



**Sai Gon Thuong Tin Real Estate  
Joint Stock Company and its subsidiaries**

**Consolidated Interim Financial  
Statements for the six-month period  
ended 30 June 2018**



**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries  
Corporate Information**

**Business/Enterprise  
Registration Certificate No.**

4103002210

29 March 2004

The Company's Business Registration Certificate has been amended several times, the most recent of which is by Enterprise Registration Certificate No. 0303315400 dated 3 August 2018. The Business Registration Certificate and its amendments were issued by the Department of Planning and Investment of Ho Chi Minh City.

**Board of Management**

Pham Dien Trung	Chairman
Huynh Bich Ngoc	Vice Chairwoman
Bui Tien Thang	Member
Vo Thi Kim Tuyen	Member
Ta Chi Cuong	Member (from 7 May 2018)
Lam Minh Chau	Member (from 7 May 2018)
Tran Yen Duyen	Member (from 7 May 2018)
Nguyen The Vinh	Member (until 7 May 2018)
Do Huy Hiep	Member (until 7 May 2018)

**Board of Directors**

Bui Tien Thang	General Director
Nguyen Thi Mai Thao	Deputy General Director
Ho Huu Nhan	Deputy General Director
Nguyen Duc Trong	Deputy General Director

**Registered Office**

253 Hoang Van Thu Street  
Ward 2, Tan Binh District  
Ho Chi Minh City  
Vietnam

**Auditor**

KPMG Limited  
Vietnam





KPMG Limited Branch  
10<sup>th</sup> Floor, Sun Wah Tower  
115 Nguyen Hue Street, Ben Nghe Ward  
District 1, Ho Chi Minh City, Vietnam  
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## **INTERIM FINANCIAL STATEMENTS REVIEW REPORT**

### **To the Shareholders**

### **Sai Gon Thuong Tin Real Estate Joint Stock Company**

We have reviewed the accompanying consolidated interim financial statements of Sai Gon Thuong Tin Real Estate Joint Stock Company ("the Company") and its subsidiaries (together referred to as "the Group"), which comprise the consolidated balance sheet as at 30 June 2018, the related consolidated statements of income and cash flows for the six-month period then ended and the explanatory notes thereto which were authorised for issue by the Company's Board of Management and Board of Directors on 30 August 2018, as set out on pages 5 to 72.

### **Management's Responsibility**

The Company's Board of Management and Board of Directors are responsible for the preparation and fair presentation of these consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the Board of Management and Board of Directors determine necessary to enable the preparation of consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – *Review of interim financial information performed by the independent auditor of the entity*.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



## Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries as at 30 June 2018 and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

## Emphasis of Matter

We draw attention to Note 7 to the consolidated interim financial statements which describes that identifiable assets, liabilities and contingent liabilities at acquisition date of Hung Anh Nam Real Estate Investment Development Co., Ltd. (formerly known as "Hung Anh Nam Real Estate Investment Development Joint Stock Company"), which was acquired by the Group in a business combination, presented in these consolidated interim financial statements can be determined only provisionally. In accordance with Vietnamese Accounting Standard No. 11 – *Business combination*, the Group accounted for the business combination using those provisional amounts. Upon determination of the purchase price allocation, the Group will recognise all adjustments retrospectively to those provisional amounts within twelve months of the acquisition date by restating the comparative information. Our conclusion is not qualified in respect of this matter.

## KPMG Limited's Branch in Ho Chi Minh City

Vietnam  
Review Report No.: 18-01-510(C)  
CHI NHÁNH  
CÔNG TY TNHH  
KPMG  
THÀNH PHỐ HỒ CHÍ MINH  
Phor  
Practicing Auditor Registration  
Certificate No. 2252-2018-007-1  
Deputy General Director

Trương Vinh Phúc  
Practicing Auditor Registration  
Certificate No. 1901-2018-007-1

Ho Chi Minh City, 30 August 2018

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated balance sheet as at 30 June 2018**

**Form B 01a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/6/2018 VND	1/1/2018 VND
<b>ASSETS</b>				
<b>Current assets</b>				
<b>(100 = 110 + 120 + 130 + 140 + 150)</b>	<b>100</b>		<b>8,374,465,729,130</b>	<b>7,847,939,154,190</b>
<b>Cash and cash equivalents</b>	<b>110</b>	<b>9</b>	<b>464,818,271,224</b>	<b>104,436,830,282</b>
Cash	111		208,254,361,629	56,459,881,039
Cash equivalents	112		256,563,909,595	47,976,949,243
<b>Short-term financial investments</b>	<b>120</b>	<b>10(a)</b>	<b>154,326,078,175</b>	<b>157,484,229,897</b>
Held-to-maturity investments	123		154,326,078,175	157,484,229,897
<b>Accounts receivable – short-term</b>	<b>130</b>		<b>3,226,188,241,026</b>	<b>3,502,810,424,659</b>
Accounts receivable from customers	131	11	810,767,473,139	1,365,169,953,467
Prepayments to suppliers – short-term	132		546,841,246,848	901,169,369,554
Loans receivable – short-term	135	12(a)	1,683,588,194,445	991,339,204,282
Other short-term receivables	136	13(a)	271,300,142,112	331,440,712,874
Allowance for doubtful debts	137	14	(86,308,815,518)	(86,308,815,518)
<b>Inventories</b>	<b>140</b>	<b>15</b>	<b>4,494,744,313,497</b>	<b>4,035,959,237,571</b>
Inventories	141		4,494,744,313,497	4,035,959,237,571
<b>Other current assets</b>	<b>150</b>		<b>34,388,825,208</b>	<b>47,248,431,781</b>
Short-term prepaid expenses	151	21(a)	1,322,410,797	11,801,363,696
Deductible value added tax	152		10,388,313,343	7,140,424,351
Taxes receivable from State Treasury	153	24(b)	22,678,101,068	28,306,643,734
<b>Long-term assets</b>				
<b>(200 = 210 + 220 + 230 + 240 + 250 + 260)</b>	<b>200</b>		<b>1,809,394,282,784</b>	<b>1,706,122,304,535</b>
<b>Accounts receivable – long-term</b>	<b>210</b>		<b>393,528,051,053</b>	<b>356,969,043,327</b>
Prepayments to suppliers – long-term	212		5,931,758,400	6,000,000,000
Loans receivable – long-term	215	12(b)	165,916,666,665	118,000,000,000
Other long-term receivables	216	13(b)	221,679,625,988	232,969,043,327
<b>Fixed assets</b>	<b>220</b>		<b>219,946,301,378</b>	<b>132,829,102,567</b>
<b>Tangible fixed assets</b>	<b>221</b>	<b>16</b>	<b>12,822,973,623</b>	<b>13,814,468,821</b>
Cost	222		23,466,144,905	24,154,757,735
Accumulated depreciation	223		(10,643,171,282)	(10,340,288,914)
<b>Finance lease tangible fixed assets</b>	<b>224</b>	<b>17</b>	<b>617,177,659</b>	<b>697,679,089</b>
Cost	225		1,288,022,909	1,288,022,909
Accumulated depreciation	226		(670,845,250)	(590,343,820)
<b>Intangible fixed assets</b>	<b>227</b>	<b>18</b>	<b>206,506,150,096</b>	<b>118,316,954,657</b>
Cost	228		217,201,670,061	126,861,170,061
Accumulated amortisation	229		(10,695,519,965)	(8,544,215,404)

*The accompanying notes are an integral part of these consolidated interim financial statements*

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated balance sheet as at 30 June 2018 (continued)**

**Form B 01a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC*  
*dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/6/2018 VND	1/1/2018 VND
<b>Investment property</b>	<b>230</b>	<b>19</b>	<b>141,092,922,356</b>	<b>134,755,884,508</b>
<i>Cost</i>	231		146,376,583,883	138,861,831,586
<i>Accumulated depreciation</i>	232		(5,283,661,527)	(4,105,947,078)
<b>Construction in progress</b>	<b>240</b>		<b>17,061,758,272</b>	<b>15,004,119,936</b>
Construction in progress	242	20	17,061,758,272	15,004,119,936
<b>Long-term financial investments</b>	<b>250</b>	<b>10(b)</b>	<b>890,178,246,183</b>	<b>888,055,588,797</b>
Investments in associates	252		647,703,246,183	647,180,588,797
Equity investments in other entities	253		242,475,000,000	240,875,000,000
<b>Other long-term assets</b>	<b>260</b>		<b>147,587,003,542</b>	<b>178,508,565,400</b>
Long-term prepaid expenses	261	21(b)	18,853,895,743	17,206,976,971
Deferred tax assets	262	29	-	31,746,577,730
Other long-term assets	268		81,688,799,653	128,113,762,092
Goodwill	269	22	47,044,308,146	1,441,248,607
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>10,183,860,011,914</b>	<b>9,554,061,458,725</b>


*The accompanying notes are an integral part of these consolidated interim financial statements*


**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated balance sheet as at 30 June 2018 (continued)**


**Form B 01a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/6/2018 VND	1/1/2018 VND
<b>RESOURCES</b>				
<b>LIABILITIES (300 = 310 + 330)</b>	<b>300</b>		<b>5,772,183,136,418</b>	<b>6,070,388,136,375</b>
<b>Current liabilities</b>	<b>310</b>		<b>4,818,075,228,530</b>	<b>5,457,126,488,057</b>
Accounts payable to suppliers	311	23	492,691,247,084	527,675,883,756
Advances from customers	312		2,070,683,558,985	2,802,737,146,204
Taxes payable to State Treasury	313	24(a)	14,036,800,947	29,579,036,384
Payables to employees	314		6,915,881,284	4,976,863,385
Accrued expenses	315	25(a)	522,172,091,324	501,210,031,072
Unearned revenue – short-term	318		58,439,095,225	80,693,174,964
Other payables – short-term	319	26	308,536,546,444	119,588,733,927
Short-term borrowings, bonds and finance lease liabilities	320	27(a)	1,331,406,464,166	1,386,056,867,185
Bonus and welfare fund	322	28	13,193,543,071	4,608,751,180
<b>Long-term liabilities</b>	<b>330</b>		<b>954,107,907,888</b>	<b>613,261,648,318</b>
Long-term accrued expenses	333	25(b)	70,974,608,743	-
Unearned revenue – long-term	336		44,946,720,000	51,367,680,000
Other payables – long-term	337		26,467,782,635	26,853,966,396
Long-term borrowings, bonds and finance lease liabilities	338	27(b)	786,334,626,922	535,040,001,922
Deferred tax liabilities	341	29	25,384,169,588	-
<b>EQUITY (400 = 410)</b>	<b>400</b>		<b>4,411,676,875,496</b>	<b>3,483,673,322,350</b>
<b>Owners' equity</b>	<b>410</b>	<b>30</b>	<b>4,411,676,875,496</b>	<b>3,483,673,322,350</b>
Share capital	411	31	3,170,337,940,000	2,438,724,240,000
Share premium	412		333,266,184,101	333,441,184,101
Treasury shares	415	31	(11,890,000)	(11,890,000)
Investment and development fund	418	32	130,100,031,184	110,076,634,441
Other equity funds	420	32	24,890,292,522	24,890,292,522
Retained profits	421		519,563,341,386	380,411,551,264
- Retained profits brought forward	421a		340,276,597,498	151,719,396,919
- Retained profit for the current period/year	421b		179,286,743,888	228,692,154,345
Non-controlling interest	429		233,530,976,303	196,141,310,022
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>10,183,860,011,914</b>	<b>9,554,061,458,725</b>

30 Aug 2018

Prepared by:   
 Vo Khanh Kien  
 Chief Accountant

Approved by:   
 Tien Thang  
 General Director

 CÔNG TY CỔ PHẦN ĐỊA ỐC SÀI GÒN THƯƠNG TÍN  
 01 AN BINH-T. PHỐ QUANG MINH

The accompanying notes are an integral part of these consolidated interim financial statements



**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated statement of income for the six-month period ended 30 June 2018**

