTAL	69,652,802,932	210,201,483,281

(*) Cash equivalents represent short-term bank deposits with original maturities of less than three months and earn interest at the rates ranging from 4.3% to 5.5% p.a.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

4. **CASH AND CASH EQUIVALENTS** (continued)

Additional information regarding the separate cash flow statement:

		VND
	Current year	Previous year
Significant non-cash transactions that are excluded from the separate cash flow statement:		
Purchases of redeemable preference shares by transferring of loan receivables	129,248,500,000	-
Converts loan balance to equity	93,420,000,000	-

5. **SHORT-TERM INVESTMENTS**

5.1. **Held for trading securities**

	VND	
	Ending balance	Beginning balance
	Quantity	Value
Bond for trading		
- Sunshine Group Joint Stock Company (i)	300,000	30,000,000,000
- Yamagata One Member Company Limited (ii)	100,000	10,000,000,000
TOTAL	400,000	40,000,000,000

(i) Bond of Sunshine Group Joint Stock Company with maturity of three (3) years from 24 October 2018 to 24 October 2021 and earn interest at the rate of 6.4% p.a.

(ii) Bond of Yamagata One Member Company with maturity of three (3) years from 5 July 2018 to 5 July 2021 and earn interest at the rate of 5.7% p.a.

5.2. **Held to maturity investments**

Held-to-maturity investments represent short-term deposits at commercial banks with original maturity from six (6) to eight (8) months and earn interest at the rate from 5.1 to 5.7% p.a.

The bank deposits at Military Commercial Joint Stock Bank amounting to VND 20,000,000,000 were pledge as collateral for short term loans of the management of the Company, approved by the Decision of Board of Directors No. 15/2018/QD-HDQT-PL dated 25 December 2018.

6. **SHORT-TERM TRADE RECEIVABLES**

	VND	
	Ending balance	Beginning balance
Trade receivables from individual customers buying apartments	17,131,408,840	30,798,701,001
Trade receivables from related parties (Note 31)	8,967,881,873	4,413,358,572
TOTAL	26,099,290,713	35,212,059,573

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Tan Viet Phat Joint Stock Company	11,283,911,170	11,283,911,170
Redder Advertising Joint Stock Company	6,003,956,859	-
Tan Binh Investment and Construction Corporation	5,000,000,000	5,000,000,000
Redder Advertising Asia Joint Stock Company	4,955,254,878	-
Others	1,434,155,583	813,139,594
TOTAL	28,677,278,490	17,097,050,764

8. LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term	569,742,000,000	167,184,100,000
Loan to other parties	568,742,000,000	2,000,000,000
Loan to a related party (Note 31)	1,000,000,000	165,184,100,000
Long-term	189,842,228,979	183,689,057,873
Loan to related parties (Note 31)	189,842,228,979	183,689,057,873
TOTAL	759,584,228,979	350,873,157,873

Details of unsecured loan receivables are as follows:

Borrower	Ending balance	Repayment term of principal	Interest rate
	VND		% p.a.
Short-term	569,742,000,000		
Loans to other parties	568,742,000,000		
Gia Linh Real Estate Corporation	275,779,000,000	28 November 2019	6
Thien An Management and Development Company Limited	180,700,000,000	From 29 March 2019 to 27 December 2019	6
Dang Duong Real Estate Development Corporation	50,523,000,000	27 November 2019	6
AGI & GLC Consultant Joint Stock Company	19,270,000,000	19 December 2019	6
AGI & DDC Consultant Joint Stock Company	19,270,000,000	19 December 2019	6
AGI & HVC Consultant Joint Stock Company	18,770,000,000	19 December 2019	6
Danh Khoi Real Estate Services Corporation	2,000,000,000	20 November 2019	11
Danh Khoi Sai Gon Real Estate Investment Corporation	2,000,000,000	28 November 2019	11
Hung Vuong Real Estate Management and Development Corporation	430,000,000	24 November 2019	6
Loans to related parties	1,000,000,000		
Nam Hung Real Estate Corporation ("Nam Hung")	1,000,000,000	12 October 2019	11

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

8. **LOAN RECEIVABLES** (continued)

Details of unsecured loan receivables are as follows: (continued)

<i>Borrower</i>	<i>Ending balance</i>	<i>Repayment term of principal</i>	<i>Interest rate</i>
	<i>VND</i>		<i>% p.a.</i>
Long-term	189,842,228,979		
Loans to related parties	189,842,228,979		
AGI & HSR Consultant Joint Stock Company	174,250,000,000	16 June 2022	5
Mr Nguyen Ba Sang	11,559,728,979	1 January 2020	10
Nam Hung	3,896,000,000	1 January 2021	10
An Gia Thinh Vuong Real Estate Investment Corporation ("Thinh Vuong")	136,500,000	8 February 2020	6
TOTAL	759,584,228,979		

