

NO VA LAND INVESTMENT GROUP CORPORATION

CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2019

NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2019**

TABLE OF CONTENTS	PAGE
Corporate information	1
Statement by the Board of Management	2
Report on review of consolidated interim financial information	3
Consolidated interim balance sheet (Form B 01a – DN/HN)	5
Consolidated interim income statement (Form B 02a – DN/HN)	8
Consolidated interim cash flow statement (Form B 03a – DN/HN)	9
Notes to the consolidated interim financial statements (Form B 09a – DN/HN)	11

NO VA LAND INVESTMENT GROUP CORPORATION

CORPORATE INFORMATION

Business Registration Certificate

No. 054350 dated 18 September 1992 was initially issued by the Department of Planning and Investment of Ho Chi Minh City and the 47th amended Business Registration Certificate No. 0301444753 dated 10 January 2019.

Board of Directors

Mr. Bui Thanh Nhon	Chairman
Mr. Bui Xuan Huy	Member
Ms. Hoang Thu Chau	Member
Ms. Nguyen Thanh Bich Thuy	Independent Member
Mr. Pham Tien Van	Independent Member (from 26 April 2019)
Mr. David Frederick Proctor	Independent Member (to 20 March 2019)

Audit Committee

Ms. Nguyen Thanh Bich Thuy	Head of Committee
Ms. Nguyen Thi Minh Thanh	Member
Ms. Vo Thi Thu Van	Member
Mr. David Frederick Proctor	Member (to 6 March 2019)

Board of Management

Mr. Bui Xuan Huy	General Director
Ms. Hoang Thu Chau	Deputy General Director

Legal representative

Mr. Bui Thanh Nhon	Chairman
Mr. Bui Xuan Huy	General Director
Ms. Luong Thi Thu Huong	Director

Registered office

313B - 315 Nam Ky Khoi Nghia Street, Ward 7, District 3, Ho Chi Minh City, Vietnam

Operation office

65 Nguyen Du Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

Auditor

PwC (Vietnam) Limited

NO VA LAND INVESTMENT GROUP CORPORATION

STATEMENT OF THE RESPONSIBILITY OF THE BOARD OF MANAGEMENT OF THE COMPANY IN RESPECT OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The Board of Management of No Va Land Investment Group Corporation ("the Company") is responsible for preparing consolidated interim financial statements which give a true and fair view of the consolidated financial position of the Company and its subsidiaries (together, "the Group") as at 30 June 2019 and the consolidated results of its operations and consolidated cash flows for the six-month period then ended. In preparing these consolidated interim financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the consolidated interim financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and which enable consolidated interim financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the consolidated interim financial statements. The Board of Management is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

We hereby approve the accompanying consolidated interim financial statements as set out on pages 5 to 76 which give a true and fair view of the consolidated financial position of the Group as at 30 June 2019 and of the consolidated results of its operations and consolidated cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated interim financial statements.

On behalf of the Board of Management



Bui Xuan Huy
General Director

Ho Chi Minh City, SR Vietnam
29 August 2019



REPORT ON REVIEW OF CONSOLIDATED INTERIM FINANCIAL INFORMATION TO THE SHAREHOLDERS OF NO VA LAND INVESTMENT GROUP CORPORATION

We have reviewed the accompanying consolidated interim financial statements of No Va Land Investment Group Corporation ("the Company") and its subsidiaries (together, "the Group") which were prepared on 30 June 2019 and approved by the Board of Management on 29 August 2019. The consolidated interim financial statements comprise the consolidated interim balance sheet as at 30 June 2019, the consolidated interim income statement, the consolidated interim cash flow statement for the six-month period then ended, and explanatory notes to the consolidated interim financial statements including significant accounting policies, as set out on pages 5 to 76.

The Board of Management's Responsibility to the Consolidated Interim Financial Statements

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements and for such internal control which the Board of Management determines is necessary to enable the preparation and fair presentation of the 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 consolidated interim financial statements 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.

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 present fairly, in all material respects, the consolidated financial position of the Group as at 30 June 2019, its consolidated financial performance and consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of the consolidated interim financial statements.

Other Matter

The report on the review of interim financial information is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English copies, the Vietnamese copy shall take precedence.

For and on behalf of PwC (Vietnam) Limited



Nguyen Hoang Nam
Audit Practising Licence No.
0849-2018-006-1
Authorised signatory

Report reference number: HCM8618
Ho Chi Minh City, 29 August 2019

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 01a – DN/HN

CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at	
			30.6.2019 VND	31.12.2018 VND
100	CURRENT ASSETS		56,921,652,870,416	50,860,944,465,153
110	Cash and cash equivalents	4	7,325,834,929,936	12,326,942,295,680
111	Cash		2,275,631,494,253	7,595,717,278,814
112	Cash equivalents		5,050,203,435,683	4,731,225,016,866
120	Short-term investments		397,288,986,526	95,691,805,879
123	Investments held-to-maturity	5(a)	397,288,986,526	95,691,805,879
130	Short-term receivables		6,540,079,686,524	4,665,352,597,458
131	Short-term trade accounts receivable	6	1,020,363,369,459	759,035,366,510
132	Short-term prepayments to suppliers	7	1,062,272,922,067	1,501,273,791,900
135	Short-term lending	8	462,870,529,599	430,653,870,350
136	Other short-term receivables	9(a)	4,004,836,511,177	1,984,653,214,476
137	Provision for doubtful debts - short term	10	(10,263,645,778)	(10,263,645,778)
140	Inventories		41,677,158,225,432	32,826,041,845,846
141	Inventories	11(a)	41,682,749,274,174	32,833,620,893,772
149	Provision for decline in value of inventories	11(a)	(5,591,048,742)	(7,579,047,926)
150	Other current assets		981,291,041,998	946,915,920,290
151	Short-term prepaid expenses	12(a)	103,219,107,507	133,941,405,843
152	Value Added Tax to be reclaimed	20(a)	837,797,765,941	726,686,085,221
153	Other taxes receivable	20(a)	40,274,168,550	86,288,429,226

The notes on pages 11 to 76 are an integral part of these consolidated interim financial statements.