**Form B 02a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	Six-month period ended	
			30/6/2018 VND	30/6/2017 VND
<b>Revenue from sales of goods and provision of services</b>	<b>01</b>	<b>34</b>	<b>1,841,018,198,223</b>	<b>559,093,531,918</b>
<b>Revenue deductions</b>	<b>02</b>	<b>34</b>	-	<b>9,108,087,229</b>
<b>Net revenue (10 = 01 - 02)</b>	<b>10</b>	<b>34</b>	<b>1,841,018,198,223</b>	<b>549,985,444,689</b>
<b>Cost of sales</b>	<b>11</b>	<b>35</b>	<b>1,403,048,161,317</b>	<b>372,698,871,861</b>
<b>Gross profit (20 = 10 - 11)</b>	<b>20</b>		<b>437,970,036,906</b>	<b>177,286,572,828</b>
Financial income	21	36	59,804,477,596	83,012,012,217
Financial expenses	22	37	87,683,712,872	113,600,981,270
<i>In which: Interest expense</i>	23		<i>75,516,359,354</i>	<i>51,250,318,528</i>
Share of profit in associates	24	10(b)	522,657,386	1,058,531,134
Selling expenses	25	38	105,662,138,230	22,588,287,896
General and administration expenses	26	39	83,210,393,753	51,887,368,768
<b>Net operating profit</b> <b>{30 = 20 + (21 - 22) + 24 - (25 + 26)}</b>	<b>30</b>		<b>221,740,927,033</b>	<b>73,280,478,245</b>
Other income	31	40	7,021,124,578	5,719,689,559
Other expenses	32	41	13,022,711,201	4,361,168,615
<b>Results of other activities</b> <b>(40 = 31 - 32)</b>	<b>40</b>		<b>(6,001,586,623)</b>	<b>1,358,520,944</b>
<b>Accounting profit before tax</b> <b>(50 = 30 + 40)</b>	<b>50</b>		<b>215,739,340,410</b>	<b>74,638,999,189</b>
<b>Income tax expense – current</b>	<b>51</b>	<b>42</b>	<b>25,679,213,227</b>	<b>24,776,373,234</b>
<b>Income tax expense/(benefit) – deferred</b>	<b>52</b>	<b>42</b>	<b>11,629,094,408</b>	<b>(6,722,040,808)</b>
<b>Net profit after tax (60 = 50 - 51 - 52)</b> <b>(carried forward to the next page)</b>	<b>60</b>		<b>178,431,032,775</b>	<b>56,584,666,763</b>

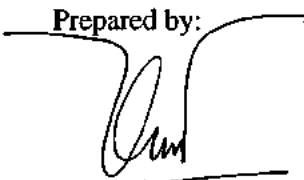
*The accompanying notes are an integral part of these consolidated interim financial statements*

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated statement of income for the six-month period ended 30 June 2018**  
(continued)

**Form B 02a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	Six-month period ended	
			30/6/2018 VND	30/6/2017 VND
<b>Net profit after tax (60 = 50 - 51 - 52)</b> <b>(brought forward from the previous page)</b>	<b>60</b>		<b>178,431,032,775</b>	<b>56,584,666,763</b>
<b>Attributable to:</b>				
Equity holders of the Company	61		179,286,743,888	67,644,432,352
Non-controlling interest	62		(855,711,113)	(11,059,765,589)
<b>Earnings per share</b>				
Basic earnings per share	70	43	700	253

30 August 2018

Prepared by:  
  
Vo Khanh Kien  
Chief Accountant

Approved by:  
  
  
Bui Xien Thang  
General Director

*The accompanying notes are an integral part of these consolidated interim financial statements*

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated statement of cash flows for the six-month period ended 30 June 2018**  
**(Indirect method)**

**Form B 03a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC*  
*dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	Six-month period ended	
			30/6/2018 VND	30/6/2017 VND
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
<b>Accounting profit before tax</b>	<b>01</b>		<b>215,739,340,410</b>	<b>74,638,999,189</b>
<b>Adjustments for</b>				
Depreciation and amortisation	02		5,198,520,154	4,699,008,394
Gains on disposals of fixed assets and investment properties	05		(503,636,364)	-
Gains on disposals of associates	05		-	(19,946,000,000)
Losses on disposals of investments in other entities	05		-	55,800,000,000
Share of profits in associates	05		(522,657,386)	(1,058,531,134)
Interest income	05		(57,342,077,596)	(62,934,706,717)
Dividends	05		(2,462,400,000)	(131,305,500)
Interest expense	06		75,516,359,354	51,250,318,528
<b>Operating profit before changes in working capital</b>	<b>08</b>		<b>235,623,448,572</b>	<b>102,317,782,760</b>
Change in receivables	09		609,626,919,710	(548,393,895,189)
Change in inventories	10		149,288,691,185	(165,769,954,807)
Change in payables and other liabilities	11		(521,602,233,870)	505,556,152,057
Change in prepaid expenses	12		8,832,034,127	(1,116,132,381)
			<b>481,768,859,724</b>	<b>(107,406,047,560)</b>
Interest paid	14		(84,778,649,536)	(71,013,946,068)
Income tax paid	15		(38,249,035,676)	(47,569,161,229)
Other payments for operating activities	17		(10,626,472,801)	(9,189,977,286)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>348,114,701,711</b>	<b>(235,179,132,143)</b>

*The accompanying notes are an integral part of these consolidated interim financial statements*

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated statement of cash flows for the six-month period ended 30 June 2018**  
**(Indirect method – continued)**

**Form B 03a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC*  
*dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	Six-month period ended	
			30/6/2018 VND	30/6/2017 VND
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for additions to fixed assets and other long-term assets	21		(50,762,940,336)	(9,319,112,144)
Proceeds from disposals of fixed assets and investment properties	22		322,790,398,475	-
Payments for term deposits at banks	23		(24,037,925,027)	(56,422,612,042)
Collections on term deposits at banks	24		29,000,000,000	35,017,208,960
Payments for granting loans	23		(2,413,988,425,835)	(1,502,249,469,077)
Receipts from collecting loans	24		1,609,717,843,172	1,329,968,700,000
Payment for acquisition of subsidiary, netted of cash acquired (Note 7)	25		(536,937,214,229)	-
Payment for additional acquisition of equity interest of subsidiary (Note 8)	25		(144,420,000)	(63,247,856,588)
Payments for investments in other entities	25		(1,600,000,000)	(8,800,000,000)
Deposits and prepayments for investments in other entities	25		(96,000,000,000)	(488,186,700,000)
Collections from investments in other entities	26		96,802,397,000	173,347,202,996
Receipts of interests and dividends	27		110,874,365,705	6,597,169,384
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(954,285,921,075)</b>	<b>(583,295,468,511)</b>

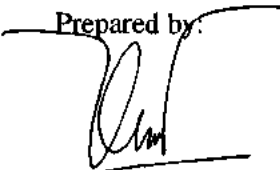
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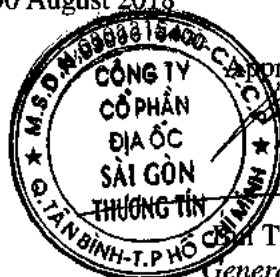
**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Consolidated statement of cash flows for the six-month period ended 30 June 2018**  
**(Indirect method – continued)**

**Form B 03a – DN/HN**  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	Six-month period ended	
			30/6/2018 VND	30/6/2017 VND
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds from equity issued	31		731,438,700,000	-
Capital contributed by non-controlling interest	31		38,500,000,000	1,000,000,000
Proceeds from short-term and long-term borrowings	33		2,145,502,907,310	1,583,163,676,333
Payments to settle loan principals	34		(1,948,757,902,168)	(1,014,409,730,515)
Payments to settle finance lease liability	35		(131,044,836)	(131,044,839)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>966,552,660,306</b>	<b>569,622,900,979</b>
<b>Net cash flows during the period (50 = 20 + 30 + 40)</b>	<b>50</b>		<b>360,381,440,942</b>	<b>(248,851,699,675)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>104,436,830,282</b>	<b>450,832,933,775</b>
<b>Cash and cash equivalents at the end of the period (70 = 50 + 60)</b>	<b>70</b>	<b>9</b>	<b>464,818,271,224</b>	<b>201,981,234,100</b>

30 August 2018

Prepared by:  
  
 Vo Khanh Kien  
 Chief Accountant



Approved by:  
  
 Tien Thang Lu  
 General Director

*The accompanying notes are an integral part of these consolidated interim financial statements*

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Notes to the consolidated interim financial statements for the six-month period ended**  
**30 June 2018**

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These notes form an integral part of and should be read in conjunction with the accompanying consolidated interim financial statements.

**1. Reporting Entity**

**(a) Ownership structure**

Sai Gon Thuong Tin Real Estate Joint Stock Company (“Company”) is incorporated as a joint stock company in Vietnam.

**(b) Principal activities**

The principal activities of the Company are to trade in real estate, own land use rights, lease land use rights and houses; invest and construct infrastructure of industrial parks; urban areas; rent warehouses, factory and office; provide financial services, consultancy, broker, property auction, auction of land use rights; conduct market study, surveys of public opinion; manufacture building materials from clay soil; agent broker, auction; provide architecture and related technology consultancy; and specialised design.

**(c) Normal operating cycle**

The normal operating cycle of the Company and its subsidiaries is generally within 12 months.

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**(d) Group structure**

As at 30 June 2018, the Group had 8 subsidiaries (1/1/2018: 7 subsidiaries):

Subsidiaries' names	Principal activities	Percentage of equity interest at	
		30/6/2018	1/1/2018
Sai Gon Thuong Tin Real Estate Service Business Co., Ltd.	Services	100.00%	100.00%
Thuong Tin Power Joint Stock Company (i)	Manufacturing; trading; services	52.00%	52.00%
Dong Sai Gon Real Estate Investment Development Joint Stock Company	Real estate development and trading	95.00%	95.00%
Thuong Tin Tau Cuoc Joint Stock Company	Real estate development and trading	99.52%	99.52%
Sai Gon Thuong Tin Real Estate Service Management Co., Ltd.	Services	50.00%	50.00%
Mai Lan Joint Stock Company (Note 8)	Services	89.84%	89.60%
Thuong Tin – CJ Cau Tre Co., Ltd. (ii)	Services	63.43%	52.03%
Hung Anh Nam Real Estate Investment Development Co., Ltd. (formerly known as "Hung Anh Nam Real Estate Investment Development Joint Stock Company") (Note 7)	Real estate development and trading	100.00%	-

- (i) According to Meeting Minute No. 01/QĐ-NL dated 21 July 2015, the Board of Management of Thuong Tin Power Joint Stock Company resolved to liquidate Thuong Tin Power Joint Stock Company. As at 30 June 2018, the liquidation process has not been completed.
- (ii) During the period, the Group contributed additional capital of VND316 billion to Thuong Tin – CJ Cau Tre Co., Ltd., and increased its equity interest from 52.03% to 63.43%. The impact of the additional contribution to retained profits and non-controlling interest is not material.

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As at 30 June 2018, the Group had 6 associates (1/1/2018: 6 associates):

Associates' names	Principal activities	Percentage of economic interest at	
		30/6/2018	1/1/2018
Tien Phat Garment Joint Stock Company	Real estate development and trading	12.09%	12.09%
Idico – Long An Investment Construction Joint Stock Company	Manufacturing; trading; service	24.00%	24.00%
Binh Tay Packaging and Warehouse Joint Stock Company	Manufacturing; trading; service	31.33%	31.33%
Kim Thanh Joint Stock Company	Real estate development and trading	60.00%	60.00%
SVG Investment Joint Stock Company	Real estate development and trading	99.55%	99.55%
Thanh Thanh Cong Industrial Zone Joint Stock Company	Service	39.05%	39.05%

The consolidated interim financial statements of the Company for the six-month period ended 30 June 2018 comprise the Company and its subsidiaries (together referred to as “the Group”) and the Group’s interest in associates.

As at 30 June 2018, the Group had 664 employees (1/1/2018: 514 employees).

## 2. Basis of preparation

### (a) Statement of compliance

These consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

### (b) Basis of measurement

The consolidated interim financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.



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**(c) Annual accounting period**

The annual accounting period of the Company and its subsidiaries is from 1 January to 31 December. The consolidated interim financial statements are prepared for the six-month period ended 30 June 2018.

**(d) Accounting and presentation currency**

The Company and its subsidiaries' accounting currency is Vietnam Dong ("VND") which is also the currency used for financial statements presentation purpose.

**3. Summary of significant accounting policies**

The following significant accounting policies have been adopted by the Group in the preparation of these consolidated interim financial statements.

The accounting policies that have been adopted by the Group in the preparation of these consolidated interim financial statements are consistent with those adopted in the preparation of the most recent consolidated annual financial statements.

**(a) Basis of consolidation**

**(i) Subsidiaries**

Subsidiaries are entities controlled by the Group. The interim financial statements of the subsidiaries are included in the consolidated interim financial statements from the date that control commences until the date that control ceases.

**(ii) Non-controlling interests**

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received is recorded directly in retained profits under equity.

**(iii) Loss of control**

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in the consolidated statement of income. Any interest retained in the former subsidiary when control is lost is stated at the carrying amount of the retained investment in the separate financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.

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**(iv) Associates and jointly controlled entities (equity accounted investees)**

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. Jointly controlled entities are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions. Associates and jointly controlled entities are accounted for using the equity method (equity accounted investees). The consolidated interim financial statements include the Group's share of the income and expenses of the equity accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

**(v) Transactions eliminated on consolidation**

Intra-group transactions, balances and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee.