9. **OTHER RECEIVABLES**

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>VND</i>	
Short-term	171,360,167,725	22,325,533,892
Advance for investment (*)	130,000,000,000	-
Lending	22,058,708,410	2,921,827,447
Interest receivables	11,577,187,185	11,760,964,355
Advances to employees for business	3,769,870,155	1,982,163,871
Deposits	2,360,000,000	2,336,100,000
Payments on behalf	1,535,593,008	1,967,052,940
Others	58,808,967	1,357,425,279
Long-term	79,172,963,804	88,043,783,265
Lending	63,700,000,000	81,604,184,225
Interest receivables	13,349,279,084	-
Deposits	2,123,684,720	6,439,599,040
TOTAL	250,533,131,529	110,369,317,157
Provision for doubtful short-term receivables	(1,610,000,000)	-
NET	248,923,131,529	110,369,317,157

In which:

<i>Short-term receivables from related parties (Note 31)</i>	154,061,830,155	13,703,532,432
<i>Long-term receivables from related parties (Note 31)</i>	77,049,279,084	81,604,184,225
<i>Due from third parties</i>	19,422,022,290	15,061,600,500

- (*) Advance for investment represent the amount that the Company make deposit for AGI & ACT Consultant Joint Stock Company – a related party to purchase shares of Thinh Phat Management and Development Joint Stock Company in accordance with Memo of transferring of shares dated 29 October 2018.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

9. OTHER RECEIVABLES (continued)

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

		VND
	Current year	Previous year
Beginning balance	-	-
Add: Provision created during the year	1,610,000,000	-
Ending balance	<u>1,610,000,000</u>	<u>-</u>

10. INVENTORIES

		VND
	Ending balance	Beginning balance
Properties available for sale	78,845,302,997	-
<i>An Gia Skyline Project</i>	65,911,242,761	-
<i>An Gia Riverside Project</i>	12,934,060,236	-
Merchandise	1,253,568,174	-
Completed inventory properties	-	18,215,809,666
<i>An Gia Star project</i>	-	17,443,491,276
<i>An Gia Garden project</i>	-	772,318,390
TOTAL	<u>80,098,871,171</u>	<u>18,215,809,666</u>

11. PREPAID EXPENSES

		VND
	Ending balance	Beginning balance
Short-term	12,222,120,310	1,622,918,274
Rental fee of advertising panels	11,852,529,303	1,359,705,456
Others	369,591,007	263,212,818
Long-term	13,746,587,089	1,028,242,349
Office rental	12,987,678,105	-
Tools, supplies	292,577,915	829,131,239
Others	466,331,069	199,111,110
TOTAL	<u>25,968,707,399</u>	<u>2,651,160,623</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

12. TANGIBLE FIXED ASSETS

			VND
	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>
Cost			
Beginning balance	13,537,545,455	830,079,500	14,367,624,955
Disposal	(2,137,018,182)	-	(2,137,018,182)
Ending balance	<u>11,400,527,273</u>	<u>830,079,500</u>	<u>12,230,606,773</u>
<i>In which:</i>			
<i>Fully depreciated</i>	-	556,724,500	556,724,500
Accumulated depreciation			
Beginning balance	(3,932,755,397)	(659,845,618)	(4,592,601,015)
Depreciation for the year	(1,558,759,279)	(73,127,700)	(1,631,886,979)
Disposal	797,729,934	-	797,729,934
Ending balance	<u>(4,693,784,742)</u>	<u>(732,973,318)</u>	<u>(5,426,758,060)</u>
Net carrying amount			
Beginning balance	<u>9,604,790,058</u>	<u>170,233,882</u>	<u>9,775,023,940</u>
Ending balance	<u>6,706,742,531</u>	<u>97,106,182</u>	<u>6,803,848,713</u>
<i>In which:</i>			
<i>Pledged as loans security</i>			
<i>(Note 22.3)</i>	2,036,774,207	-	2,036,774,207

13. INTANGIBLE FIXED ASSETS

			VND
	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
Cost			
Beginning and ending balances	<u>713,450,000</u>	<u>170,500,000</u>	<u>883,950,000</u>
<i>In which:</i>			
<i>Fully amortised</i>	-	170,500,000	170,500,000
Accumulated amortisation			
Beginning balance	(370,729,152)	(151,916,657)	(522,645,809)
Amortisation for the year	<u>(232,733,336)</u>	<u>(18,583,343)</u>	<u>(251,316,679)</u>
Ending balance	<u>(603,462,488)</u>	<u>(170,500,000)</u>	<u>(773,962,488)</u>
Net carrying amount			
Beginning balance	<u>342,720,848</u>	<u>18,583,343</u>	<u>361,304,191</u>
Ending balance	<u>109,987,512</u>	<u>-</u>	<u>109,987,512</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

14. INVESTMENT PROPERTIES

VND

Apartments for leased

Cost

Beginning balance	21,060,590,202
New purchase during the year	28,408,390,359
Transfer from inventories	5,596,745,586
Ending balance	55,065,726,147

Accumulated depreciation

Beginning balance	(53,427,042)
Depreciation for the year	(434,634,729)
Ending balance	(488,061,771)

Net carrying amount

Beginning balance	21,007,163,160
Ending balance	54,577,664,376

Additional disclosures:

The rental income and operating expenses relating to investment properties were presented as follows:

VND

	<i>Current year</i>	<i>Previous year</i>
Rental income from investment properties	660,132,446	59,189,370
Direct operating expenses of investment properties that generated rental income during the year	434,634,729	53,427,042

The future annual rental receivable under the operating leases is disclosed in (Note 32).