CONSOLIDATED BALANCE SHEET
(continued)

Code	ASSETS (continued)	Note	As at	
			30.6.2019 VND	31.12.2018 VND
200	LONG-TERM ASSETS		17,875,625,539,780	19,051,268,698,390
210	Long-term receivables		214,972,287,675	255,403,896,052
216	Other long-term receivables	9(b)	214,972,287,675	255,403,896,052
220	Fixed assets		854,751,569,604	787,142,924,879
221	Tangible fixed assets	13	710,380,464,007	705,600,012,062
222	Historical cost		903,191,012,439	875,356,758,139
223	Accumulated depreciation		(192,810,548,432)	(169,756,746,077)
227	Intangible fixed assets	14	144,371,105,597	81,542,912,817
228	Historical cost		160,946,997,817	91,934,799,597
229	Accumulated amortisation		(16,575,892,220)	(10,391,886,780)
230	Investment properties	15	3,064,386,356,212	3,056,785,356,717
231	Historical cost		3,225,052,615,966	3,199,456,319,499
232	Accumulated depreciation		(160,666,259,754)	(142,670,962,782)
240	Long-term assets in progress		466,003,596,140	430,179,529,043
241	Long-term work in progress	11(b)	181,965,269,013	181,962,136,884
242	Construction in progress	16	284,038,327,127	248,217,392,159
250	Long-term investments		5,687,560,135,930	7,556,238,420,121
252	Investments in associates, joint ventures	5(b)	5,607,655,078,445	7,548,298,670,121
253	Investments in other entities	5(c)	44,905,057,485	7,939,750,000
255	Investments held to maturity	5(a)	35,000,000,000	-
260	Other long-term assets		7,587,951,594,219	6,965,518,571,578
261	Long-term prepaid expenses	12(b)	344,824,625,486	414,115,027,558
262	Deferred income tax assets	38(a)	63,774,653,679	70,055,011,414
269	Goodwill	17	7,179,352,315,054	6,481,348,532,606
270	TOTAL ASSETS		74,797,278,410,196	69,912,213,163,543

The notes on pages 11 to 76 are an integral part of these consolidated interim financial statements.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 01a – DN/HN

CONSOLIDATED BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at	
			30.6.2019 VND	31.12.2018 VND
300	LIABILITIES		52,604,001,069,764	49,452,086,677,765
310	Short-term liabilities		22,772,024,752,637	27,969,394,567,002
311	Short-term trade accounts payable	18	1,803,286,740,762	2,523,012,259,596
312	Short-term advances from customers	19	2,681,972,252,635	7,779,944,907,345
313	Tax and other payables to the State Budget	20(b)	238,515,751,207	558,242,968,117
314	Payable to employees	21	101,692,998,009	33,168,157,749
315	Short-term accrued expenses	22	2,548,839,388,301	2,711,170,532,425
318	Short-term unearned revenue		8,407,847,290	1,457,601,871
319	Other short-term payables	23(a)	6,180,205,006,240	2,711,456,498,429
320	Short-term borrowings and finance lease liabilities	24(a)	9,203,554,856,800	11,645,389,730,077
322	Bonus and welfare funds		5,549,911,393	5,551,911,393
330	Long-term liabilities		29,831,976,317,127	21,482,692,110,763
336	Long-term unearned revenue		25,662,087,547	27,058,815,648
337	Other long-term payables	23(b)	6,953,097,363,202	2,495,831,870,100
338	Long-term borrowings and finance lease liabilities	24(b)	18,636,462,537,997	16,262,686,196,964
341	Deferred income tax liabilities	38(a)	4,216,754,328,381	2,697,115,228,051
400	OWNERS' EQUITY		22,193,277,340,432	20,460,126,485,778
410	Capital and reserves		22,193,277,340,432	20,460,126,485,778
411	Owners' capital	25, 26	9,372,766,740,000	9,372,766,740,000
411a	- Ordinary shares with voting rights		9,304,466,740,000	9,304,466,740,000
411b	- Preference shares		68,300,000,000	68,300,000,000
412	Share premium	26	3,996,839,781,026	3,996,839,781,026
421	Undistributed earnings	26	6,914,017,912,690	6,107,694,627,582
421a	- Undistributed post-tax profits of previous years		6,107,694,627,582	2,886,728,106,652
421b	- Post-tax profit of current period/year		806,323,285,108	3,220,966,520,930
429	Non-controlling interests	27	1,909,652,906,716	982,825,337,170
440	TOTAL RESOURCES		74,797,278,410,196	69,912,213,163,543


 Nguyen Ngoc Bang
 Preparer


 Tran Thi Thanh Van
 Chief Accountant




 Bui Xuan Huy
 General Director
 29 August 2019

The notes on pages 11 to 76 are an integral part of these consolidated financial statements.