**(vi) Business combination**

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

**(b) Foreign currency transactions**

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rate and account transfer selling rate, respectively, at the end of the accounting period quoted by the commercial bank where the Group most frequently conducts transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

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**(c) Cash and cash equivalents**

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

**(d) Investments**

**(i) Held-to-maturity investments**

Held-to-maturity investments are those that the Group's management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank and loans receivable held-to-maturity. These investments are stated at cost less allowance for doubtful debts.

**(ii) Investments in equity instruments of other entities**

Investments in equity instruments, other than investments in subsidiaries and associates, are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investment are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Group's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

**(e) Accounts receivable**

Trade and other receivables are stated at cost less allowance for doubtful debts.

**(f) Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost of real estate project is determined on a specific identification basis and includes all costs incurred in bringing the inventories to their present location and condition. Cost of real estate project includes land use rights, land development cost and infrastructure and construction costs.

Properties being constructed for long-term leases qualified for recognition of outright sales, rather than being for rental or capital appreciation, are also recorded as inventories and measured at the lower of cost and net realisable value. Cost of these properties includes land rental fees, infrastructure and construction costs.

Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expenses.

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**(g) Tangible fixed assets**

**(i) Cost**

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

**(ii) Depreciation**

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings	6 years
▪ machinery and equipment	2 – 3 years
▪ motor vehicles	2 – 7 years
▪ office equipment	2 – 10 years

**(h) Finance lease tangible fixed assets**

Leases in terms of which the Group assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the estimated useful lives of items of the leased assets. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in accounting policy 3(g)(ii).

**(i) Intangible fixed assets**

**(i) Land use rights**

Land use rights comprise those acquired in a legitimate transfer.

Definite land use rights are stated at cost less accumulated amortisation. The initial cost of an definite land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Amortisation is computed on a straight-line basis over a period of 29 years.

Indefinite land use rights are stated at cost without amortisation.



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**(m) Goodwill**

Goodwill arises on the acquisition of subsidiaries, associates and joint ventures. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income.

Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over 10 years. Carrying value of goodwill arising on acquisition of a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of equity accounted investees, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

**(n) Trade and other payables**

Trade and other payables are stated at their cost.

**(o) Provisions**

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

***Severance allowance***

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more ("the eligible employees") voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee's compensation at termination. Provision for severance allowance has been provided based on employees' years of service and their average salary for the six-month period prior to the end of the accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Group are excluded.

**(p) Bonds issued**

***Straight bonds***

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the term of the bond.

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**(q) Share capital**

**(i) Ordinary shares**

Ordinary shares are stated at par value. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from share premium.

**(ii) Repurchase and reissue of ordinary shares (treasury shares)**

When shares recognised as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, net of tax effects, is recognised as a reduction from equity. Repurchased shares are reclassified as treasury shares under equity. When treasury shares are sold for reissue subsequently, the amount received is recognised as an increase in equity and the resulting surplus on deduct or deficit of amount received over treasury share's cost, calculated on a weighted average basis, is recorded in share premium.

**(r) Equity funds and reserves**

Allocations to equity funds and reserves are based on the shareholders' decision at Annual General Meeting.

**(s) Taxation**

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

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**(t) Revenue and other income**

**(i) Sale of property**

Revenue from transfer of land and sale of standard-designed apartments which do not require significant customisation for each customer is recognised in the consolidated statement of income when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due. The transfer of significant risks and rewards is determined to be at the time of sale or completion of the property, whichever is later.

Revenue from sale of properties also includes long-term leases of properties qualified for recognition of outright sales. Under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, when the lease-term is greater than 90% of the property's useful life, the entire prepaid lease is recognised as revenue if all of the following conditions are met:

- Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid leases under any circumstances;
- The prepaid lease is not less than 90% of the total estimated lease payments to be collected under the lease contract over the lease period and lessee must pay all rentals within 12 months from the commencement of the lease;
- Significant risks and rewards associated with the ownership of leased asset are transferred to the lessee; and
- Full costs of the lease activities can be reliably estimated.

The recognition of outright sales for long-term leased properties resulted in an increase in revenue amounting to VND588 billion, as compared with recognising revenue over the lease term, for the six-month period ended 30 June 2018.

**(ii) Rental income**

Rental income from leased property is recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income.

**(iii) Goods sold**

Revenue from the sale of building materials is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue on sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.



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**(iv) Services rendered**

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction at the end of the accounting period. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

**(v) Interest income**

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

**(vi) Dividend income**

Dividend income is recognised when the right to receive dividend is established. Share dividends are not recognised as income. Dividends received which are attributable to the period before investment acquisition date are deducted from the carrying amount of the investment.

**(u) Operating lease payments**

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the statement of income as an integral part of the total lease expense.

**(v) Borrowing costs**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

**(w) Earnings per share**

The Group presents basic and diluted earnings per share (“EPS”) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the accounting period) of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to the ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares, which comprise convertible bonds and share options.

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**(x) Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Group's primary format for segment reporting is based on business segments.

**(y) Related parties**

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

**4. Seasonality or cyclical factors**

The Group's results of operation is not affected by seasonality or cyclical factors except for the following items:

**(a) Employees' bonus**

The Group has not recognised employees' bonus for the six-month period ended 30 June 2018 because the employees' bonus cannot be estimated reliably as at 30 June 2018.

**(b) Taxation**

In accordance with the prevailing tax regulations, corporate income tax is computed and finalised at the year-end. The corporate income tax for the interim period is calculated using the applicable tax rate to the interim taxable profits of the Group.

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**5. Changes in accounting estimates and composition of the Group**

**(a) Changes in accounting estimates**

In preparing these consolidated interim financial statements, the Board of Management and Board of Directors have made several accounting estimates. Actual results may differ from these estimates. There was no significant changes in accounting estimates compared to those made in the most recent annual consolidated financial statements or those made in the same interim period of the prior year.

**(b) Changes in composition of the Group**

Except for changes in composition in the Group as described in Note 7 and Note 8, there were no other changes in the composition of the Group for the six-month period ended 30 June 2018.

**6. Segment reporting**

For the periods ended 30 June 2018 and 30 June 2017, the Group operates mainly in one business segment, which is in real estate development and real estate related services and in one geographical segment, which is Vietnam.

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**7. Business combination**

In May 2018, the Group completed the acquisition of 100% capital of Hung Anh Nam Real Estate Investment Development Co., Ltd. (formerly known as “Hung Anh Nam Real Estate Investment Development Joint Stock Company”) with total cash consideration of VND537 billion.

The acquisition had the following effects on the Group’s assets and liabilities on acquisition date:

	Pre-acquisition carrying amounts VND	Fair value adjustments VND	Recognised value on acquisition VND
Cash	142,085,771	-	142,085,771
Prepayments to suppliers	10,245,505,137	-	10,245,505,137
Other receivables	2,652,146,500	-	2,652,146,500
Inventories	359,110,539,836	227,508,264,550	586,618,804,386
Deductible value added tax	4,201,160,486	-	4,201,160,486
Tangible fixed assets – net book value	-	-	-
Other long-term assets	45,000,000	-	45,000,000
Taxes payable to State Treasury	(4,856,400)	-	(4,856,400)
Accrued expenses	(3,477,456,251)	-	(3,477,456,251)
Other payables – short-term	(26,277,242)	-	(26,277,242)
Short-term borrowings	(64,885,000,000)	-	(64,885,000,000)
Bonus and welfare fund	1,034,078,468	-	1,034,078,468
Deferred tax liabilities	-	(45,501,652,910)	(45,501,652,910)
<b>Net identifiable assets and liabilities</b>	<b>309,036,926,305</b>	<b>182,006,611,640</b>	<b>491,043,537,945</b>
<b>Share of net assets acquired (100%)</b>			<b>491,043,537,945</b>
<b>Goodwill on acquisition</b>			<b>46,035,762,055</b>
<b>Total considerations paid</b>			<b>537,079,300,000</b>
<b>Cash acquired</b>			<b>142,085,771</b>
<b>Net cash outflow</b>			<b>536,937,214,229</b>

At the end of the accounting period, fair value of identifiable assets, liabilities and contingent liabilities of Hung Anh Nam Real Estate Investment Development Co., Ltd. at acquisition date presented in this note can be determined only provisionally. In accordance with Vietnamese Accounting Standard No. 11 – *Business combination*, the Group accounted for the business combination using those provisional amounts. Upon determination of the purchase price allocation, the Group will recognise all adjustments retrospectively to those provisional amounts within twelve months of the acquisition date by restating the comparative information.

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During the period from the acquisition date to 30 June 2018, there was no contribution of revenue and net profit of the acquired business to the Group's results.

**8. Transaction with non-controlling interest**

**Additional acquisition of equity interest in subsidiaries**

During the period, the Group acquired additional 0.24% equity interest of Mai Lan Joint Stock Company ("Mai Lan") - a subsidiary of the Group.

Identifiable assets and liabilities of the subsidiary on the additional acquisition date are recognised at carrying amounts. The difference between consideration paid and carrying amounts of net assets at the additional acquisition date is recognised as change in retained profits.

	<b>Mai Lan VND</b>
Net identifiable assets at the additional acquisition date	58,539,126,991
Additional net identifiable assets acquired (Note 30)	136,154,606
Change in retained profits on additional acquisition of equity interest in subsidiaries by the Group (Note 30)	8,265,394
Total consideration	144,420,000

**9. Cash and cash equivalents**

	<b>30/6/2018 VND</b>	<b>1/1/2018 VND</b>
Cash on hand	308,593,799	77,958,763
Cash in banks	207,880,767,830	56,381,922,276
Cash in transits	65,000,000	-
Cash equivalents	256,563,909,595	47,976,949,243
Cash and cash equivalents in the consolidated statement of cash flows	464,818,271,224	104,436,830,282

Cash equivalents at 30 June 2018 included VND12 billion (1/1/2018: VND12 billion) pledged with banks as security for loans granted to the Group (Note 27(a)).

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**10. Investments**

**(a) Short-term financial investments**

*Held-to-maturity investments*

	<b>30/6/2018</b>		<b>1/1/2018</b>	
	<b>Cost VND</b>	<b>Fair value VND</b>	<b>Cost VND</b>	<b>Fair value VND</b>
Held-to-maturity investments - short-term				
▪ Term deposits at banks with original-term to maturity of more than 3 months to 1 year	154,326,078,175	(*)	157,484,229,897	(*)

At 30 June 2018, term deposits at banks with carrying value of VND124.7 billion (1/1/2018: 75 billion) were pledged with bank as security for loans granted to the Group (Note 27(a)).

Movements of term deposits at banks for the period were as follows:

	<b>Six-month period ended</b>	
	<b>30/6/2018 VND</b>	<b>30/6/2017 VND</b>
Opening balance	157,484,229,897	80,437,267,108
Placements during the period	25,841,848,278	56,422,612,042
Collections during the period	(29,000,000,000)	(35,017,208,960)
Closing balance	154,326,078,175	101,842,670,190

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**(b) Long-term financial investments**

As at 30 June 2018	Address	Quantity	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND
Equity investments in:						
▪ Associates						
• Idico - Long An Investment Construction Joint Stock Company	544 Highway No.1, Ward 4, Tan An Town, Long An Province	2,052,000	24.00%	24.00%	51,735,168,730	(*)
• Tien Phat Garment Joint Stock Company	171A Hoang Hoa Tham Street, Ward 13, Tan Binh District, Ho Chi Minh City	3,065,500	12.09%	(i)	47,784,599,890	(*)
• Binh Tay Packaging and Warehouse Joint Stock Company	621 Pham Van Chi Street, Ward 7, District 6, Ho Chi Minh City	4,385,820	31.33%	31.33%	44,245,004,770	(*)
• Kim Thanh Joint Stock Company	62 Tran Huy Lieu Street, Phu Nhuan District, Ho Chi Minh City	1,180,000	60.00%	(i)	11,800,000,000	(*)
• SVG Investment Joint Stock Company	253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City	100,000	99.55%	(i)	1,000,000,000	(*)
• Thanh Thanh Cong Industrial Zone Joint Stock Company	An Hoi Hamlet, An Hoa Ward, Trang Bang Distric, Tay Ninh Province	19,527,468	39.05%	39.05%	491,138,472,793	(*)
					647,703,246,183	