The fair value of the investment property had not yet been formally assessed and determined as at 31 December 2018. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

15. CONSTRUCTION IN PROGRESS

Balance represented cost to upgrade the building located at No. 458 Nguyen Thi Minh Khai Street, Ward 2, District 3, Ho Chi Minh City, Vietnam.

16. LONG-TERM INVESTMENTS

VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 16.1)	748,500,000	2,248,200,000
Investments in an associate (Note 16.2)	750,750,000	12,122,036,770
Investments in other entity (*)	129,248,500,000	-
TOTAL	130,747,750,000	14,370,236,770

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**16. LONG-TERM INVESTMENTS (continued)**

(*) Investments in other entity represents the investments in 12,924,850 redeemable preference shares of AGI & ACT Consultant Joint Stock Company ("AGI & ACT").

AGI & ACT is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0314770698 issued by the DPI of Ho Chi Minh City on 4 December 2017, as amended with contributed charter capital of VND 130,748,500,000. The total number of shares is 13,074,850 shares, in which the number of ordinary shares and redeemable preference shares are 150,000 and 12,924,850 respectively, with par value of VND 10,000/share. The terms and conditions relevant to the redeemable preference shares are as follows:

- For any dividend period where AGI & ACT declares and pays dividends to its ordinary shareholders, the redeemable preference shareholders shall also be entitled to receive and AGI & ACT shall pay thereon dividends payable annually as calculated from time to time ("floating dividend"). The floating dividend payable on each redeemable preference share, if declared, shall be equal to the declared dividend applicable for the relevant dividend period for each ordinary share;
- In the case of liquidation or dissolution of AGI & ACT or any distribution of assets of AGI & ACT for the purpose of winding up its affairs, each redeemable preference shareholder shall be entitled to the highest priority to receive the sum of the par value for such redeemable preference share, together with all dividends declared and unpaid to the date of distribution, before any amounts shall be paid or any assets of AGI & ACT shall be distributed to the holders of any outstanding shares of AGI & ACT other than the redeemable preference shares, subject to any distributions which are ranked in the higher priority by law. The redeemable preference shareholders shall not be entitled to share in any further distribution of the property or assets of AGI & ACT;
- At any time, subject to compliance with the Laws and provided that all the bank loans of AGI & ACT has been repaid or prepaid in full, each redeemable preference shareholder will have the right at its option, to require AGI & ACT to redeem all or part of its redeemable preference shares on the put redeemable date at the redemption price.
- AGI & ACT upon giving notice as hereinafter provided, may redeem all, or from time to time any part, of the outstanding redeemable preference shares, at the option of AGI & ACT, without the consent of the redeemable preference shareholders, to be stipulated an amount in cash for each such redeemable preference share to be redeemed at the redemption price.
- So long as any of the redeemable preference shares are outstanding, AGI & ACT shall not at any time, without the approval of the redeemable preference shareholders holding at least 80% of the outstanding redeemable preference shares (i) declare, pay or set apart for the payment any dividend on its ordinary shares; (ii) redeem or purchase any ordinary shares; or (iii) redeem or purchase less than all of the redeemable preference shares at any time;
- The redeemable preference shareholders are not entitled to vote at the Annual General Meeting of AGI & ACT;
- A redeemable preference shareholder shall be entitled to transfer any or all its redeemable preference shares to any third party; and
- Redemption price means the aggregate par value of the redeemable preference shares subject to a redemption.

AGI & ACT's head office is located at No. 30 Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam. The registered principal activity of this Company is to consult management service.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in subsidiaries

Detail of investments in subsidiaries are as follows:

Name	Business activities	Status	Ending balance		Beginning balance	
			% Ownership (%)	Cost of Investment (VND)	% Ownership (%)	Cost of Investment (VND)
CRE & AGI Consultant Joint Stock Company ("CRE & AGI") (i)	Consult operation and finance management	Operating	49.90	748,500,000	49.90	748,500,000
AGI & ACT Consultant Joint Stock Company ("AGI & ACT") (ii)	Consult operation and finance management	Operating	-	-	99.90	1,499,700,000
Kien Van Consultant Joint Stock Company (iii)	Consult operation and finance management	Pre-operating	99.98	-	99.98	-
An Gia Group Real Estate Joint Stock Company (formerly Chan Phong Consultant Joint Stock Company) (iii)	Consult operation and finance management	Pre-operating	99.98	-	99.98	-
Gia An Consultant Joint Stock Company (iii)	Consult operation and finance management	Pre-operating	99.98	-	-	-
Hoang An Consultant Joint Stock Company (iii)	Consult operation and finance management	Pre-operating	99.98	-	-	-
TOTAL				748,500,000		2,248,200,000

(i) The Company has been authorised by Mr Nguyen Ba Sang in relation to authorisation for the Company 0.1% voting right in CRE & AGI's equity in accordance with the Power of Attorney dated 15 July 2015. As a result, in accordance with the Company charter of CRE & AGI, the Company holds 50% voting rights in CRE & AGI and became the parent company of CRE & AGI.