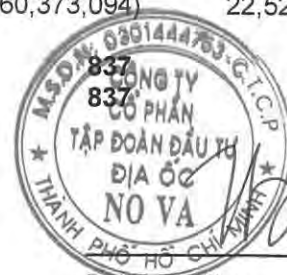
CONSOLIDATED INCOME STATEMENT

Code		Note	For the six-month period ended	
			30.6.2019 VND	30.6.2018 VND
01	Revenue from sales of goods and rendering of services		8,114,790,473,555	4,328,788,539,565
02	Less deductions		(70,193,053,598)	(39,054,372,755)
10	Net revenue from sales of goods and rendering of services	30	8,044,597,419,957	4,289,734,166,810
11	Cost of good sold and services rendered	31	(5,881,584,232,846)	(2,879,910,448,835)
20	Gross profit from sales of goods and rendering of services		2,163,013,187,111	1,409,823,717,975
21	Financial income	32	229,448,182,903	903,704,279,523
22	Financial expenses	33	(1,211,834,962,293)	(928,665,862,614)
23	- Including: Interest expense	33	(613,820,198,299)	(713,347,924,373)
24	Share of profit from associates	34	1,024,402,180	240,431,322,742
25	Selling expenses	35	(150,559,771,953)	(136,277,018,387)
26	General and administration expenses	36	(582,407,775,949)	(324,207,544,703)
30	Net operating profit		448,683,261,999	1,164,808,894,536
31	Other income	37	963,734,606,523	13,281,233,981
32	Other expenses	37	(88,794,238,741)	(11,486,038,726)
40	Net other income		874,940,367,782	1,795,195,255
50	Net accounting profit before tax		1,323,623,629,781	1,166,604,089,791
51	Business income tax - current	38(b)	(464,188,245,538)	(346,172,853,270)
52	Business income tax - deferred	38(a)	(71,983,568,759)	(75,113,991,767)
60	Net profit after tax		787,451,815,484	745,317,244,754
Attributable to:				
61	Owners of the parent company		806,312,188,578	722,792,122,237
62	Non-controlling interests		(18,860,373,094)	22,525,122,517
70	Earnings per share	28(a)		805
71	Diluted earnings per share	28(b)		797


 Nguyen Ngoc Bang
 Preparer


 Tran Thi Thanh Van
 Chief Accountant


 Bui Xuan Huy
 General Director
 29 August 2019



The notes on pages 11 to 76 are an integral part of these consolidated interim financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

		For the six-month period ended	
Code	Note	30.6.2019 VND	30.6.2018 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax	1,323,623,629,781	1,166,604,089,791
	Adjustments for:		
02	Depreciation, amortisation, goodwill allocation and gain on bargain purchase	(483,879,462,127)	197,217,190,675
03	Reversal of provision	(1,987,999,184)	(1,467,684,276)
04	Unrealised foreign exchange losses	35,028,840,712	83,360,646,167
05	Profits from investing activities	(222,019,352,040)	(1,039,127,302,353)
06	Interest expense and bond issuance costs	638,231,282,570	734,933,134,873
08	Operating profit before changes in working capital	1,288,996,939,712	1,141,520,074,877
09	Decrease in receivables	1,325,509,287,226	943,212,808,278
10	Decrease/(increase) in inventories	3,042,738,204,468	(635,210,734,361)
11	(Decrease)/increase in payables	(1,894,131,992,077)	146,153,448,821
12	Decrease/(increase) in prepaid expenses	100,314,139,695	(70,966,881,615)
14	Interest paid	(1,438,832,123,266)	(843,686,741,372)
15	Business income tax paid	(738,183,542,143)	(378,038,951,687)
20	Net cash inflows from operating activities	1,686,410,913,615	302,983,022,941
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(86,426,321,238)	(57,470,291,345)
22	Proceeds from disposals of long-term assets	4,510,000,000	264,545,455
23	Loans granted, purchases of debt instruments of other entities	(411,528,039,466)	(67,314,458,273)
24	Collection of loans, proceeds from sales of debt instruments of other entities	42,714,199,570	1,956,205,802,438
25	Investments in other entities	(6,344,073,925,405)	(6,420,795,562,424)
26	Proceeds from divestment in other entities	-	133,919,017,717
27	Dividends and interest received	194,608,817,651	230,143,509,889
30	Net cash outflows from investing activities	(6,600,195,268,888)	(4,225,047,436,543)

The notes on pages 11 to 76 are an integral part of these consolidated interim financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
(continued)

		For the six-month period ended	
Code	Note	30.6.2019 VND	30.6.2018 VND
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares and capital contribution	1,361,500,000	3,422,357,847,950
32	Payments for share returns and repurchases	-	(69,582,000)
33	Proceeds from borrowings	5,969,662,511,552	10,004,366,762,034
34	Repayments of borrowings	(6,058,497,945,071)	(7,309,871,094,286)
36	Dividends paid	-	(4,620,091,000)
40	Net cash (outflows)/inflows from financing activities	(87,473,933,519)	6,112,163,842,698
50	Net (decrease)/increase in cash and cash equivalents	(5,001,258,288,792)	2,190,099,429,096
60	Cash and cash equivalents at beginning of period	12,326,942,295,680	6,650,160,994,741
61	Effect of foreign exchange differences	150,923,048	529,015,037
70	Cash and cash equivalents at end of period	7,325,834,929,936	8,840,789,438,874



 Nguyen Ngoc Bang
 Preparer



 Tran Thi Thanh Van
 Chief Accountant





 Bui Xuan Huy
 General Director
 29 August 2019

The notes on pages 11 to 76 are an integral part of these consolidated interim financial statements.

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2019**

1 GENERAL INFORMATION

No Va Land Investment Group Corporation ("the Company") is a joint stock company which was established in SR Vietnam pursuant to Business Registration Certificate No. 054350 which was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 18 September 1992 and the 47th amended Business Registration Certificate No. 0301444753 dated 10 January 2019. The Company is formerly known as Thanh Nhon Trading Limited, which was established and operated under the above mentioned Business Registration Certificate.

The Company's shares were officially listed on Ho Chi Minh City Stock Exchange ("HOSE") on 28 December 2016 under the code "NVL" pursuant to Decision No 500/QĐ-SGDHCM issued by the General Director of HOSE on 19 December 2016.

The principal activities of the Company and its subsidiaries ("the Group") are residence project development; real estate trading; civil and industrial construction; providing design and management consultancy services; providing real estate brokerage services.

The normal business cycle of the Group's projects is within 36 months.

As at 30 June 2019, the Group had 1,855 employees (as at 31 December 2018: 1,077 employees).