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As at 30 June 2018	Address	Quantity	% of equity owned	% of voting rights	Cost VND	Allowance for diminution in value VND	Fair value VND
<b>▪ Other entities</b>							
• Hoa Dong Manufacturing Construction Services Co., Ltd. (ii)	Dat Moi, Binh Tri Dong A Ward, Binh Tan District, Ho Chi Minh City	-	(ii)	(ii)	200,000,000,000	-	(*)
• Tin Viet Investment Joint Stock Company	262 Huynh Van Banh Street, Ward 11, Phu Nhuan District, Ho Chi Minh City	3,625,000	9.13%	9.13%	39,875,000,000	-	(*)
• Dai Nam New Technology Investment and Construction Joint Stock Company	Song Than 3 Industrial Zone, Tan Vinh Hiep Ward, Tan Uyen Town, Binh Duong Province	100,000	3.33%	3.33%	1,000,000,000	-	(*)
• 66 Real Estate Investment Joint Stock Company (iii)	253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City	160,000	8.00%	8.00%	1,600,000,000	-	(*)
					242,475,000,000	-	
					890,178,246,183	-	



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At as 1 January 2018	Address	Quantity	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND
Equity investments in:						
▪ <b>Associates</b>						
• Idico - Long An Investment Construction Joint Stock Company	544 Highway No.1, Ward 4, Tan An Town, Long An Province	2,052,000	24.00%	24.00%	51,735,168,730	(*)
• Tien Phat Garment Joint Stock Company	171A Hoang Hoa Tham Street, Ward 13, Tan Binh District, Ho Chi Minh City	3,065,500	12.09%	(i)	46,982,649,018	(*)
• Binh Tay Packaging and Warehouse Joint Stock Company	621 Pham Van Chi Street, Ward 7, District 6, Ho Chi Minh City	4,385,820	31.33%	31.33%	45,000,367,318	(*)
• Kim Thanh Joint Stock Company	62 Tran Huy Lieu Street, Phu Nhuan District, Ho Chi Minh City	1,180,000	60.00%	(i)	11,800,000,000	(*)
• SVG Investment Joint Stock Company	253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City	100,000	99.55%	(j)	1,000,000,000	(*)
• Thanh Thanh Cong Industrial Zone Joint Stock Company	An Hoi Hamlet, An Hoa Ward, Trang Bang Distric, Tay Ninh Province	19,527,468	39.05%	39.05%	490,662,403,731	(*)
					647,180,588,797	

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**

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As at 1 January 2018	Address	Quantity	% of equity owned	% of voting rights	Cost VND	Allowance for diminution in value VND	Fair value VND
<b>• Other entities</b>							
• Hoa Dong Manufacturing Construction Services Co., Ltd. (ii)	Dat Moi, Binh Tri Dong A Ward, Binh Tan District, Ho Chi Minh City	-	(ii)	(ii)	200,000,000,000	-	(*)
• Tin Viet Investment Joint Stock Company	262 Huynh Van Banh Street, Ward 11, Phu Nhuan District, Ho Chi Minh City	3,625,000	9.13%	9.13%	39,875,000,000	-	(*)
• Dai Nam New Technology Investment and Construction Joint Stock Company	Song Than 3 Industrial Zone, Tan Vinh Hiep Ward, Tan Uyen Town, Binh Duong Province	100,000	3.33%	3.33%	1,000,000,000	-	(*)
					<hr/> 240,875,000,000	-	
					<hr/> 888,055,588,797	-	

(\*) At the reporting date, fair value of these investments were not available.

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
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- (i) Although the equity interest of the Group in Tien Phat Garment Joint Stock Company is 12.09%, the Group accounted the investment as investment in associated company as it has still had the significant influence over the financial and operating policies of Tien Phat Garment Joint Stock Company.

Even though the Group owned 60% and 99.55% of equity interest of Kim Thanh Joint Stock Company and SVG Investment Joint Stock Company, respectively, based on the agreements of the shareholders, the voting rights do not correspond to the ownership interests and the Group does not have control. Therefore, the Group has classified these investments as investments in associates in the consolidated financial statements.

- (ii) The Company has authorised a member of the Board of Management (“the Attorney”) to acquire 65% shares of Hoa Dong Manufacturing Construction Services Co., Ltd (“Hoa Dong”) for a cash consideration of VND319 billion from one of the owners of Hoa Dong (“the Seller”). Under the Letter of Attorney, the Attorney has paid, on behalf of the Company, to the Seller VND200 billion. The remaining amount of VND119 billion should be payable once Hoa Dong fulfills its obligations. On 30 June 2018, the Board of Management of the Company agreed to transfer 65% of equity interest of Hoa Dong to 66 Real Estate Investment JSC, a related party. The disposal transaction is expected to complete within 12 months with proceeds equalling to its cost.
- (iii) During the period, the Group contributed capital of VND1.6 billion to 66 Real Estate Investment Joint Stock Company, a company established in 2017, and owned 8.00% of equity interest of this company.

At 30 June 2018, equity investments with carrying value of VND44 billion (1/1/2018: VND45 billion) were pledged with bank as security for loans granted to the Company (Note 27(a)).

Movements of equity investments in associates and other entities for the period were as follows:

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Opening balance	888,055,588,797	655,611,732,728
Additions of investments in associates during the period	-	8,800,000,000
Additions of investments in other entities during the period	1,600,000,000	-
Decrease through disposals of associates	-	(29,524,000,000)
Disposals of investments in other entities	-	(182,400,000,000)
Share of profit in associates (*)	522,657,386	1,058,531,134
	<hr/>	<hr/>
Closing balance	890,178,246,183	453,546,263,862
	<hr/>	<hr/>

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
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(\*) Share of profits/(losses) in associates comprised of:

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Share of profits/(losses) in associates from:		
Binh Tay Packaging and Warehouse Joint Stock Company	(755,362,548)	504,787,618
Tien Phat Garment Joint Stock Company	801,950,872	553,743,516
Thanh Thanh Cong Industrial Zone Joint Stock Company	476,069,062	-
	522,657,386	1,058,531,134

**11. Accounts receivable from customers – short-term**

(a) **Accounts receivable from customers detailed by significant customer**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Tien Phat Garment Joint Stock Company	302,994,165,840	792,282,914,648
Ben Tre Import and Export Joint Stock Company	31,661,303,224	59,457,319,503
Tran Lam Thong, a shareholder	28,470,000,000	28,470,000,000
Thanh Thanh Cong Lam Dong Tourism Joint Stock Company	26,000,000,000	26,000,000,000
District 4 Public Services Co., Ltd.	23,909,892,689	23,909,892,689
Long Son Real Estate Co., Ltd.	7,584,385,296	69,380,360,581
Thuan Viet Construction Trading Co., Ltd.	4,288,085,933	779,907,146
Toan Thinh Phat Technology Construction One Member Co., Ltd.	821,325,899	288,001,029
Hung Anh Construction Investment Joint Stock Company	-	67,877,397,000
Hung Anh Nam Real Estate Investment Development Co., Ltd.	-	3,818,100,000
Other customers	385,038,314,258	292,906,060,871
	810,767,473,139	1,365,169,953,467

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**(b) Accounts receivable from customers who are related parties**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
<i><b>Subsidiaries</b></i>		
Hung Anh Nam Real Estate Investment Development Co., Ltd. (formerly known as “Hung Anh Nam Real Estate Investment Development Joint Stock Company” before the acquisition as described in Note 7)	-	3,818,100,000
<i><b>Associates</b></i>		
Tien Phat Garment Joint Stock Company	302,994,165,840	792,282,914,648
<i><b>Other related parties</b></i>		
Ben Tre Import and Export Joint Stock Company	31,661,303,224	59,457,319,503
Tran Lam Thong, a shareholder	28,470,000,000	28,470,000,000
Thanh Thanh Cong Lam Dong Tourism Joint Stock Company	26,000,000,000	26,000,000,000
Toan Thinh Phat Technology Construction Co., Ltd.	821,325,899	288,001,029
Thuan Thien Investment Trading Joint Stock Company	592,639,108	592,639,108
Thanh Thanh Cong Tourism Joint Stock Company	235,015,800	198,207,000
Toan Hai Van Joint Stock Company	24,000,000	365,756,703
Thanh Thanh Cong Investment Joint Stock Company	8,866,000	16,588,000
Hung Anh Construction Investment Joint Stock Company	-	67,877,397,000

The trade related amounts due from related parties were unsecured, interest free and receivable on demand.

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**12. Loans receivable**

**(a) Loans receivable – short-term**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
▪ Loans to subsidiaries		
- Hung Anh Nam Real Estate Investment Development Co., Ltd. (formerly known as “Hung Anh Nam Real Estate Investment Development Joint Stock Company” before the acquisition as described in Note 7)	-	19,935,000,000
▪ Loans to associates		
- Tien Phat Garment Joint Stock Company	1,191,650,000,000	259,950,000,000
- Thanh Thanh Cong Industrial Zone Joint Stock Company	120,000,000,000	120,000,000,000
▪ Loans to other related parties		
- 66 Real Estate Investment Joint Stock Company	105,650,000,000	-
- Toan Thinh Phat Architecture Investment Construction Joint Stock Company	6,525,694,445	6,525,694,445
- Hoa Dong Manufacturing Construction Services Co., Ltd.	200,000,000	-
- Hung Anh Construction Investment Joint Stock Company	-	435,928,509,837
- Toan Hai Van Joint Stock Company	33,000,000,000	-
- Nguyen Kim Da Nang Trading Joint Stock Company	4,500,000,000	-
▪ Loans to third parties		
- Long Son Real Estate Co., Ltd.	150,062,500,000	-
- Vietnam R.E.M.A.X Real Estate Commerce – Services – Trading Co., Ltd.	50,000,000,000	50,000,000,000
- Tan Son Nhat Investment Development Joint Stock Company	22,000,000,000	3,000,000,000
- Tin Nghia A Chau Investment Joint Stock Company	-	4,500,000,000
- CJ Cau Tre Foods Joint Stock Company	-	20,000,000,000
- Thai Van Chuyen, an employee	-	21,500,000,000
- Huynh Thao Linh, an employee	-	50,000,000,000
	<b>1,683,588,194,445</b>	<b>991,339,204,282</b>

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
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**(b) Loans receivable – long-term**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Tran Lam Thong – a related individual	916,666,665	-
CJ Cau Tre Foods Joint Stock Company	156,000,000,000	118,000,000,000
Tin Nghia A Chau Investment Joint Stock Company	9,000,000,000	-
	165,916,666,665	118,000,000,000

These loans are unsecured and earned annual interest rates ranging from 8% to 11% (1/1/2018: 8% to 11%).

Movements of loans receivable during the period were as follows:

	<b>Short-term</b>		<b>Long-term</b>	
	<b>Six-month period ended</b>		<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>	<b>VND</b>	<b>VND</b>
Opening balance	991,339,204,282	772,636,204,282	118,000,000,000	30,000,000,000
Additions	2,375,768,500,000	1,081,400,000,000	39,000,000,000	423,000,000,000
Reclassification from short-term loans receivable	-	-	9,000,000,000	-
Decrease through acquisition of subsidiary	(64,885,000,000)	-	-	-
Collections	(1,609,634,509,837)	(1,074,382,000,000)	(83,333,335)	(255,586,700,000)
Reclassification to long-term loans receivable	(9,000,000,000)	-	-	-
Closing balance	1,683,588,194,445	779,654,204,282	165,916,666,665	197,413,300,000

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**13. Other receivables**

**(a) Other short-term receivables**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Receivables from business co-operation contracts (i)	118,753,812,566	118,753,812,566
Compensation receivable (ii)	3,903,145,732	3,903,145,732
Interest and dividend receivables	45,656,339,143	99,310,224,668
Cash advances to employees (iii)	80,260,846,075	98,651,147,949
Others	22,725,998,596	10,822,381,959
	<hr/>	<hr/>
	271,300,142,112	331,440,712,874

- (i) Receivables from business co-operation contracts represent advances to developers for the residential apartments under business co-operation contracts. The advances will be settled when the developers complete the development of residential apartments and transfer apartments to the Group.
- (ii) According to Decision No. 5053/QĐ-STC-BVG dated 11 June 2014 from Finance Department of Ho Chi Minh City, the Group will be refunded the amount of VND189.5 billion, which has been spent by the Group for land compensation and clearance for the 11 hectare of land in Tan Thang project. The Group recognised the amount to other income in 2014. However, in 2015, the Finance Department of Ho Chi Minh City issued another decision to adjust the refundable amount from VND189 billion to VND172 billion. As a result, the partial amount of receivables of VND17.5 billion was written off to other expenses in 2015. The Group received VND93 billion on 31 October 2014, VND35 billion on 28 April 2016 and VND40 billion on 18 May 2016, the remaining amount will be received in 2018.
- (iii) This balance represents cash advances to employees for business activities.

**(b) Other long-term receivables**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Advances for residential apartments or land use rights (*)	164,701,951,889	178,158,369,228
Long-term deposits (**)	54,775,642,660	52,476,927,660
Others	2,202,031,439	2,333,746,439
	<hr/>	<hr/>
	221,679,625,988	232,969,043,327



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- (\*) The advances represent the advances to developers for the residential apartments or land use rights and these advances will be cleared when these developers complete the developments of these projects and transfer the apartments or land use rights to the Group.