(ii) On 15 October 2018, the Company completely transferred all ordinary shares of AGI & ACT to an individual investor at total consideration of VND 1,499,700,000.

(iii) As at the balance sheet date, the Company has not contributed capital to these subsidiaries (Note 32).

An Gia Real Estate Investment and Development Corporation

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Investments in an associate

Detail of investments in an associate are as follows:

Name	Business activities	Status	Ending balance		Beginning balance	
			% Ownership	Cost of Investment (VND)	% Ownership	Cost of Investment (VND)
AGI & HSR Consultant Joint Stock Company ("AGI & HSR") (*)	Consult operation and finance management	Operating	50.1	750,750,000	50.1	750,000,000
Pakland Corporation ("Phuc An Khoi")	Real estate consult operation and management	Dissolution	-	-	35	11,372,036,770
TOTAL				750,750,000		12,122,036,770

(*) In accordance with the Company charter of AGI & HSR, Hoosiers - VN1 Limited ("Hoosiers") has majority voting rights in the Board of Directors of AGI & HSR. Accordingly, AGI & HSR is not subsidiary of the Company.

As at 31 December 2018, 22,500 shares, equivalent to 30% equity interest of AGI & HSR owned by the Company were pledged as collateral for the short-term and long-term loans with Hoosiers - VN1 Limited (Notes 22.1 and 22.2).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

17. SHORT-TERM TRADE PAYABLES

	VND	
	Ending balance	Beginning balance
Trade payables to related parties (Note 31)	148,034,940,634	22,298,377,683
Trade payables to suppliers	113,748,351,282	116,258,475,642
<i>Ricons Construction Investment</i>		
<i>Joint Stock Company</i>	111,549,537,641	111,549,537,641
<i>Others</i>	2,198,813,641	4,708,938,001
TOTAL	261,783,291,916	138,556,853,325

18. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	Ending balance	Beginning balance
Covestcons Company Limited (*)	130,000,000,000	-
Individual customers purchasing apartments	3,551,668,672	3,011,004,812
TOTAL	133,551,668,672	3,011,004,812

(*) This amount represents the advance for purchasing apartments of An Gia Skyline and An Gia Riverside in accordance to Contract of transfer agreement dated 29 September 2018.

19. STATUTORY OBLIGATION

	VND			
	Beginning balance	Increase in year	Decrease in year	Ending balance
Corporate income tax	3,204,569,093	7,023,309,230	(4,035,820,102)	6,192,058,221
Personal income tax	2,062,678,452	6,968,470,029	(8,663,809,218)	367,339,263
Value-added tax	183,308,798	-	(183,308,798)	-
Others	314,856,774	492,081,347	(806,938,121)	-
TOTAL	5,765,413,117	14,483,860,606	(13,689,876,239)	6,559,397,484

20. SHORT-TERM ACCRUED EXPENSES

	VND	
	Ending balance	Beginning balance
Land use rights expenses	32,200,746,522	28,276,397,448
Payables to brokers and consultants	14,199,831,441	29,774,202,922
Bonus to employees	8,000,000,000	4,844,486,000
Interest expenses	7,100,809,637	-
Late payment expenses	3,972,138,800	3,972,138,800
Payables to constructors	-	17,351,524,963
Others	2,180,425,916	1,329,206,976
TOTAL	67,653,952,316	85,547,957,109
<i>In which:</i>		
<i>Due to other parties</i>	53,535,433,711	70,009,629,690
<i>Due to related parties (Note 31)</i>	14,118,518,605	15,538,327,419

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

21. OTHER SHORT-TERM PAYABLES

	VND	
	Ending balance	Beginning balance
Advance received for selling trading bonds	35,000,000,000	-
Maintenance fees received	11,579,028,235	8,570,360,979
Deposits received in relation to rendering of commission service	4,061,774,451	26,492,779,983
Return due to termination of contracts	951,983,225	2,960,437,455
Borrowing	-	12,511,991,760
Others	821,960,501	1,521,146,781
TOTAL	52,414,746,412	52,056,716,958
<i>In which:</i>		
<i>Due to other parties</i>	46,037,737,157	12,697,959,347
<i>Due to related parties (Note 31)</i>	6,377,009,255	39,358,757,611

22. LOANS

	VND	
	Ending balance	Beginning balance
Short-term	255,375,757,397	173,918,800,000
Short-term loans from related parties (Note 22.1)	254,536,957,397	57,000,000,000
Current portion of loans from banks (Note 22.3)	838,800,000	958,800,000
Current portion of loan from a related party	-	90,960,000,000
Short-term loan from banks	-	15,000,000,000
Short-term loan from an individual	-	10,000,000,000
Long-term	107,143,400,000	144,700,200,000
Long-term loan from a related party (Note 22.2)	106,904,000,000	143,262,000,000
Long-term loans from banks (Note 22.3)	239,400,000	1,438,200,000
TOTAL	362,519,157,397	318,619,000,000