As at 30 June 2019, the Group had 64 subsidiaries and 5 associates (as at 31 December 2018: 53 subsidiaries and 5 associates) as listed below:

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

	No	Name	Place of incorporation and operation	Principal activity	30.6.2019		31.12.2018	
					% of ownership	% of voting right	% of ownership	% of voting right
I – Subsidiaries								
1		No Va Land Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	91.76	91.76	91.76	91.76
2		No Va Thao Dien Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.98	99.98
3		No Va Festival Corporation	Ho Chi Minh City	Real estate trading	94.02	94.02	94.02	94.02
4		No Va Land Company Limited	Ho Chi Minh City	Real estate trading	99.51	99.51	100.00	100.00
5		Nova Saigon Royal Investment Limited Company	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
6		Sai Gon Housing And Infrastructure Development Joint Stock Company	Ho Chi Minh City	Real estate trading	98.00	98.00	98.00	98.00
7		Nova Lucky Palace Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
8		The Prince Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.81	99.81	99.81
9		Thanh Nhon Investment Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.72	99.72	99.72	99.72
10		Nova Sagel Company Limited	Ho Chi Minh City	Real estate trading	83.81	83.81	83.81	83.81
11		Novaland Agent Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
12		Phuoc Long Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
13		Vung Tau Youth Hotel and Travel Joint Stock Company	Ho Chi Minh City	Real estate trading	65.00	65.00	65.00	65.00
14		Nova Richstar Joint Stock Company	Ho Chi Minh City	Real estate trading, factory and warehouse lease	99.98	99.99	99.97	99.99
15		Nova Nippon Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
16		Khai Hung Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
17		Nova Nam A Company Limited	Ho Chi Minh City	Real estate trading	92.71	92.71	92.71	92.71
18		Nova Sasco Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
19		No Va My Dinh Land Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
20		Thanh Nhon Investment Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
21		Nova An Phu Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
22		Nova Phuc Nguyen Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.89	99.89	99.89	99.89
23		Tuong Minh Investment and Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
24		The 21st Century International Development Company Limited	Ho Chi Minh City	Real estate trading	98.96	98.97	98.96	98.97
25		Phuong Dong Building Joint Stock Company	Ho Chi Minh City	Real estate trading	99.88	99.89	99.88	99.89
26		Nova Rivergate Company Limited	Ho Chi Minh City	Real estate trading	99.77	99.77	99.77	99.77
27		Nova Princess Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.90	99.90	99.90	99.90
28		Nha Rong Investment and Trade Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.97	99.96	99.97
29		Mega Housing Joint Stock Company	Ho Chi Minh City	Real estate trading	98.60	98.60	98.60	98.60
30		Mega Tie Company Limited	Ho Chi Minh City	Real estate trading	98.59	99.99	98.59	99.99
31		Bach Hop Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

No	Name	Place of incorporation and operation	Principal activity	30.6.2019		31.12.2018	
				% of ownership	% of voting right	% of ownership	% of voting right
I – Subsidiaries (continued)							
32	Phu Dinh Port Joint Stock Company	Ho Chi Minh City	Support activities related to transportation, real estate trading	83.45	83.45	83.45	83.45
33	Gia Duc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
34	Gia Phu Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
35	Nova Riverside Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.98	99.97	99.98
36	Ngoc Linh Hoa Joint Stock Company	Ho Chi Minh City	Real estate trading	99.83	99.83	99.83	99.83
37	Nova Property Management Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
38	Merufa-Nova Company Limited	Ho Chi Minh City	Real estate trading	99.89	99.90	99.89	99.90
39	Nhat Hoa Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.98	99.81	99.98
40	Sai Gon Golf Company Limited (i)	Ho Chi Minh City	Real estate trading	99.72	100.00	99.72	100.00
41	Ky Nguyen Urban Development Joint Stock Company	Ho Chi Minh City	Real estate trading	51.00	51.00	51.00	51.00
42	Vuong Gia Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.83	99.81	99.83
43	Phu Tri Real Estate Investment Commercial Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
44	Phuc Binh Real Estate Company Limited	Ho Chi Minh City	Real estate trading	97.77	97.95	97.77	97.95
45	Sun City Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	98.86	100.00	98.86	100.00
46	Dinh Phat Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.91	99.92	99.91	99.92
47	350 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.95	99.99	99.95	99.99
48	CQ89 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.54	99.59	99.54	99.59
49	Gia Huy Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	51.00	51.00	51.00	51.00
50	Phong Dien Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	50.99	50.99	50.99	50.99
51	Thinh Vuong Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	100.00	100.00
52	Thai Binh Real Estate Trading Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.96	99.96
53	Nova Hospitality Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	99.98	99.98
54	Truong Tay Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.98	-	-
55	Dat Viet Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.67	99.69	49.50	49.51
56	An Phu Dong Real Estate Development Investment Company Limited (ii)	Ho Chi Minh City	Real estate trading	73.41	80.00	-	-
57	Aqua City Company Limited	Dong Nai Province	Real estate trading	69.87	70.00	-	-
58	Huynh Gia Huy Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	99.98	99.98	-	-

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

	No	Name	Place of incorporation and operation	Principal activity	30.6.2019		31.12.2018	
					% of ownership	% of voting right	% of ownership	% of voting right
I – Subsidiaries (continued)								
	59	38 Real Estate Investment and Trading Company Limited	Ho Chi Minh City Binh Thuan Province	Real estate trading Short-term accommodation activities	99.99	99.99	-	-
	60	Hoa Thang Tourism Service Joint Stock Company			95.79	95.80	-	-
	61	Thu Minh Nguyen Investment Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	96.14	96.15	-	-
	62	Khanh An Real Estate Investment and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	97.99	99.99	-	-
	63	Carava Resort Company Limited	Khanh Hoa Province	Real estate trading	97.97	99.98	-	-
	64	Ho Tram Botanic Garden Company Limited (iii)	Ba Ria - Vung Tau Province	Botanical and zoological gardens and nature reserves activities	99.00	99.00	-	-

II - Associates

1	Sai Gon Electronics and Industrial Service Joint Stock Company	Ho Chi Minh City	Electronic components and telecommunication trading	37.75	37.75	37.75	37.75
2	Ben Thanh Housing Service and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	25.00	25.00	25.00	25.00
3	234 Thanh My Loi Joint Stock Company	Ho Chi Minh City	Real estate trading	49.90	49.90	49.90	49.90
4	Thanh My Loi Joint Stock Company (iv)	Ho Chi Minh City	Real estate trading	55.63	55.88	55.63	55.88
5	Van Phat Real Estate Investment Company Limited	Ho Chi Minh City	Real estate trading	49.00	49.00	-	-
6	Dat Viet Development Joint Stock Company	Ho Chi Minh City	Real estate trading	-	-	49.50	49.51