<b>Advance to</b>	<b>Project</b>	<b>30/6/2018 VND</b>	<b>1/1/2018 VND</b>
Hai Thanh Trading and Manufacture Co., Ltd.	To develop 4 blocks of D1-12 level-apartment project at District 8, Ho Chi Minh City	142,920,104,491	156,376,521,830
District 4 Public Service Company	To develop Vinh Khanh Housing Zone at District 4, Ho Chi Minh City	20,161,847,398	20,161,847,398
Civil Engineering Construction Corporation No 547	To develop Cienco 5 Urban Zone in Vinh Phuc Province	1,620,000,000	1,620,000,000
		<hr/>	<hr/>
		164,701,951,889	178,158,369,228

- (\*\*) Long-term deposits represent deposits to Vietnam Investment and Transportation Corporation and Nhon Hoa Scale Manufacturing Co., Ltd. in relation to the Business Co-Operation Contracts for developments of Charmington LaPointe Project in District 10, Ho Chi Minh City and Ung Van Khiem Project in Binh Thanh District, Ho Chi Minh City, respectively.

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**14. Allowance for doubtful debts**

		<u>As at 30/6/2018 and 1/1/2018</u>		
	Overdue days	Cost VND	Allowance VND	Recoverable amount VND
<i>Overdue debts</i>				
- A Dong Construction Co., Ltd.	Over 4 years	36,219,590,000	36,219,590,000	-
- Vietnam R.E.M.A.X Real Estate Commerce - Services - Trading Co., Ltd.	Over 4 years	50,000,000,000	50,000,000,000	-
- Urban and House Development Investment Joint Stock Corporation Nha Trang	Over 4 years	22,923,706	22,923,706	-
- Saigon – Ham Tan Tourism Corporation	Over 4 years	66,301,812	66,301,812	-
		<u>86,308,815,518</u>	<u>86,308,815,518</u>	<u>-</u>

*Of which:*

Allowance for doubtful debts – short-term	<u>86,308,815,518</u>
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**15. Inventories**

	30/6/2018 VND	1/1/2018 VND
Work in progress (*)	4,480,649,242,804	4,021,990,978,026
Residential land use rights for sales	12,696,420,467	13,029,004,260
Merchandise inventories	1,398,650,226	939,255,285
	<hr/> 4,494,744,313,497	<hr/> 4,035,959,237,571

(\*) Details of work in progress are as follows:

	30/6/2018 VND	1/1/2018 VND
Bac Rach Ba Buom Project (a)	2,387,804,669,154	2,513,106,675,386
Jamona Home Resort Project (b)	442,620,907,602	500,958,312,682
Charmington Plaza Project (c)	583,421,691,350	-
Jamona Golden Silk Project (d)	183,078,225,114	280,582,122,649
Jamona Heights Project (e)	202,941,495,491	206,018,943,760
Charmington LaPointe Project (f)	151,455,554,517	302,494,284,943
Jamona Cau Tre Project (g)	197,063,221,053	-
Carillon 5 Project (h)	97,900,346,114	75,961,852,399
Carillon 7 Project (i)	37,329,113,667	30,847,463,245
Ung Van Khiem Project (j)	89,421,281,469	25,522,620,131
Thanh Da Project	34,986,908,935	34,986,908,935
Phu Huu Residential Area, District 9	21,776,603,921	21,762,785,184
Phong Dien Phuoc Dan Project	4,358,338,675	4,358,338,675
Others	46,490,885,742	25,390,670,037
	<hr/> 4,480,649,242,804	<hr/> 4,021,990,978,026

- (a) Bac Rach Ba Buom Project located at Phu Thuan Ward, District 7 which is 100% owned by the Group. The project develops residential apartments with total living area of 105,953 m<sup>2</sup> (equivalent to 2,002 apartments) under the commercial name “Jamona City”. The project is in process of handing over apartments to customers.
- (b) Jamona Home Resort Project located at Hiep Binh Phuoc Ward, Thu Duc District, Ho Chi Minh City which is 100% owned by the Group. The project develops villas and urban houses with total project land area of 91,966 m<sup>2</sup> (equivalent to 238 villas and urban houses). The project is in process of handing over villas and urban houses to customers.
- (c) Charmington Plaza Project located at Tan Da Street, Ward 10, District 5, Ho Chi Minh City which was developed by Hung Anh Nam Real Estate Investment Development Co., Ltd. – a new subsidiary acquired in May 2018. The project develops a complex of residential apartments and commercial areas on the land area of 5,077 m<sup>2</sup>. The project is in construction stage.

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- (d) Jamona Golden Silk Project located at Tan Thuan Dong Ward, District 7 which is 100% owned by the Group. The project develops villas with total living area of 29,622.5 m<sup>2</sup> (equivalent to 226 villas). The project is in process of handing over villas to customers.
- (e) Jamona Heights Project located at Bui Van Ba Street, Tan Thuan Dong Ward, District 7, Ho Chi Minh City which is 100% owned by the Group. The Project develops residential apartments with total living area of 5,700m<sup>2</sup>. The Project is in construction stage.
- (f) An Investment-Construction-Business Co-Operation Contract between a unit of the Ministry of Defence and Vietnam Investment and Transportation Corporation (“VITC”) relating to the development of a complex of commercial properties, officetels and apartments for leases on land area of 4,998 m<sup>2</sup> was entered into. VITC then entered into a Business Co-Operation Contract (“BCC”) with the Group on 16 October 2012 to develop this complex with the approval of the unit of the Ministry of Defence. According to the BCC signed between the Group and VITC, the Group has the rights to construct the complex and operate it; and has to make the following payments to VITC:
- Fixed profit share equivalent to VND142,000/m<sup>2</sup>/month calculated on the land area of this project for the first 5 years from the BCC date of 16 October 2012. The fixed profit share shall be adjusted every 5 years with the increase rate being capped at 8% for each adjustment.
  - Land use fee equivalent to USD1,977/m<sup>2</sup>/month calculated on the land area of this project for the first 5 years from the BCC date of 16 October 2012. The land use fee is adjusted after first 5 years based on the rental rates determined by the State Authorities and the Ministry of Defence.

The project is in process of handing over apartments and officetels to customers. The apartments and officetels of this project are considered as inventory properties and the long-term lease contracts signed between the Group and the customers qualify for outright sales as described in Note 3(i)(i).

- (g) Jamona Cau Tre Project located at Ward Tan Thoi Hoa, District Tan Phu which is 100% owned by the Group. The project develops residential apartments with total living area of 34,356 m<sup>2</sup>. The project is in construction stage.
- (h) Carrilon 5 Project located at 291/2 Luy Ban Bich Street, Hoa Thanh Ward, Tan Phu District, Ho Chi Minh City which is 100% owned by the Group. The project develops residential apartments with total living area of 3,351m<sup>2</sup>. The project is in construction stage.
- (i) Carrilon 7 Project located at 33 Luong Minh Nguyet Street, Tan Thoi Hoa Ward, Tan Phu District, Ho Chi Minh City which is 100% owned by the Group. The project develops residential apartments with total living area of 9,920m<sup>2</sup>. The project is in construction stage.
- (j) Ung Van Khiem Project located at 26 Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City which is 100% owned by the Group. The Project develops residential apartments with total living area of 5,570m<sup>2</sup>. The project is in construction stage.

At 30 June 2018 inventories with carrying value of VND1,749 billion (1/1/2018: VND2,597 billion) were pledged with banks as security for loans granted to the Group (Note 27(a) and 27(b)).

During the period, borrowing costs capitalised into inventories amounted to VND21.4 billion (six – month period ended 30 June 2017: VND23.2 billion).

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**16. Tangible fixed assets**

	<b>Buildings VND</b>	<b>Machinery and equipment VND</b>	<b>Motor vehicles VND</b>	<b>Office equipment VND</b>	<b>Total VND</b>
<b>Cost</b>					
Opening balance	249,090,909	1,107,843,943	10,898,964,821	11,898,858,062	24,154,757,735
Additions	-	-	-	364,802,000	364,802,000
Increase through acquisition of subsidiary (Note 7)	-	-	38,237,749	-	38,237,749
Disposals	-	-	(999,263,732)	-	(999,263,732)
Written off	-	-	-	(92,388,847)	(92,388,847)
Closing balance	249,090,909	1,107,843,943	9,937,938,838	12,171,271,215	23,466,144,905
<b>Accumulated depreciation</b>					
Opening balance	103,787,880	1,035,130,607	2,204,249,185	6,997,121,242	10,340,288,914
Charge for the period	20,757,576	8,389,998	638,387,946	688,761,678	1,356,297,198
Increase through acquisition of subsidiary (Note 7)	-	-	38,237,749	-	38,237,749
Disposals	-	-	(999,263,732)	-	(999,263,732)
Written off	-	-	-	(92,388,847)	(92,388,847)
Closing balance	124,545,456	1,043,520,605	1,881,611,148	7,593,494,073	10,643,171,282
<b>Net book value</b>					
Opening balance	145,303,029	72,713,336	8,694,715,636	4,901,736,820	13,814,468,821
Closing balance	124,545,453	64,323,338	8,056,327,690	4,577,777,142	12,822,973,623

Included in tangible fixed assets were assets costing VND4.06 billion which were fully depreciated as of 30 June 2018 (1/1/2018: VND5.15 billion), but which are still in active use.

At 30 June 2018 tangible fixed assets with net book value of VND4.69 billion (1/1/2018: VND6.47 billion) were pledged with banks as security for loans granted to the Group (Note 27(b)).

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**17. Finance lease tangible fixed assets**

	<b>Motor vehicles VND</b>
<b>Cost</b>	
Opening balance/closing balance	1,288,022,909
	1,288,022,909
<b>Accumulated depreciation</b>	
Opening balance	590,343,820
Charge for the period	80,501,430
	670,845,250
Closing balance	670,845,250
	670,845,250
<b>Net book value</b>	
Opening balance	697,679,089
Closing balance	617,177,659
	617,177,659

The Group leases motor vehicles under one finance lease agreement. At the end of the lease the Group has the option to purchase the motor vehicles at a beneficial price. The leased motor vehicles secure the lease obligation (Note 27(b)(\*\*\*)).

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	<b>Computer software VND</b>	<b>The Company's website VND</b>	<b>Land use rights VND</b>	<b>Total VND</b>
<b>Cost</b>				
Opening balance	7,295,494,653	111,561,227	119,454,114,181	126,861,170,061
Additions	105,000,000	87,000,000	90,148,500,000	90,340,500,000
Closing balance	7,400,494,653	198,561,227	209,602,614,181	217,201,670,061
<b>Accumulated amortisation</b>				
Opening balance	4,536,822,564	111,561,227	3,895,831,613	8,544,215,404
Charge for the period	313,028,427	4,833,334	1,833,442,800	2,151,304,561
Closing balance	4,849,850,991	116,394,561	5,729,274,413	10,695,519,965
<b>Net book value</b>				
Opening balance	2,758,672,089	-	115,558,282,568	118,316,954,657
Closing balance	2,550,643,662	82,166,666	203,873,339,768	206,506,150,096

Included in intangible fixed assets were assets costing VND2,376 million which were fully amortised as of 30 June 2018 (1/1/2018: VND2,376 million), but which are still in use.

At 30 June 2018 intangible fixed assets with carrying value of VND90 billion (1/1/2018: nil) were pledged with banks as security for loans granted to the Group (Note 27(b)).

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**19. Investment property**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Investment property held to earn rental (i)	141,092,922,356	134,755,884,508

**(i) Investment property held to earn rental**

		<b>Buildings</b>
		<b>VND</b>
<b>Cost</b>		
Opening balance		138,861,831,586
Additions		7,514,752,297
Closing balance		146,376,583,883
<b>Accumulated depreciation</b>		
Opening balance		4,105,947,078
Charge for the period		1,177,714,449
Closing balance		5,283,661,527
<b>Net book value</b>		
Opening balance		134,755,884,508
Closing balance		141,092,922,356

The fair value of investment property held to earn rental has not been determined as there was no recent market transaction for similar property in the same location as the Group's investment property.

**20. Construction in progress**

Construction in progress mainly represents the construction costs of model houses for Carillon 5 and Carillon 7 Projects, which have not been completed.