Movement of loans are as follows:

	VND	
	Current year	Previous year
Beginning balance	318,619,000,000	148,201,800,000
Drawdown of borrowings	667,526,957,397	212,624,558,596
Repayment of borrowings	(536,966,800,000)	(42,255,358,596)
Transfer to share capital	(93,420,000,000)	-
Foreign exchange differences	4,300,000,000	48,000,000
Loss on exchange rate due to convertible loan	2,460,000,000	-
Ending balance	362,519,157,397	318,619,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

22. LOANS (continued)

22.1 Short-term loans from related parties

Details of the short-term loans from related parties, are as follows:

Vendor	Ending balance		Principal repayment term	Interest %/p.a.
	VND	Original currency – US Dollar (“USD”)		
Hoosiers - VN1 Limited (i)				
Loan 1	185,920,000,000	8,000,000	2 June 2019	5
An Gia Phu Thinh Joint Stock Company (“Phu Thinh”)				
Unsecured loan 1	68,616,957,397	-	31 January 2019	6
TOTAL	254,536,957,397	8,000,000		

(i) This loan is pledged by 22,500 shares, is equivalent to 30% charter capital of AGI & HSR – Associate.

22.2 Long-term loans from a related party

Details of the long-term loans from a related party, are as follows:

Vendor	<u>Ending balance</u>		Principal	Interest
	VND	Original currency – US Dollar ("USD")	repayment term	%/p.a.
Hoosiers - VN1 Limited (i)				
Loan 1	106,904,000,000	4,600,000	5 June 2022	5

(i) This loan is pledged by 22,500 shares, is equivalent to 30% charter capital of AGI & HSR – Associate.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

22. LOANS (continued)

22.3 Long-term loans from banks

Details of long-term loans from banks to finance for purchasing means of transportation, are as follows:

<i>Bank</i>	<i>Ending balance</i>	<i>Principal repayment term</i>	<i>Interest rate</i>	<i>Description of collaterals</i>
	<i>VND</i>		<i>% p.a.</i>	
Vietnam Joint Stock Commercial Bank for Industry and Trade				
Loan 1	718,200,000	From 27 January 2019 to 27 June 2020	10.5	Means of transportation
United Overseas Bank				
Loan 1	360,000,000	From 25 January 2019 to 25 May 2020	10	Means of transportation
TOTAL	<u>1,078,200,000</u>			
<i>In which:</i>				
<i>Current portion of long-term loans</i>	<i>838,800,000</i>			
<i>Long-term loans</i>	<i>239,400,000</i>			

23. LONG-TERM PROVISIONS

The balance represents the provision for apartments warranty for items completed and handed over as at the balance sheet date ranging from 1% to 2% of construction cost, based on different features of projects and the management's actual experience.

An Gia Real Estate Investment and Development Corporation

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND Total
Previous year				
Beginning balance	100,000,000,000	-	33,449,426,812	133,449,426,812
Issuance of shares	5,263,160,000	40,236,858,200	-	45,500,018,200
Net profit for the year	-	-	9,165,629,665	9,165,629,665
Ending balance	105,263,160,000	40,236,858,200	42,615,056,477	188,115,074,677
Current year				
Beginning balance	105,263,160,000	40,236,858,200	42,615,056,477	188,115,074,677
Issuance of shares for the convertible loan (i)	26,315,790,000	67,104,210,000	-	93,420,000,000
Issuance of shares from share premium (ii)	35,921,050,000	(35,921,050,000)	-	-
Issuance of dividend shares (ii)	42,500,000,000	-	(42,500,000,000)	-
Issuance of shares (iii)	240,000,000,000	-	254,867,616,687	240,000,000,000
Net profit for the year	-	-	-	254,867,616,687
Ending balance	450,000,000,000	71,420,018,200	254,982,673,164	776,402,691,364

(i) On 6 September 2018, the Company issued additional 2,631,579 ordinary shares at the price of VND 35,500/share to Creed Investment VN-1 Limited ("Creed"). The transaction was approved under the Notice of transferring of loan to capital from Creed dated 9 August 2018 and Shareholders' Meeting minute No. 10/2018/BBH-AG-PL dated 27 August 2018.

On 11 September 2018, the DPI of Ho Chi Minh City issued the 6th Amended BRC approving the increase of share capital. Accordingly, the Company's share capital has been increased from VND 105,236,160,000 to VND 131,578,950,000 as at that date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

24. OWNERS' EQUITY (continued)

24.1 Increase and decrease in owners' equity (continued)

(ii) On 18 October 2018, the Company issued additional 3,592,105 ordinary shares from share premium and 4,250,000 ordinary shares at par value to pay dividend 2017 and advance dividend 2018 in accordance with the Shareholders' Meeting minute No. 13/2018/BBH-AG-PL dated 18 October 2018.

On 26 October 2018, the DPI of Ho Chi Minh City issued the 7th Amended BRC approving the increase of share capital. Accordingly, the Company's share capital has been increased from VND 131,578,950,000 to VND 210,000,000,000 as at that date.