1 GENERAL INFORMATION (continued)

- (i) On 26 November 2018, Thanh Nhon Real Estate Joint Stock Company ("Thanh Nhon Real Estate") and Saigontourist Holding Company ("Saigon Tourist") signed the agreement to cancel the Capital transfer contract at Saigon Golf Company Limited ("Saigon Golf") which was signed on 3 March 2018 and completed the transfer in 2018. According to this Cancellation agreement, the parties agreed to return to each other all that had been received from the other, the parties will coordinate to carry out the procedures for amending the Company's Charter and Business registration certificate of Saigon Golf, and Saigon Tourist will appoint a representative of the capital contribution at Saigon Golf. On 9 January 2019, Saigon Tourist has refunded to Thanh Nhon Real Estate the capital transfer with the amount of VND645,444,132,075. At the date of these consolidated interim financial statements, the parties have not completed the remaining procedures regulated in the Cancellation agreement. Therefore, the Board of Management concluded that the Group still holds control at Saigon Golf. The consideration received was presented as an other short-term payable (Note 23(a)). Once the cancellation procedures are completed, if the Group no longer control over Saigon Golf it will assess and recognise any impacts of the cancellation in the consolidated financial statements.
- (ii) According to the Decision No. 12/2019-QĐ-NVL dated 21 May 2019, the Board of Directors of No Va Land Investment Joint Stock Company ("No Va Land Investment") approved the capital contribution to establish An Phu Dong Real Estate Development Investment Company Limited ("An Phu Dong") with the amount of VND16,000,000,000, accounting for 80% of the charter capital at An Phu Dong. As at 30 June 2019, No Va Land Investment has made VND100,000,000 contribution. Voting right is 80% as at 30 June 2019 which is based on the Company charter.
- (iii) According to the Decision No. 02/2019-QĐ-HPT dated 10 May 2019, the Board of Directors of Nova Hospitality Joint Stock Company ("Nova Hospitality") approved the capital contribution to establish Ho Tram Botanic Garden Company Limited ("Ho Tram") with the amount of VND19,800,000,000, accounting for 99% of the charter capital at Ho Tram.
- (iv) As at 30 June 2019, the Group held 55.63% interest in Thanh My Loi Joint Stock Company ("Thanh My Loi") and had significant influence but had not controlled due to terms of a shareholder agreement, therefore Thanh My Loi was accounted as an associate of the Group.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**2.1 Basis of preparation of consolidated interim financial statements**

The consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated interim financial statements. The consolidated interim financial statements have been prepared under the historical cost convention.

The accompanying consolidated interim financial statements are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The consolidated interim financial statements in Vietnamese language are the official statutory financial statements of the Company. The consolidated interim financial statements in English language have been translated from the Vietnamese language financial statements.

2.2 Fiscal year

The Group's fiscal year is from 1 January to 31 December. The interim consolidated financial statements are prepared for the six-month period from 1 January to 30 June.

2.3 Currency

The consolidated interim financial statements are measured and presented in Vietnamese Dong ("VND").

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the consolidated income statement.

Monetary assets and liabilities denominated in foreign currencies at the consolidated balance sheet date are respectively translated at the buying and selling exchange rates at the consolidated balance sheet date of the commercial bank where the Group regularly trades. Foreign currencies deposited in bank at the balance sheet date are translated at the buying exchange rate of the bank where the Group opens the foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the consolidated income statement.

2.4 Basis of consolidation***Subsidiaries***

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.4 Basis of consolidation (continued)*****Subsidiaries (continued)***

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling transactions and interests

The Group applies a policy for transactions with non-controlling interests as transactions with parties external to the Group.

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

The divestment of the Group's interest in a subsidiary that do not result in 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 of divestment of Group's interest in subsidiaries is recorded directly in the undistributed earnings under equity.

Joint ventures and associates

Joint ventures are contractual arrangements whereby two or more parties undertake an economic activity which is subject to joint control. Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in joint ventures and associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in joint ventures and associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

The Group's share of its joint ventures' and associates' post-acquisition profits or losses is recognised in the consolidated income statement, and its share of post-acquisition movements in reserves is recognised in consolidated reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture or associate equals or exceeds its interest in the joint venture or associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture or associate.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.4 Basis of consolidation (continued)*****Joint ventures and associates (continued)***

Accounting policies of joint ventures and associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealised gains and losses on transactions between the Group and its joint ventures and associates are eliminated to the extent of the Group's interest in the joint ventures and associates. Accounting policies of joint ventures and associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.5 Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary/ associate at the date of acquisition. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill on acquisitions of subsidiaries is recognised as an asset and is amortised on the straight-line basis over its estimated period of benefit but not exceed 10 years.

Goodwill on acquisitions of associates is included in the carrying amount of the investment at the date of acquisition. The Group does not amortise this goodwill.

On disposal of the investment in subsidiaries or associates, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on the disposal.

Goodwill is tested annually for impairment and carried at cost less accumulated amortisation less accumulated impairment losses. If there is evidence that the impairment during the year is higher than the annual goodwill charge, the Group records the impairment immediately in the accounting year.

2.6 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks, cash in transit, demand deposits and other short-term investments with an original maturity of three months or less.

2.7 Trade receivables

Trade receivables are carried at the original invoice amount less an estimate made for doubtful receivables based on a review by the Board of Management of all outstanding amounts at the year end. Bad debts are written off when identified.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Inventories**

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation are recognised as inventories. Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes cost of land and construction costs of infrastructure and apartments, direct expenditures and other overhead expenses incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price in normal course of business less the estimated costs of completion and selling expenses. Provision is made, where necessary, for obsolete, slow-moving, defective inventory items and where cost is higher than net realisable values.

2.9 Investments**(a) Investments held to maturity**

Investments held to maturity are investments which the Board of Management has positive intention and ability to hold until maturity.