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**21. Prepaid expenses**

**(a) Short-term prepaid expenses**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Prepaid operating lease expenses	-	9,023,322,187
Other short-term prepaid expenses	1,322,410,797	2,778,041,509
	<hr/>	<hr/>
	1,322,410,797	11,801,363,696
	<hr/>	<hr/>

**(b) Long-term prepaid expenses**

	<b>Tools and instruments VND</b>
Opening balance	17,206,976,971
Additions during the period	3,646,819,714
Amortisation for the period	(1,999,900,942)
	<hr/>
Closing balance	18,853,895,743
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**22. Goodwill**

	VND
<b>Cost</b>	
Opening balance	4,633,289,140
Additions (Note 7)	46,035,762,055
	50,669,051,195
<b>Accumulated amortisation</b>	
Opening balance	3,192,040,533
Charge for the period	432,702,516
	3,624,743,049
<b>Net book value</b>	
Opening balance	1,441,248,607
Closing balance	47,044,308,146

Goodwill recognised on the acquisitions is attributable mainly to the skills and technical talent of the acquired companies' workforce, the prospects of projects that the companies are developing and synergies expected to be achieved from integrating these companies into the Group's existing business.

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**23. Accounts payable to suppliers**

**(a) Accounts payable to suppliers detailed by significant supplier**

	30/6/2018		1/1/2018	
	Cost VND	Amount within payment capacity VND	Cost VND	Amount within payment capacity VND
Tien Phat Garment Joint Stock Company	176,120,660,794	176,120,660,794	226,511,653,660	226,511,653,660
Thuan Viet Investment Trading Co., Ltd	142,423,880,913	142,423,880,913	61,482,237,250	61,482,237,250
Toan Thinh Phat Architecture Investment Construction Joint Stock Company	55,628,862,746	55,628,862,746	85,978,322,776	85,978,322,776
Sai Gon Thuong Tin Commercial Joint Stock Bank	31,900,000,000	31,900,000,000	31,900,000,000	31,900,000,000
Viet Nam Investment and Transportation Corporation	5,412,796,000	5,412,796,000	-	-
Binh Dinh Construction Co., Ltd.	3,534,540,063	3,534,540,063	11,582,640,063	11,582,640,063
Thanh Thanh Cong Investment Joint Stock Company	2,913,307,445	2,913,307,445	646,587,700	646,587,700
Bon Phuong Joint Stock Company	2,278,075,950	2,278,075,950	7,239,414,100	7,239,414,100
Binh Tay Packaging and Warehouse Joint Stock Company	2,000,000,000	2,000,000,000	40,046,948,000	40,046,948,000
Hai Thanh Trading and Manufacture Co., Ltd.	1,345,260,987	1,345,260,987	6,535,450,799	6,535,450,799
Thanh Thanh Cong Industrial Zone Joint Stock Company	-	-	3,024,889,772	3,024,889,772
Other suppliers	69,133,862,186	69,133,862,186	52,727,739,636	52,727,739,636
	<b>492,691,247,084</b>	<b>492,691,247,084</b>	<b>527,675,883,756</b>	<b>527,675,883,756</b>

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**(b) Accounts payable to suppliers who are related parties**

	30/6/2018		1/1/2018	
	Cost VND	Amount within payment capacity VND	Cost VND	Amount within payment capacity VND
<i>Associates</i>				
Tien Phat Garment Joint Stock Company	176,120,660,794	176,120,660,794	226,511,653,660	226,511,653,660
Binh Tay Packaging and Warehouse Joint Stock Company	2,000,000,000	2,000,000,000	40,046,948,000	40,046,948,000
Thanh Thanh Cong Industrial Zone Joint Stock Company	-	-	3,024,889,772	3,024,889,772
<i>Other related parties</i>				
Toan Thinh Phat Architecture Investment Construction Joint Stock Company	55,628,862,746	55,628,862,746	85,978,322,776	85,978,322,776
Thanh Thanh Cong Investment Joint Stock Company	2,913,307,445	2,913,307,445	646,587,700	646,587,700
Hai Thanh Trading and Manufacture Co., Ltd.	1,345,260,987	1,345,260,987	6,535,450,799	6,535,450,799
Nang Luong Thanh Thanh Cong Joint Stock Company	699,700,760	699,700,760	-	-
Thanh Thanh Cong Tourism Joint Stock Company	390,361,750	390,361,750	-	-
Thanh Thanh Nam Joint Stock Company	297,931,360	297,931,360	336,638,560	336,638,560
Ben Tre Import and Export Joint Stock Company	34,800,000	34,800,000	-	-

The trade related amounts due to related parties were unsecured, interest free and are payable on demand.

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**24. Taxes payable to/receivable from State Treasury**

**(a) Taxes payable to State Treasury**

	<b>1/1/2018 VND</b>	<b>Incurred VND</b>	<b>Increase through acquisition of subsidiary (Note 7) VND</b>	<b>Paid VND</b>	<b>Net-off VND</b>	<b>30/6/2018 VND</b>
Value added tax	1,036,251,667	116,436,351,353	-	(13,174,554,901)	(100,617,210,083)	3,680,838,036
Corporate income tax	25,209,333,237	25,679,213,227	-	(38,228,833,267)	(5,399,818,621)	7,259,894,576
Personal income tax	3,199,656,954	11,927,317,476	4,856,400	(13,380,825,617)	-	1,751,005,213
Other taxes	133,794,526	16,472,378,227	-	(15,261,109,631)	-	1,345,063,122
	<b>29,579,036,384</b>	<b>170,515,260,283</b>	<b>4,856,400</b>	<b>(80,045,323,416)</b>	<b>(106,017,028,704)</b>	<b>14,036,800,947</b>

**(b) Taxes receivable from State Treasury**

	<b>1/1/2018 VND</b>	<b>Incurred VND</b>	<b>Net-off VND</b>	<b>Refunded VND</b>	<b>30/6/2018 VND</b>
Corporate income tax	28,042,787,562	20,202,409	(5,399,818,621)	-	22,663,171,350
Other taxes	263,856,172	14,929,718	-	(263,856,172)	14,929,718
	<b>28,306,643,734</b>	<b>35,132,127</b>	<b>(5,399,818,621)</b>	<b>(263,856,172)</b>	<b>22,678,101,068</b>

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**25. Accrued expenses**

**(a) Accrued expenses – short-term**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Construction costs of Phu My - Belleza Project	189,783,614,230	189,783,614,230
Construction costs of Jamona Golden Silk Project	287,523,246,441	287,523,246,441
Land rental costs of Charmington La Pointe Project	6,398,386,203	-
Loans interest expense	24,863,222,955	12,700,812,087
Interest payable to shareholders	7,733,300,510	7,733,300,510
Operating expenses	5,870,320,985	3,469,057,804
	<hr/>	<hr/>
	522,172,091,324	501,210,031,072

**(b) Accrued expenses – long-term**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Land rental costs of Charmington La Pointe Project	70,974,608,743	-
	<hr/>	<hr/>

**26. Other payables – short-term**

**(a) Other short-term payables**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Receipts on behalf of real estate developers in respect of real estate distribution agreements	270,182,952,801	94,581,179,234
Short-term deposits received	22,240,888,725	8,850,848,714
Dividends payable	7,563,223,579	7,563,223,579
Social insurance, health insurance and unemployment insurance	647,021,837	174,841,023
Others	7,902,459,502	8,418,641,377
	<hr/>	<hr/>
	308,536,546,444	119,588,733,927

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**(b) Other payables – short-term representing amounts due to related parties**

	<b>30/6/2018</b>	<b>1/1/2018</b>
	<b>VND</b>	<b>VND</b>
Tien Phat Garment Joint Stock Company	-	1,531,452,194
Toan Thinh Phat Architecture Investment Construction Joint Stock Company	88,851,000	-

The non-trade related amounts due to related parties were unsecured, interest free and payable upon demand.

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**27. Borrowings, bonds and finance lease liabilities**

**(a) Short-term borrowings, bonds and finance lease liabilities**

	1/1/2018 Carrying Amount/ Amount within repayment capacity VND	Movements during the period			30/6/2018 Carrying Amount/ Amount within repayment capacity VND
		Increase VND	Decrease VND	Reclassified to long-term bonds (Note 27(b)(**)) VND	
Short-term borrowings (*)	612,747,996,217	1,576,758,395,455	(1,373,289,401,907)	-	816,216,989,765
Short-term bonds (**)	300,000,000,000	300,000,000,000	-	(300,000,000,000)	300,000,000,000
Current portion of long-term borrowings	473,046,781,292	134,530,148,530	(392,518,500,261)	-	215,058,429,561
Finance lease principals due within 12 months	262,089,676	-	(131,044,836)	-	131,044,840
	<b>1,386,056,867,185</b>	<b>2,011,288,543,985</b>	<b>(1,765,938,947,004)</b>	<b>(300,000,000,000)</b>	<b>1,331,406,464,166</b>



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**(\*) Short-term borrowings**

Terms and conditions of outstanding short-term borrowings were as follows:

	Currency	Annual interest rate	30/6/2018 VND	1/1/2018 VND
<b>Unsecured short-term borrowings</b>				
Borrowings from individuals (i)	VND	9.00%-10.50%	547,012,657,782	314,547,132,394
Vietnam Joint Stock Commercial Bank for Industry and Trade (i)	VND	8.50%	-	30,000,000,000
Kim Thanh Joint Stock Company, a related party (i)	VND	10.50%	9,500,000,000	10,500,000,000
Binh Tay Packaging and Warehouse Joint Stock Company, a related party (i)	VND	10.00%	13,000,000,000	38,000,000,000
Thanh Thanh Nam Joint Stock Company	VND	11.50%	-	2,500,000,000
Toan Thinh Phat Architecture Investment Construction Joint Stock Company (i)	VND	10.50%	30,000,000,000	-
Borrowings from shareholders (i)	VND	13.00%	4,650,030,869	11,427,989,230
<b>Secured short-term borrowings</b>				
Orient Commercial Joint Stock Bank (Note 27(b)(*)(i))	VND	5.00%-10.00%	10,082,624,980	22,443,472,651
Joint Stock Commercial Bank for Investment and Development of Vietnam				
- Loan 1 (ii)	VND	6.00-9.00%	11,893,951,038	30,000,000,000
- Loan 2 (iii)	VND	6.00-9.00%	49,634,780,529	49,917,865,100
- Loan 3 (iv)	VND	6.00-9.00%	27,364,944,567	53,411,536,842
Lien Viet Post Joint Stock Commercial Bank (v)	VND	8.50%	50,000,000,000	50,000,000,000
Sai Gon Thuong Tin Joint Stock Commercial Bank (vi)	VND	10.50%	63,078,000,000	-
			816,216,989,765	612,747,996,217

- (i) These borrowings are used to finance for working capital.
- (ii) This borrowing has maximum facility of VND30 billion, is used to finance for working capital and secured by deposits at banks with carrying value of VND12 billion as at 30 June 2018 (1/1/2018: VND12 billion) (Note 9) and 4,385,820 shares of Binh Tay Packaging and Warehouse Joint Stock Company owned by the Company with carrying value of VND44 billion as at 30 June 2018 (1/1/2018: VND45 billion) (Note (10(b))).
- (iii) This borrowing has maximum facility of VND50 billion, is used to finance for working capital and secured by deposits at banks with carrying value of VND50.8 billion as at 30 June 2018 (1/1/2018: VND50.8 billion) (Note 10(a)).

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- (iv) This borrowing has maximum facility of VND68.7 billion, is used to finance for working capital and secured by deposits at banks with carrying value of VND73.9 billion as at 30 June 2018 (1/1/2018: VND73.9 billion) (Note 10(a)).
- (v) This borrowing has maximum facility of VND50 billion, is used to finance working capital. This borrowing is secured by 29,585,783 shares of Thuong Tin Tau Cuoc Joint Stock Company and 21,352,500 shares of Dong Sai Gon Joint Stock Company, two subsidiaries.
- (vi) This borrowing is used to finance working capital and secured by 49 apartments at Jamona Heights Project with carrying value of VND129.5 billion (Note 15).

**(\*\*) Short-term straight bonds**

	Annual interest rate	30/6/2018 VND	1/1/2018 VND
Short-term bonds issued at par to			
▪ Post - Telecommunication Joint Stock Insurance Corporation	10.5%	-	50,000,000,000
▪ Dai Van Phu One Member Limited Company	10.5%	-	20,000,000,000
▪ Vietnam Debt Fund SPC	10.5%	-	200,000,000,000
▪ Bao Long Insurance Company	10.5%	-	30,000,000,000
▪ Vietnam Maritime Commercial Joint Stock Bank (i)	12.0%	300,000,000,000	-
		300,000,000,000	300,000,000,000

- (i) This bond is due on 29 June 2019 and used to finance for working capital and is secured by 53 land use rights certificates, assets attached to the land located at Charmington Plaza Project, District 5, Ho Chi Minh City held by Hung Anh Nam Real Estate Investment Development Co., Ltd., a newly acquired subsidiary, with carrying value of VND268.7 billion (Note 15), and 54.53 million shares of Tin Nghia Joint Stock Company held by Thanh Thanh Cong Investment Joint Stock Company, a shareholder.