(iii) On 20 December 2018, the Company issued additional 24,000,000 ordinary shares at par value to the Company's existing shareholders in accordance with the Shareholders' Meeting minute No. 14/2018/BBH-AG-PL dated 20 December 2018.

On 28 December 2018, the DPI of Ho Chi Minh City issued the 8th Amended BRC approving the increase of share capital. Accordingly, the Company's share capital has been increased from VND 210,000,000,000 to VND 450,000,000,000 as at that date.

24.2 Contributed charter capital

	Ending balance		Beginning balance	
	Number of shares	VND	Number of shares	VND
Mr Nguyen Ba Sang	25,992,000	259,920,000,000	7,600,000	76,000,000,000
Creed Investment VN-1 Limited	9,000,000	90,000,000,000	-	-
Mr Nguyen Trung Tin	3,420,000	34,200,000,000	1,000,000	10,000,000,000
Ms Nguyen Quynh Giang	3,420,000	34,200,000,000	1,000,000	10,000,000,000
Hoosier VN-1 Limited	1,800,000	18,000,000,000	526,316	5,263,160,000
Ms Ho Thi Nguyet Anh	684,000	6,840,000,000	200,000	2,000,000,000
Ms Nguyen Huong Giang	684,000	6,840,000,000	200,000	2,000,000,000
TOTAL	45,000,000	450,000,000,000	10,526,316	105,263,160,000
				100

Par value of share: 10,000 VND/share.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

24. OWNERS' EQUITY (continued)

24.3 Capital transactions with owners

	VND	
	Current year	Previous year
Contributed capital		
Beginning balance	105,263,160,000	100,000,000,000
Convertible loan	26,315,790,000	-
Dividends shares	42,500,000,000	-
Transfer from share premium	35,921,050,000	-
New issuance	240,000,000,000	5,263,160,000
Ending balance	450,000,000,000	105,263,160,000
Dividends declared during the year		
Dividends on ordinary shares		
Dividends declared on ordinary shares	42,500,000,000	-

24.4 Shares

	Quantity	
	Ending balance	Beginning balance
Authorised shares	450,000,000	105,263,160
Issued shares		
Issued and paid-up shares		
Ordinary shares	450,000,000	105,263,160
Shares in circulation		
Ordinary shares	450,000,000	105,263,160

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

25. REVENUES

25.1 Net revenue from sale of goods and rendering of services

	VND	
	Current year	Previous year
Gross revenue	173,014,107,151	586,990,010,731
<i>In which:</i>		
<i>Rendering of brokerage service</i>	108,329,091,331	112,807,178,508
<i>Revenue from sale of apartments</i>	34,390,938,142	431,657,498,420
<i>Rendering of consulting service</i>	22,533,619,127	35,006,563,652
<i>Sale of others</i>	7,760,458,551	7,518,770,151
Deduction	(1,173,653,331)	-
NET REVENUE	171,840,453,820	586,990,010,731
<i>In which:</i>		
<i>Sales to others</i>	39,871,733,312	439,176,268,571
<i>Sales to related parties (Note 31)</i>	131,968,720,508	147,813,742,160

25.2 Finance income

	VND	
	Current year	Previous year
Dividends (Note 31)	251,335,518,230	-
Interest income	31,440,242,842	25,357,849,343
Others	344,980,864	-
TOTAL	283,120,741,936	25,357,849,343

26. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Current year	Previous year
Cost of brokerage service rendered	82,203,463,763	102,488,242,649
Cost of apartments sold	37,274,094,388	386,735,278,091
Cost of consulting service rendered	21,833,101,449	33,787,718,716
Cost of others	4,222,779,920	8,492,450,774
TOTAL	145,533,439,520	531,503,690,230

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

27. FINANCE EXPENSES

	VND	
	Current year	Previous year
Interest expense	20,446,021,581	10,198,623,467
Foreign exchange difference losses	6,810,823,106	47,927,354
Others	14,086	6,857,381
TOTAL	27,256,858,773	10,253,408,202

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current year	Previous year
Selling expenses	2,136,202,195	24,615,024,133
Marketing and sample house expenses	2,136,202,195	24,615,024,133
General and administrative expenses	62,208,586,065	29,074,345,577
Labor cost	32,018,291,420	16,949,464,451
External services expenses	25,011,837,733	9,294,798,820
Depreciation and amortisation expenses	1,883,203,658	956,494,894
Provision for doubtful receivables	1,610,000,000	-
Tools and supplies	764,600,371	540,734,082
Others	920,652,883	1,332,853,330
TOTAL	64,344,788,260	53,689,369,710

29. OTHER INCOME AND EXPENSES

	VND	
	Current year	Previous year
Other income	45,895,413,055	2,118,967,460
Penalty from disposal contract (*)	45,890,000,000	1,844,005,782
Others	5,413,055	274,961,678
Other expenses	1,830,596,341	6,650,160,634
Loss from disposal of fixed assets	1,157,470,066	-
Penalty paid	323,484,882	3,972,138,800
Written-off receivables	-	1,976,310,249
Others	349,641,393	701,711,585
NET OTHER PROFIT (LOSS)	44,064,816,714	(4,531,193,174)