Investments held-to-maturity include term deposits, bonds, preference shares which should be repurchased by issuer at certain time in the future and other held-to-maturity investments. Those investments are accounted for at cost less provision.

Provision for diminution in value of investments held to maturity is made when there is evidence that part or the whole of the investment is uncollectible.

(b) Investments in joint ventures and associates

Investments in joint ventures and associates are accounted using the equity method when preparing the consolidated interim financial statements (Note 2.4).

(c) Investments in equity of other entities

Investments in equity of other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over investee. These investments are initially recorded at cost. Provision for diminution in value of these investments is made when the entities make losses, except when the loss was anticipated in their business plan before the date of investment.

2.10 Lending held-to-maturity

Lending held-to-maturity is lending for interest earning granted under agreements among parties but not being traded as securities in the market.

Allowance for doubtful lending is made for each lending based on overdue days in payment of lending principals according to initial payment commitment (exclusive of the payment rescheduling between parties), or based on expected loss that may arise.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.11 Fixed assets***Tangible fixed assets and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation/amortisation. Historical cost includes expenditure that is directly attributable to the acquisition of the fixed assets.

Depreciation

Fixed assets are depreciated/amortised using the straight-line method so as to write off the cost of the assets over their estimated useful lives. The estimated useful lives of each asset class are as follows:

Buildings	5 – 52 years
Plants and machinery	3 – 10 years
Motor vehicles	2 – 10 years
Office equipment	2 – 8 years
Software	2 – 10 years
Brand name and Trade mark	3 years
Other fixed assets	3 – 4 years

Land use rights with indefinite useful life are recorded at historical cost and are not depreciated.

Disposals

Gains and losses on disposals are determined by comparing net disposal proceeds with the carrying amount and are recognised as income or expense in the income statement.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost mainly includes software development, designing fees and construction costs of show house and office. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

2.12 Leased assets

Leases of property, plant and equipment where the lessor has transferred the ownership at the end of the lease period, and transferred substantially the risks and rewards, are classified as finance leases. Finance leases are capitalised at the inception of the lease at the lower of the fair value of leased property or the present value of the minimum lease payments. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The corresponding rental obligations, net of finance charge, are included in long-term borrowings. The interest element of the finance cost is charged to the income statement over the lease period. The property, plant and equipment acquired under finance leasing contracts are depreciated over the shorter of the estimated useful life of the assets or the lease term. However, if there is reasonable certainty that the lessee will obtain ownership by the end of the lease term, depreciation is calculated over the estimated useful life of the assets.

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the period of the lease.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.13 Investment properties**

Cost of an investment property means the amount of cash or cash equivalents paid or the fair value of other consideration given to acquire the investment property at the time of its acquisition or completion of construction.

Depreciation and amortisation

Investment properties are depreciated on the straight-line method to write off the cost of the assets over their estimated useful lives. The estimated useful lives of the investment properties are as follows:

Buildings	6 – 50 years
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Land use rights with indefinite useful life is recorded at historical cost and is not amortised.

The Group does not depreciate the investment properties held for price appreciation. Impairment of investment properties held for price appreciation is recognised when there are objective evidences of the impairment in the value of investment properties compared to the market price and the impairment allowance can be estimated reliably. Impairment allowance is recorded to cost of sales.

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the net book value and are recognised as income or expense in the income statement.

2.14 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the balance sheet and are mainly sales commission, prepaid bond issuance costs, tools and equipment already put to use. Prepaid expenses are recorded at historical cost and allocated to expenses using the straight line method over estimated useful lives, except for sales commissions which are allocated to expenses on the basis of matching with revenue recorded when the Group has handed over significant risks and rewards of ownership to the buyers.

2.15 Payables

Classifications of payables are based on the nature of economic transactions occurred.

Payables are classified into long-term and short-term payables on the balance sheet based on remaining period from the balance sheet date to the maturity date.

2.16 Accrued expenses

Accrued expenses include liabilities for goods and services received in the period but not yet paid due to pending invoice or sufficient records and documents. Accrued expenses are recorded as an expense in the reporting period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.17 Borrowings and finance lease liabilities**

Borrowings and finance lease liabilities include borrowings and finance leases from banks, financial institutions, financial companies and other entities.

Borrowings and finance lease liabilities are classified into long-term and short-term based on remaining period from the balance sheet date to the maturity date.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are recognised in the income statement when incurred.

2.18 Provisions

Provisions are recognised when: the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as an interest expense.

2.19 Provision for severance allowances

In accordance with Vietnamese labour laws, employees of the Group who have worked regularly for full 12 months or longer, are entitled to a severance allowance. The working period used for the calculation of severance allowance is the period during which the employee actually works for the Group less the period during which the employee participates the unemployment insurance scheme in accordance with the labour regulations and the working period for which the employee has received severance allowance from the Group.

The severance allowance is accrued at the end of the reporting period, on the basis that a half of an average monthly salary per each working year. The average monthly salary used for calculating the severance allowance is the employee's average salary for the six-month period prior to the balance sheet date.

This allowance will be paid as a lump sum when the employees terminate their labour contracts in accordance with current regulations.

2.20 Unearned revenue

Unearned revenue mainly comprises the amounts that customers paid in advance for one or many accounting periods for asset leases. The Group records unearned revenue for the future obligations that the Group has to conduct.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.21 Convertible bonds**

Convertible bonds are bonds that may be converted into ordinary shares of the same issuer under the conditions identified in the bond issuance plan.

At initial recognition, the Group calculates and determines separately the value of the debt component and equity component of convertible bonds using the effective interest rate method. The debt component of convertible bonds is recorded as a liability; equity component (share options) of convertible bonds is recorded as an owners' equity item. Subsequently, the Group regularly records bond interest using the effective interest rate. The costs of issuing convertible bonds are deducted to the bond's liability component and allocated to financial expenses/capitalised on straight line basis.

At maturity, the equity component which is a share option is transferred to the share premium account regardless whether the bond holder exercised the option or not.

