

**SAI GON THUONG TIN REAL ESTATE
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence-Freedom-Happiness**

No.: 345/2018/CV-TTCLAND

Ho Chi Minh City, September 05th, 2018

*Re: Explanation of audit opinion for financial
statements of half year review 2018*

**To: State Securities Commission
Ho Chi Minh City Stock Exchange**

- Name: **SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY**
("TTC Land")
- Ticker symbol: SCR
- Head office: 253 Hoang Van Thu, Ward 2, Tan Binh District, Ho Chi Minh City
- Phone: 028.38249988
- Fax: 028.38249977
- The person performing the disclosure: Bui Tien Thang
Position: CEO

The contents of explanation of KPMG Limited (*):

- In June 2018, Saigon Thuong Tin Real Estate Joint Stock Company bought 100% of Hung Anh Nam Real Estate Investment and Development Co., Ltd (Hung Anh Nam Company). At the end of the accounting period, TTC Land accounted for the business combination using the enterprise value determined in accordance with the valuation report from Southeast Appraisal and Consulting Corporation (Southeast Corporation) on 01/06/2018.
- According to Note 7 of the consolidated financial statements of half year review 2018:

Item		Amount (VND)
Payment for the acquisition, (purchase price):	(1)	537,079,300,000
Net identifiable assets and liabilities, (book value before purchase):	(2)	309,036,926,305
Reasonable value adjustments:	(3)	182,006,611,640
- Inventory		227,508,264,550
- Deferred income tax payable		(45,501,652,910)
Goodwill	= (1)-(2)-(3)	46,035,762,055

- Appraisal value of Hung Anh Nam Company was provisionally accepted by the auditor in accordance with the valuation report of Southeast Corporation. This valuation may be reassessed by the auditor (if any) and will retroactively adjust these provisional values within 12 months from the date of purchase by re-adjusting comparative information of the last period.

This information has been posted on the company's website on 04/09/2018 on <http://ttcland.vn/en/co-dong.html>.

I undertake that the information published herein is true and fully responsible before the law for the content of the information published.

Recipient:

- As above
- Archiving document.

GENERAL DIRECTOR

(Signed and sealed)

Bui Tien Thang