(*) This amount mainly represents income of penalty charged to Taekwang Vina Industrial Joint Stock Company amounting to VND 45,690,000,000 due to the cancelation contract and their obligation was not met as commitment. As at the balance sheet date, the Company fully collected this amount.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

30. CORPORATE INCOME TAX

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

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

30.1 CIT expenses

	VND	
	Current year	Previous year
Current tax expense	6,192,058,221	3,032,667,909
Adjustment for under accrual of tax from prior years	831,251,009	171,901,184
TOTAL	7,023,309,230	3,204,569,093

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

	VND	
	Current year	Previous year
Accounting profit before tax	261,890,925,917	12,370,198,758
At CIT rate applicable to the Company	52,378,185,183	2,474,039,752
<i>Adjustments:</i>		
Non-deductible expenses	4,080,976,684	558,628,157
Adjustments for under accrual from prior years	831,251,009	171,901,184
Dividends received	(50,267,103,646)	-
CIT expense	7,023,309,230	3,204,569,093

30.2 Current tax

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

31. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the year were as follows:

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
An Gia Phu Thuan Real Estate Investment Company Limited ("Phu Thuan")	Subsidiary	Loan repayment	333,790,000,000	-
		Loan	321,790,000,000	18,100,000,000
		Purchase of investment properties	116,039,498,701	18,228,922,573
		Interest expenses	3,951,568,292	204,616,666
		Revenue from brokerage service	1,239,660,639	5,457,825,876
		Rental income	87,272,728	-
		Interest income	267,124	8,523,246,953
CRE & AGI	Subsidiary	Dividends received	251,335,518,230	-
		Lending received	61,205,000,000	-
		Loan	20,000,000,000	-
		Loan repayment	20,000,000,000	-
		Interest expenses	328,767	-
		Interest income	2,139,647,575	3,343,320,524
Hoosiers	Shareholder	Loan	183,920,000,000	104,604,000,000
		Interest expenses	9,975,148,912	3,034,074,276
		Capital contribution	9,600,000,000	45,500,018,200
AGI & ACT	Related party	Deposit	130,000,000,000	-
		Transfer loan to redeemable preference shares	129,248,500,000	-
		Lending	65,932,500,000	102,979,100,000
		Lending received	39,663,100,000	-
		Capital contribution	-	1,499,700,000
Phu Thinh	Associate	Loan	130,216,957,397	-
		Revenue from brokerage and consulting services	129,623,049,773	146,284,450,071
		Interest expenses	2,499,882,514	-
		Deposits received	-	65,000,000,000
		Lending	-	7,400,000,000
Creed	Major shareholder	Convert loan to capital contribution	93,420,000,000	-
		Capital contribution	48,000,000,000	-
		Loan repayment	38,709,000,000	-
		Interest expenses	3,744,473,222	6,470,957,488
Nam Hung	Related party	Brokerage fee	41,800,243,869	1,000,000,000
		Lending	1,000,000,000	1,000,000,000
		Lending received	1,000,000,000	-
		Interest income	392,158,904	-
AGI & HSR	Associate	Interest income	9,038,090,536	4,291,188,548
		Lending	-	174,250,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Mr Nguyen Ba Sang	Chairman of Board of Directors ("BOD")	Capital contribution	138,624,000,000	-
		Lending	26,305,641,058	3,715,454,148
		Lending	6,016,671,106	5,543,057,873
		Interest income	921,040,845	-
Mr Nguyen Trung Tin	Member of BOD	Lending	36,695,080,000	7,909,975,000
		Capital contribution	18,240,000,000	-
Ms Nguyen Quynh Giang	Member of BOD	Capital contribution	18,240,000,000	-
		Revenue from sales of apartment	1,013,206,168	-
		Lending	1,000,000,000	1,000,000,000
		Lending received	690,422,000	-
		Consulting service	-	6,931,064,267
Ms Ho Thi Nguyet Anh	Shareholder	Capital contribution	3,648,000,000	-
Phu Hung Investment and Development Corporation ("Phu Hung")	Subsidiary	Sales return	-	6,898,736,597
		Brokerage fee	-	2,970,202,810
		Purchase of fixed assets	-	2,818,181,818

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

			VND	
Related parties	Relationship	Transactions	Ending balance	Beginning balance
Short-term trade receivables				
Phu Thinh	Associate	Rendering of services	8,967,881,873	3,719,487,402
Phu Thuan	Subsidiary	Rendering of services	-	693,871,170
			8,967,881,873	4,413,358,572
Short-term loan receivables				
Nam Hung	Related party	Lending	1,000,000,000	1,000,000,000
AGI & ACT	Related party	Lending	-	102,979,100,000
CRE & AGI	Subsidiary	Lending	-	61,205,000,000
			1,000,000,000	165,184,100,000
Long-term loan receivables				
AGI & HSR	Associate	Lending	174,250,000,000	174,250,000,000
Mr Nguyen Ba Sang	Chairman	Lending	11,559,728,979	5,543,057,873
Nam Hung	Related party	Lending	3,896,000,000	3,896,000,000
Thinh Vuong	Related party	Lending	136,500,000	-
			189,842,228,979	183,689,057,873