2.22 Owner's capital

Contributed capital of the shareholders is recorded according to actual amount contributed. Contributions from owners are recorded according to par value of the share.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Share conversion options on bonds is the value of the equity component of the convertible bonds at the reporting date. The value is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds. At initial recognition, the value of share conversion options on bonds is recorded separately in owners' capital. At the bond maturity, this option is transferred to share premium.

Undistributed earnings record the Group's results (profit, loss) after business income tax at the reporting date.

2.23 Appropriation of net profit

Dividend of the Company is recognised as a liability in the Group's consolidated interim financial statements in the period in which the dividends are approved by the Company's Annual General Meeting of shareholders.

Net profit after income tax could be distributed to owners/ shareholders after approval at General Meeting, and after appropriation to other funds in accordance with the Group's charter and Vietnamese regulations.

The Group's funds are as below:

Bonus and welfare fund

The bonus and welfare fund is appropriated from the Group's net profit as proposed by the Board of Directors and subject to the shareholders' approval at the Annual General Meeting. This fund is set aside for rewarding, increasing general benefits and improving the welfare for officers and employees.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.24 Revenue recognition****(a) Revenue from sale of real estate**

Revenue from sale of real estate is recognised in the income statement when the real estate sale has been completed and the Group has handed over significant risks and rewards of ownership to the buyer. Revenue from the sale of real estate is recognised in the income statement when all five (5) following conditions are satisfied:

- The real estate has been completed, and the Group has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- The Group no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- The amount of revenue can be measured reliably;
- The Group has received or enables to receive economic benefits from the sales of the real estate; and
- The costs incurred or to be incurred in respect of the real estate can be measured reliably.

(b) Revenue from rendering of services

Revenue from rendering of services is recognised in the income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from rendering of services is only recognised when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

(c) Interest income

Interest income is recognised on an earned basis.

(d) Dividend income

Income from dividend is recognised when the Group has established the receiving right from investees.

2.25 Sales deductions

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same period of the related sales of products, goods and services are recorded as deduction of revenue of that period.

Sales deductions for products, goods or services which are sold in the period but are incurred after the balance sheet date but before the issuance of the consolidated interim financial statements are recorded as deduction of revenue of the period

2.26 Cost of goods sold and services rendered

Cost of goods sold or cost of services are cost of finished goods, merchandises, materials sold or cost of services rendered provided during the period, and recorded on the basis of matching with revenue and on prudent concept.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.27 Financial expenses**

Finance expenses are expenses incurred in the period for financial activities including expenses or losses relating to financial investment activity, expenses of lending and borrowing, losses incurred when selling foreign currencies, losses from foreign exchange differences, cost related to repurchase conversion loans and payment discounts.

2.28 Selling expenses

Selling expenses represent expenses that are incurred in process of selling products, goods and providing services, which mainly include publicity, promotions, advertising expenses, sale commissions.

2.29 General and administration expenses

General and administration expenses represent expenses for administrative purposes which mainly include salary expenses of administrative staffs (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees, unemployment insurance of administrative staff; expenses of office materials; tools and supplies; depreciation of fixed assets used for administration; provision for bad debts; utilities (electricity, water, telephone, fax, assets warranty, fire and explosive accidents insurance, etc.); and other cash expenses (entertainment, customer conference, etc.).

2.30 Current and deferred income tax

Income taxes include all income taxes which are based on taxable profits including profits generated from production and trading activities in other countries with which the Socialist Republic of Vietnam has not signed any double taxation agreement. Income tax expense comprises current tax expense and deferred tax expense.

Current income tax is the amount of income taxes payable or recoverable in respect of the current year taxable profits and at the current year tax rates. Current and deferred tax should be recognised as an income or an expense and included in the profit or loss of the period, except to the extent that the tax arises from a transaction or event which is recognised, in the same or a different period, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.31 Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the enterprise, key management personnel, including directors of the Group and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering of related party relationship, the Group considers the substance of the relationship not merely the legal form.

2.32 Segment reporting

A segment is a component which can be separated by the Group engaged in providing products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Group's business segment or the Group's geographical segment.

Segment reporting is prepared and presented in accordance with accounting policies applied to the preparation and presentation of the Group's consolidated interim financial statements in order to help users of consolidated interim financial statements understand and evaluate the Group's operations in a comprehensive way.

2.33 Accounting estimates

The consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards which require the Board of Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of assets and contingent liabilities at the date of the consolidated interim financial statements as well as the amounts of revenues and expenses for the reporting period. Although the accounting estimate is made by all the knowledge of the Board of Management, the actual results may differ from those estimates.

3 BUSINESS COMBINATION**(a) Acquisition of a group of companies: Truong Tay Real Estate Investment Joint Stock Company ("Truong Tay") and Dat Viet Development Joint Stock Company ("Dat Viet")**

On 8 January 2019, the Group completed the acquisition in order to obtain 99.97% interest in Truong Tay with a consideration of VND2,535,002,901,000. Through this acquisition, the Group also controlled Dat Viet because Truong Tay held 50.18% interest in Dat Viet, and previously the Group had owned 49.50% in Dat Viet.

This business combination impacts to the net assets of the Group at the acquisition date are as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	457,548,753,233
Short-term prepayments to suppliers	16,612,576,720
Other short-term receivables	658,493,288
Inventories	4,873,984,171,543
Other assets	15,461,347,274
	5,364,265,342,058
Liabilities	
Liabilities	1,234,609,672,568
Deferred tax liabilities	432,805,796,437
	1,667,415,469,005
Total identifiable net assets	3,696,849,873,053
Goodwill from business combination	890,051,372,955
Non-controlling interests	(12,009,910,165)
Purchase consideration transferred	4,574,891,335,843
<i>First consideration which was measured at equity method at the control date</i>	2,025,100,993,856
<i>Revaluation of the investments in associate at the acquisition date</i>	14,787,440,987
<i>Second consideration at the acquisition date</i>	2,535,002,901,000
Cash acquired	(457,548,753,233)
Accumulated profit after tax shared from associate	(1,025,082,993,856)
Net cash outflow on acquisition	3,077,472,147,767

The goodwill of VND890,051,372,955 arising from the acquisition consists largely of the synergies and economies of scale expected from combining the operations of the Group and Dat Viet, Truong Tay. Net cash outflow on acquisition includes VND1,000,018,000,000 paid in 2018 and VND2,077,454,147,767 paid in 2019.