**(b) Long-term borrowings, bonds and finance lease liabilities**

	30/6/2018 VND	1/1/2018 VND
Long-term borrowings (*)	425,162,423,882	611,856,150,613
Straight bonds (**)	576,121,428,571	396,121,428,571
Finance lease liabilities (***)	240,248,870	371,293,706
	1,001,524,101,323	1,008,348,872,890
Repayable within twelve months	(215,189,474,401)	(473,308,870,968)
	786,334,626,922	535,040,001,922

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**(\*) Long-term borrowings**

Terms and conditions of outstanding long-term borrowings were as follows:

	Currency	Annual interest rate	Year of maturity	30/6/2018 VND	1/1/2018 VND
<b>Unsecured long-term borrowings</b>					
Borrowings from individuals	VND	10.50%	2018	-	13,965,000,000
<b>Secured long-term borrowings</b>					
<b>Orient Commercial Joint Stock Bank</b>					
- Loan 1 (i)	VND	5.00%-10.30%	2020	144,743,929,589	227,014,595,354
- Loan 2	VND	5.00%-10.30%	2018	-	33,331,000,000
- Loan 3	VND	5.00%-10.30%	2018	-	17,014,100,000
<b>Asia Commercial Joint Stock Bank</b>					
- Loan 1 (ii)	VND	10%	2018-2019	186,633,773,530	256,878,282,050
- Loan 2	VND	8.70%	2024	-	59,950,000,000
<b>Tien Phong Commercial Joint Stock Bank</b>					
- Loan 1 (iii)	VND	7.50%	2021	2,867,595,763	3,329,423,209
- Loan 2 (iv)	VND	11.00%	2021	3,644,000,000	-
- Loan 3 (v)	VND	7.50%	2020	273,125,000	373,750,000
<b>Vietnam Joint Stock Commercial Bank for Industry and Trade (vi)</b>					
Asia Commercial Joint Stock Bank – Tan Thuan Branch (vii)	VND	9.50%	2022	30,000,000,000	-
				425,162,423,882	611,856,150,613
Amount repayable within 12 months				(215,058,429,561)	(473,046,781,292)
Amount repayable after 12 months				210,103,994,321	138,809,369,321

- (i) Short-term borrowing from Orient Commercial Joint Stock Bank (Note 27(a)) and the long-term borrowing have maximum facility of VND400 billion in total, are used to finance for Bac Rach Ba Buom Project, located at Phu Thuan Ward, District 7, Ho Chi Minh City and secured by land use rights of this project with carrying value of VND660 billion as at 30 June 2018 (1/1/2018: VND660 billion) (Note 15). Principal outstanding at 30 June 2018 are repayable in 4 equally quarterly instalments of VND37.8 billion each beginning on 25 September 2018.
- (ii) These borrowings have maximum facility of VND300 billion and are used to finance for Jamona Golden Silk Project, located at Tan Thuan Dong Ward, District 7, Ho Chi Minh City. These borrowings are secured by 127 apartments of Jamona Golden Silk Project with carrying value of VND425 billion as at 30 June 2018 (1/1/2018: VND425 billion) (Note 15). Principal outstanding at 30 June 2018 are repayable in quarterly instalments beginning on 27 September 2018, 27 December 2018, and 27 March 2019, respectively, for each drawdown note.

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- (iii) This borrowing has maximum facility of VND4.2 billion is used to finance for fixed assets and secured by those fixed assets with carrying value of VND4.05 billion as at 30 June 2018 (1/1/2018: VND5.63 billion) (Note 16). Principal outstanding including three facilities, at 30 June 2018, are respectively repayable in 48, 53, and 56 equally monthly instalments of VND46.7 million, VND16.5 million and VND14 million each beginning on 26 July 2016.
- (iv) This borrowing has maximum facility of VND80 billion, is used to finance for Carillon 5 Project, located at 291/2 Luy Ban Bich Street, Hoa Thanh Ward, Tan Phu District, Ho Chi Minh City and secured by land use rights related to this project with carrying value of VND266 billion as at 30 June 2018 (Note 15). Principal outstanding at 30 June 2018 are repayable once at the maturity date.
- (v) This borrowing is used to finance for fixed assets and secured by those fixed assets with carrying value of VND640 million as at 30 June 2018 (1/1/2018: VND839 million) (Note 16). Principal outstanding at 30 June 2018 are repayable in 19 equally monthly instalments of VND14.4 million from 25 July 2018.
- (vi) This borrowing has maximum facility of VND60 billion, is used to finance for working capital and secured by land use rights at 22A-24 Thoai Ngoc Hau, Hoa Thanh Ward, Tan Phu District, Ho Chi Minh City with carrying value of VND90 billion as at 30 June 2018 (Note 18). Principal outstanding at 30 June 2018 are repayable in 20 equally quarterly instalments of VND3 billion beginning on 3 April 2018.
- (vii) This borrowing has maximum facility of VND30 billion and is secured by 5 million shares of Thanh Thanh Cong Education Joint Stock Company owned by Dang Huynh Uc My, a related party.

**(\*\*) Long-term straight bonds**

	<b>Annual interest rate</b>	<b>Year of maturity</b>	<b>30/6/2018 VND</b>	<b>1/1/2018 VND</b>
<b>Bonds issued at par to</b>				
▪ Vietnam International Commercial Joint Stock Bank (i)	12.00%	2020	356,121,428,571	396,121,428,571
▪ Post - Telecommunication Joint Stock Insurance Corporation (ii)	10.50%	2020	50,000,000,000	-
▪ Dai Van Phu One Member Limited Company (ii)	10.50%	2020	20,000,000,000	-
▪ Vietnam Debt Fund SPC (ii)	10.50%	2020	150,000,000,000	-
			<b>576,121,428,571</b>	<b>396,121,428,571</b>

- (i) The bonds are secured by land use rights held by Thuong Tin Tau Cuoc Joint Stock Company (a subsidiary) under Contract No. 000504 dated 6 January 2017.
- (ii) During the period, the maturity dates of these bonds were extended from 2018 to 2020. Accordingly, these bonds were reclassified to long-term bonds. The bonds are unsecured.

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**(\*\*\*) Finance lease liabilities**

The future minimum lease payments under non-cancellable finance leases are:

	30/6/2018			1/1/2018		
	Payments VND	Interest VND	Principal VND	Payments VND	Interest VND	Principal VND
Within one year	213,603,089	82,558,249	131,044,840	270,961,235	8,871,559	262,089,676
Within two to five years	178,002,569	68,798,539	109,204,030	153,172,269	43,968,239	109,204,030
	<b>391,605,658</b>	<b>151,356,788</b>	<b>240,248,870</b>	<b>424,133,504</b>	<b>52,839,798</b>	<b>371,293,706</b>

**28. Bonus and welfare fund**

This fund is established by appropriating from retained profits in accordance with the resolution of General Meeting of Shareholders. This fund is used to pay bonus and welfare to the Company and its subsidiaries' employees in accordance with the Company and its subsidiaries' bonus and welfare policies. Movements of bonus and welfare fund during the period were as follows:

	Six-month period ended	
	30/6/2018 VND	30/6/2017 VND
Opening balance	4,608,751,180	9,556,979,885
Appropriation from the retained profits (Note 30)	20,245,343,160	7,246,525,645
Increase through acquisition of subsidiary (Note 7)	(1,034,078,468)	-
Utilisation during the period	(10,626,472,801)	(9,189,977,286)
Closing balance	<b>13,193,543,071</b>	<b>7,613,528,244</b>

**29. Deferred tax (liabilities)/assets**

	30/6/2018 VND	1/1/2018 VND
Deferred tax assets:		
Unrealised profits	42,506,469,047	51,652,314,127
Deferred tax liabilities:		
Allowance for diminution in the value of investments in subsidiaries and associates	(22,388,985,725)	(19,905,736,397)
Fair value adjustments in business combination (Note 7)	(45,501,652,910)	-
Net deferred tax (liabilities)/assets	<b>(25,384,169,588)</b>	<b>31,746,577,730</b>

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**30. Changes in owners' equity**

	Share capital VND	Share premium VND	Treasury shares VND	Investment and development fund VND	Other equity funds VND	Retained profits VND	Non-controlling interest VND	Total owners' equity VND
<b>Balance at 1 January 2018</b>	2,438,724,240,000	333,441,184,101	(11,890,000)	110,076,634,441	24,890,292,522	380,411,551,264	196,141,310,022	3,483,673,322,350
Share capital issued	731,613,700,000	(175,000,000)	-	-	-	-	-	731,438,700,000
Net profit for the period	-	-	-	-	-	179,286,743,888	(855,711,113)	178,431,032,775
Capital contributed by non-controlling interest	-	-	-	-	-	-	38,500,000,000	38,500,000,000
Share of dividends to non-controlling interest	-	-	-	-	-	-	(118,468,000)	(118,468,000)
Changes through additional acquisition of equity interest in subsidiaries (Note 8)	-	-	-	-	-	(8,265,394)	(136,154,606)	(144,420,000)
Appropriation to equity funds	-	-	-	20,023,396,743	-	(20,023,396,743)	-	-
Appropriation to bonus and welfare fund	-	-	-	-	-	(20,245,343,160)	-	(20,245,343,160)
Adjustment	-	-	-	-	-	142,051,531	-	142,051,531
<b>Balance at 30 June 2018</b>	<b>3,170,337,940,000</b>	<b>333,266,184,101</b>	<b>(11,890,000)</b>	<b>130,100,031,184</b>	<b>24,890,292,522</b>	<b>519,563,341,386</b>	<b>233,530,976,303</b>	<b>4,411,676,875,496</b>

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	Share capital VND	Share premium VND	Treasury shares VND	Investment and development fund VND	Other equity funds VND	Retained profits VND	Non-controlling interest VND	Total owners' equity VND
<b>Balance at 1 January 2017</b>	2,170,691,340,000	441,956,044,101	(11,890,000)	98,641,982,590	20,411,145,621	412,543,131,826	118,162,046,406	3,262,393,800,544
Issuance of bonus shares	108,514,860,000	(108,514,860,000)	-	-	-	-	-	-
Net profit for the period	-	-	-	-	-	67,644,432,352	(11,059,765,589)	56,584,666,763
Capital contributed by non-controlling interest	-	-	-	-	-	-	1,000,000,000	1,000,000,000
Share of dividends to non-controlling interest	-	-	-	-	-	-	(91,812,700)	(91,812,700)
Changes through additional acquisition of equity interest in subsidiaries	-	-	-	-	-	(77,069,658,219)	(26,225,146,369)	(103,294,804,588)
Appropriation to equity funds	-	-	-	11,434,651,851	4,479,146,901	(15,913,798,752)	-	-
Appropriation to bonus and welfare fund	-	-	-	-	-	(7,246,525,645)	-	(7,246,525,645)
<b>Balance at 30 June 2017</b>	<b>2,279,206,200,000</b>	<b>333,441,184,101</b>	<b>(11,890,000)</b>	<b>110,076,634,441</b>	<b>24,890,292,522</b>	<b>379,957,581,562</b>	<b>81,785,321,748</b>	<b>3,209,345,324,374</b>

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**31. Share capital**

The Company's authorised and issued share capital are:

	30/6/2018		1/1/2018	
	Number of shares	VND	Number of shares	VND
<b>Authorised share capital</b>	317,033,794	3,170,337,940,000	243,872,424	2,438,724,240,000
<b>Issued share capital</b>				
Ordinary shares	317,033,794	3,170,337,940,000	243,872,424	2,438,724,240,000
<b>Treasury shares</b>				
Ordinary shares	1,189	11,890,000	1,189	11,890,000
<b>Shares currently in circulation</b>				
Ordinary shares	317,032,605	3,170,326,050,000	243,871,235	2,438,712,350,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividend as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

Movements in share capital during the period were as follows:

	Six-month period ended 30/6/2018		Six-month period ended 30/6/2017	
	Number of shares	VND	Number of shares	VND
Balance at the beginning of the period	243,871,235	2,438,712,350,000	217,067,945	2,170,679,450,000
Issuance of bonus shares	-	-	10,851,486	108,514,860,000
Shares issued during the period (*)	73,161,370	731,613,700,000	-	-
<b>Balance at the end of the period</b>	<b>317,032,605</b>	<b>3,170,326,050,000</b>	<b>227,919,431</b>	<b>2,279,194,310,000</b>

(\*) The General Meeting of Shareholders of the Company on 9 January 2018 approved for issuing additional 73,161,370 shares at par. Accordingly, the State Securities Commission approved for this additional shares issuance in Official Letter No. 19/GCN-UBCK dated 29 March 2018. The Company obtained the updated Enterprise Registration Certificate on with the new share capital amount on 3 August 2018.