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Other short-term receivables</i>				
AGI & ACT	Related party	Deposits	130,000,000,000	-
		Lending	10,000,000	10,000,000
Mr Nguyen Ba Sang	Chairman	Lending	16,954,969,283	-
Mr Nguyen Trung Tin	Member of BOD	Advance	73,800,870	1,520,615,171
Ms Nguyen Huong Giang	Member of BOD	Lending	2,000,000,000	-
Ms Nguyen Mai Giang	Related party	Advance	151,500,002	-
Ms Nguyen Quynh Giang	Member of BOD	Lending	2,000,000,000	-
Nam Hung CRE & AGI	Related party	Lending	1,092,360,000	1,092,360,000
		Lending	1,000,000,000	-
AGI & HSR Phu Hung	Associate	Interest income	779,200,000	389,600,000
	Subsidiary	Interest income	-	5,981,390,713
		Lending	-	400,000,000
		Interest income	-	4,291,188,548
		Payment on behalf	-	18,378,000
			154,061,830,155	13,703,532,432
<i>Other long-term receivables</i>				
Mr Nguyen Ba Sang	Chairman	Lending	60,000,000,000	71,000,000,000
AGI & HSR	Associate	Interest income	13,349,279,084	-
Ms Ho Thi Nguyet Anh	Member of BOD	Lending	2,000,000,000	2,000,000,000
Ms Nguyen Huong Giang	Member of BOD	Lending	1,700,000,000	2,700,000,000
Mr Nguyen Trung Tin	Member of BOD	Lending	-	5,904,184,225
			77,049,279,084	81,604,184,225
<i>Short-term trade payables</i>				
Phu Thuan	Subsidiary	Purchase of apartments	146,880,917,563	19,931,476,675
Nam Hung	Related party	Brokerage service	1,154,023,071	2,366,901,008
			148,034,940,634	22,298,377,683
<i>Short-term accrued expenses</i>				
Nam Hung	Related party	Brokerage service	7,017,708,968	8,607,263,152
Hoosiers	Shareholder	Interest expenses	4,660,734,247	-
Phu Thinh	Associate	Interest expenses	2,440,075,390	-
Ms Nguyen Quynh Giang	Member of BOD	Consulting service	-	6,931,064,267
			14,118,518,605	15,538,327,419

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Other short-term payables</i>				
Phu Thinh	Associate	Deposits received	3,414,347,911	26,492,779,983
		Receipt on behalf	-	353,985,868
Phu Thuan	Subsidiary	Receipt on behalf	2,962,661,344	-
Phuc An Khoi	Associate	Borrowing	-	11,283,911,170
Ms Nguyen Mai Giang	Related party	Borrowing	-	1,228,080,590
			<u>6,377,009,255</u>	<u>39,358,757,611</u>
<i>Short-term loans</i>				
Hoosiers	Shareholder	Loans	185,920,000,000	-
Phu Thinh	Associate	Loans	68,616,957,397	45,000,000,000
Creed	Major shareholder	Current portion	-	90,960,000,000
Phu Thuan	Subsidiary	Loans	-	12,000,000,000
			<u>254,536,957,397</u>	<u>147,960,000,000</u>
<i>Long-term loans</i>				
Hoosiers	Shareholder	Loans	106,904,000,000	104,604,000,000
Creed	Major shareholder	Loans	-	38,658,000,000
			<u>106,904,000,000</u>	<u>143,262,000,000</u>

Transactions with other related parties

Remuneration to members of the Board of Directors and Management:

		VND	
		<i>Current year</i>	<i>Previous year</i>
Salaries and bonus		<u>11,986,628,830</u>	<u>14,961,699,819</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

32. COMMITMENTS

Operating lease commitment (lessee)

The Company leases office under operating lease arrangements. The minimum lease commitment as at the balance sheet date under the operating lease agreements are as follows:

	VND	
	Ending balance	Beginning balance
Less than 1 year	-	8,153,632,632
From 1 - 5 years	-	35,363,589,408
More than 5 years	-	282,621,739,026
TOTAL	-	326,138,961,066

Operating lease commitment (lessor)

The Company lets out apartments under operating lease arrangement. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements are as follows:


	VND	
	Ending balance	Beginning balance
Less than 1 year	1,749,440,779	260,433,000
From 1 - 5 years	10,317,038,969	878,961,375
More than 5 years	11,066,884,612	-
TOTAL	23,133,364,360	1,139,394,375

Capital commitments

As at 31 December 2018, the Company had a commitment of VND 5,998,800,000 principally relating to capital contribution of subsidiaries.

33. EVENT AFTER THE BALANCE SHEET DATE


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



Nguyen Thi Thuy Trang
Preparer



Pham Thi Tra My
Chief Accountant



Nguyen Ba Sang
General Director



15 March 2019