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**32. Equity funds**

**(i) Investment and development fund**

Investment and development fund is appropriated from retained profits in accordance with the Resolution of General Meeting of Shareholders. This fund was established for the purpose of future business expansion.

**(ii) Other equity funds**

These funds are established for the purpose of conferring rewards and other purposes relating to managing activities of the Company's Board of Directors and Board of Management and were appropriated from retained profits in accordance with the Resolution of General Meeting of Shareholders of the Company.

**33. Off balance sheet items**

**(a) Capital expenditure commitments**

At the reporting date the Group had the following outstanding capital commitments approved but not provided for in the consolidated balance sheet:

	30/6/2018 VND	1/1/2018 VND
Approved and contracted	2,265,344,229,102	3,350,515,839,269

**(b) Foreign currency**

	30/6/2018		1/1/2018	
	Original currency	VND equivalent	Original currency	VND equivalent
USD	101	1,921,499	101	1,921,499

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**34. Revenue from sales of goods and provision of services**

Total revenue represents the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised:

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Total revenue		
▪ Sales of land use rights, properties	1,757,591,575,694	491,170,670,546
▪ Brokerage services	53,510,802,997	29,808,310,723
▪ Office rental	13,347,454,222	13,158,775,431
▪ Other services	16,568,365,310	24,955,775,218
	<hr/>	<hr/>
	1,841,018,198,223	559,093,531,918
Less revenue deductions		
▪ Sales returns	-	(9,108,087,229)
	<hr/>	<hr/>
Net revenue	1,841,018,198,223	549,985,444,689

**35. Cost of sales**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Total cost of sales		
▪ Land use rights, properties sold	1,343,727,625,499	333,604,349,757
▪ Brokerage services	26,685,074,639	12,394,478,993
▪ Office rental	21,355,034,541	7,769,740,514
▪ Other services	11,280,426,638	18,930,302,597
	<hr/>	<hr/>
	1,403,048,161,317	372,698,871,861

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**36. Financial income**

	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Gains from disposals of other investments	-	19,946,000,000
Interest income from loans	52,110,473,256	57,276,090,687
Interest income from deposits at banks	5,231,604,340	5,658,616,030
Dividends	2,462,400,000	131,305,500
	<hr/>	<hr/>
	59,804,477,596	83,012,012,217
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**37. Financial expenses**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Interest expense	75,516,359,354	51,250,318,528
Losses on disposals of investments	-	55,800,000,000
Settlement discounts	7,997,361,835	145,352,639
Other financial expenses	4,169,991,683	6,405,310,103
	<hr/>	<hr/>
	87,683,712,872	113,600,981,270
	<hr/>	<hr/>

**38. Selling expenses**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Staff costs	840,259,270	3,261,139,300
Brokerage expenses	32,432,288,688	14,583,603,776
Outside services	70,257,492,424	4,163,195,268
Other expenses	2,132,097,848	580,349,552
	<hr/>	<hr/>
	105,662,138,230	22,588,287,896
	<hr/>	<hr/>

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**39. General and administration expenses**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Staff costs	34,277,954,342	25,117,851,333
Office equipment expenses	1,507,043,381	1,408,299,010
Fixed asset depreciation	3,531,636,044	3,016,996,051
Goodwill amortisation	432,702,516	432,702,516
Taxes, fees and charges	304,788,377	49,559,000
Outside services	27,292,508,332	11,313,263,112
Other expenses	15,863,760,761	10,548,697,746
	<hr/>	<hr/>
	83,210,393,753	51,887,368,768
	<hr/>	<hr/>

**40. Other income**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Compensations received from other parties	4,632,120,870	5,203,013,245
Gain from disposals of fixed assets	503,636,364	-
Other income	1,885,367,344	516,676,314
	<hr/>	<hr/>
	7,021,124,578	5,719,689,559
	<hr/>	<hr/>

**41. Other expenses**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Compensations paid for breach of contracts	10,707,249,668	503,482,113
Other expenses	2,315,461,533	3,857,686,502
	<hr/>	<hr/>
	13,022,711,201	4,361,168,615
	<hr/>	<hr/>

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**42. Income tax**

**(a) Recognised in the consolidated statement of income**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
<b>Current tax expense</b>		
Current period	17,865,618,783	24,776,373,234
Under provision in prior years	7,813,594,444	-
	25,679,213,227	24,776,373,234
<b>Deferred tax expense/(benefit)</b>		
Origination and reversal of temporary differences	11,629,094,408	(6,722,040,808)
	37,308,307,635	18,054,332,426

**(b) Reconciliation of effective tax rate**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Accounting profit before tax	215,739,340,410	74,638,999,189
Tax at the Company's tax rate	43,147,868,082	14,927,799,838
Non-deductible expenses	459,108,105	495,770,083
Deferred tax assets not recognised	2,005,108,803	4,222,366,862
Impact of share of profit from associates	(104,531,477)	(211,706,227)
Non-taxable income	(492,480,000)	(26,261,100)
Tax losses utilised	(15,520,360,322)	(1,353,637,030)
Under provision in prior years	7,813,594,444	-
	37,308,307,635	18,054,332,426

**(c) Applicables tax rates**

The Company and its subsidiaries have an obligation to pay the income tax at the usual income tax rate of 20% taxable profits.

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**43. Basic earnings per share**

The calculation of basic earnings per share for the six-month period ended 30 June 2018 was based on the profit attributable to ordinary shareholders after deducting the budgeted amounts appropriated to bonus and welfare fund for the period, and a weighted average number of ordinary shares, calculated as follows:

**(i) Net profit attributable to ordinary shareholders**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Net profit attributable to shareholders of the Company	179,286,743,888	67,644,432,352
Appropriation to bonus and welfare fund (budgeted)	(8,012,840,000)	(6,022,080,000)
	<hr/>	<hr/>
Net profit for the period attributable to shareholders of the Company	171,273,903,888	61,622,352,352
	<hr/>	<hr/>

**(ii) Weighted average number of ordinary shares**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>shares</b>	<b>shares (restated)</b>
Issued ordinary shares at the beginning of the period	243,872,424	217,069,134
Effect of bonus shares issued on 2 February 2017	-	10,851,486
Effect of bonus shares issued on 31 August 2017	-	15,951,804
Effect of shares issued on 28 June 2018	812,904	-
	<hr/>	<hr/>
Weighted average number of ordinary shares for the period	244,685,328	243,872,424
	<hr/>	<hr/>

The restatement of weighted average number of ordinary shares for the six-month period ended 30 June 2017 was made to reflect the effect of bonus shares issued in 2017.

**(iii) Basic earnings per share**

	<b>Six-month period ended</b>		
	<b>30/6/2018</b>	<b>30/6/2017</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>	<b>VND</b>
		<b>Restated</b>	<b>As previously reported</b>
Basic earnings per share	700	253	270
	<hr/>	<hr/>	<hr/>

As at 30 June 2018 and 2017, the Company did not have financial instruments which will result in dilutive potential ordinary shares. Therefore, the presentation of diluted earnings per share is not applicable.

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Notes to the consolidated interim financial statements for the six-month period ended**  
**30 June 2018 (continued)**

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**44. Significant transactions with related parties**

In addition to related party balances disclosed in other notes to these consolidated interim financial statements, the Group also had the following significant transactions with the related parties:

	Transaction value	
	Six-month period ended 30/6/2018 VND	30/6/2017 VND
<b>Associates</b>		
<b>Binh Tay Packaging and Warehouse Joint Stock Company</b>		
Loans granted	24,000,000,000	-
Interest income	1,668,295,416	-
Borrowings	13,000,000,000	30,000,000,000
Interest expense	35,000,000	1,031,291,667
Purchase of shares of Thuong Tin Tau Cuoc Joint Stock Company	-	45,607,720,000
<b>Kim Thanh Real Estate Joint Stock Company</b>		
Capital contribution	-	8,800,000,000
Borrowings	-	19,000,000,000
Interest expense	521,250,001	756,527,777
<b>Tien Phat Garment Joint Stock Company</b>		
Sale of goods and services	5,774,129,908	235,721,025,590
Purchases of goods and services	359,229,636,536	2,375,745,900
Borrowings	442,000,000,000	4,500,000,000
Interest expense	2,637,866,664	29,808,334
Loans granted	1,188,600,000,000	423,000,000,000
Interest income	5,175,315,208	4,889,031,469
<b>Thanh Thanh Cong Industrial Zone Joint Stock Company</b>		
Loans granted	-	120,000,000,000
Interest income	5,536,666,668	-
Settlement discount	1,100,000,000	-
Sales of services	337,662,530	-
<b>Idico - Long An Investment Construction Joint Stock Company</b>		
Receipts of dividends	2,462,400,000	-
<b>Hoa Dong Manufacturing Construction Services Co., Ltd.</b>		
Loans granted	200,000,000	-
Interest income	1,458,333	-
<b>Other related parties</b>		
<b>Hung Anh Construction and Investment Joint Stock Company</b>		
Loans granted	-	25,700,000,000
Interest income	17,200,685,637	18,233,412,006

**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
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**30 June 2018 (continued)**

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	Transaction value	
	Six-month period ended 30/6/2018 VND	30/6/2017 VND
<b>Nguyen Kim Da Nang Trading Joint Stock Company</b>		
Loans granted	4,500,000,000	-
Interest income	34,125,000	-
<b>Thanh Thanh Cong Investment Joint Stock Company</b>		
Purchases of goods and services	5,646,464,656	1,250,761,008
Loans granted	534,300,000,000	981,000,000,000
Interest income	1,138,969,864	33,054,152,758
<b>Thanh Thanh Cong Lam Dong Tourism Joint Stock Company</b>		
Purchases of goods and services	-	176,069,925
<b>Thanh Thanh Cong Tourism Joint Stock Company</b>		
Purchases of goods and services	1,022,149,500	-
<b>Toan Think Phat Architecture Investment Construction Joint Stock Company</b>		
Purchases of goods and services	76,627,276,364	189,885,019,091
Interest income	330,611,306	330,611,306
Shares of dividends	-	44,425,500
Borrowings	60,000,000,000	-
Interest expense	707,786,302	-
<b>Toan Think Phat Construction Technology One Member Co., Ltd.</b>		
Sales of goods and services	543,759,102	388,121,487
Purchases of goods and services	80,649,752,055	-
<b>Ben Tre Import and Export Joint Stock Company</b>		
Purchases of goods	102,660,000	-
<b>Nang Luong Thanh Thanh Cong Joint Stock Company</b>		
Purchases of goods	4,663,680,000	-
<b>Thanh Thanh Nam Joint Stock Company</b>		
Purchases of services	590,113,673	-
<b>66 Real Estate Investment Joint Stock Company</b>		
Loans granted	105,650,000,000	-
Interest income	58,694,444	-
Capital contribution	1,600,000,000	-
<b>Toan Hai Van Joint Stock Company</b>		
Loans granted	33,000,000,000	-
Interest income	769,397,259	-



**Sai Gon Thuong Tin Real Estate Joint Stock Company and its subsidiaries**  
**Notes to the consolidated interim financial statements for the six-month period ended**  
**30 June 2018 (continued)**

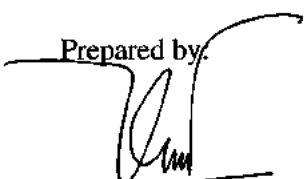

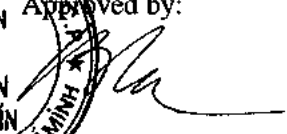
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	<b>Transaction value</b>	
	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
<b>Tran Lam Thong, a related individual</b>		
Advances	35,305,608,500	-
Loans granted	1,000,000,000	-
Interest income	42,291,665	-
Interest expense	7,444,444	-
<b>Members of Board of Directors</b>		
Compensations	8,615,264,923	4,206,242,030
<b>Members of Board of Management</b>		
Compensations	5,936,024,184	5,569,639,583

**45. Non-cash investing and financing activities**

	<b>Six-month period ended</b>	
	<b>30/6/2018</b>	<b>30/6/2017</b>
	<b>VND</b>	<b>VND</b>
Netted off receivables and payables relating to purchase of fixed assets and investment property	49,514,752,297	-
Interest expense capitalised into inventories	21,454,962,725	23,236,113,750
Conversion of interest payables to borrowings	30,261,675	28,870,082
Conversion of interest receivable to loans receivable	780,074,165	2,150,530,923
Conversion of interest receivable to held-to-maturity investments	1,803,923,251	-

30 August 2018

<p>Prepared by:</p>  <p><b>Vo Khanh Kien</b> Chief Accountant</p>		<p>Approved by:</p>  <p><b>Bui Tien Thang</b> General Director</p>
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