3 BUSINESS COMBINATION (continued)**(b) Acquisition of Aqua City Company Limited ("Aqua City")**

On 28 May 2019, the Group completed the acquisition in order to obtain 69.87% interest in Aqua City with a consideration of VND2,234,786,116,813.

This business combination impacts to the net assets of the Group at the acquisition date are as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	57,407,001
Short-term prepayments to suppliers	14,866,786,928
Other short-term receivables	82,750,000
Inventories	3,642,894,592,897
Other assets	24,743,211,841
	3,682,644,748,667
Liabilities	
Liabilities	286,188,969,156
Deferred tax liabilities	519,746,860,251
	805,935,829,407
Total identifiable net assets	2,876,708,919,260
Goodwill from business combination	220,668,749,763
Non-controlling interests	(862,591,552,210)
Purchase consideration transferred	2,234,786,116,813
Cash acquired	(57,407,001)
Net cash outflow on acquisition	2,234,728,709,812

The goodwill of VND220,668,749,763 arising from the acquisition consists largely of the synergies and economies of scale expected from combining the operations of the Group and Aqua City.

3 BUSINESS COMBINATION (continued)**(c) Acquisition of Huynh Gia Huy Joint Stock Company ("Huynh Gia Huy")**

On 17 June 2019, the Group completed the acquisition in order to obtain 99.98% interest in Huynh Gia Huy with a consideration of VND383,500,000,000.

This business combination impacts to the net assets of the Group at the acquisition date are as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	238,535,024
Short-term prepayments to suppliers	13,013,616,268
Other short-term receivables	173,088,152,000
Inventories	589,601,921,255
Other assets	8,406,736,701
	784,348,961,248
Liabilities	
Liabilities	19,604,361,277
Deferred tax liabilities	109,672,021,624
	129,276,382,901
Total identifiable net assets	655,072,578,347
Gain on bargain purchase	(271,440,903,792)
Non-controlling interests	(131,674,555)
Purchase consideration transferred	383,500,000,000
Cash acquired	(238,535,024)
Net cash outflow on acquisition	251,761,464,976
Balance payable	131,500,000,000

Gain on bargain purchase represents the excess of the fair value of the Group's share of the net identifiable assets of the acquired subsidiary over the purchase consideration transferred at the date of acquisition.

3 BUSINESS COMBINATION (continued)**(d) Acquisition of a group of companies: 38 Real Estate Investment and Trading Joint Stock Company ("38 Real Estate"), Hoa Thang Tourism Service Joint Stock Company ("Hoa Thang") and Thu Minh Nguyen Investment Joint Stock Company ("Thu Minh Nguyen")**

On 25 June 2019, the Group completed the acquisition in order to obtain 99.99% interest in 38 Real Estate with a consideration of VND1,625,000,000,000. Through this acquisition, the Group also controlled Hoa Thang and Thu Minh Nguyen because 38 Real Estate held 95.80% interest in Hoa Thang, and held 96.15% interest in Thu Minh Nguyen.

This business combination impacts to the net assets of the Group at the acquisition date are as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	727,022,761
Short term receivables	787,403,085,820
Inventories	1,274,074,900,495
Long-term receivables	864,000,000,000
Fixed assets	1,309,463,415
Other current assets	160,441,400
	2,927,674,913,891
Liabilities	
Liabilities	396,787,439,348
Deferred tax liabilities	243,591,720,138
	640,379,159,486
Total identifiable net assets	2,287,295,754,405
Gain on bargain purchase	(589,413,656,410)
Non-controlling interests	(72,882,097,995)
Purchase consideration transferred	1,625,000,000,000
Cash acquired	(727,022,761)
Net cash outflow on acquisition	324,272,977,239
Balance payable (*)	1,300,000,000,000

Gain on bargain purchase represents the excess of the fair value of the Group's share of the net identifiable assets of the acquired subsidiary over the purchase consideration transferred at the date of acquisition.

(*) As at the date of these consolidated interim financial statements, the Group has paid VND1,300,000,000,000.

3 BUSINESS COMBINATION (continued)**(e) Acquisition of a group of companies: Khanh An Real Estate Investment and Development Joint Stock Company ("Khanh An") and Carava Resort Company Limited ("Carava Resort")**

On 27 June 2019, the Group completed the acquisition in order to obtain 99.99% interest in Khanh An with a consideration of VND727,900,000,000. Through this acquisition, the Group also controlled Carava Resort because Khanh An held 99.98% interest in Carava Resort.

This business combination impacts to the net assets of the Group at the contribution date are as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	13,402,143,534
Short-term prepayments to suppliers	22,801,002,878
Short-term lending	76,000,000,000
Other short-term receivables	211,101,759,718
Inventories	910,029,521,890
Other assets	19,154,382,783
	1,252,488,810,803
Liabilities	
Liabilities	286,677,639,559
Deferred tax liabilities	148,119,490,856
	434,797,130,415
Total identifiable net assets	817,691,680,388
Gain on bargain purchase	(87,725,579,836)
Non-controlling interests	(2,066,100,552)
Purchase consideration transferred	727,900,000,000
Cash acquired	(13,402,143,534)
Net cash outflow on acquisition	264,497,856,466
Balance payable	450,000,000,000

Gain on bargain purchase represents the excess of the fair value of the Group's share of the net identifiable assets of the acquired subsidiary over the purchase consideration transferred at the date of acquisition.

4 CASH AND CASH EQUIVALENTS

	30.6.2019 VND	31.12.2018 VND
Cash on hand	517,514,005	1,259,084,952
Cash at bank	2,275,113,980,248	7,594,458,193,862
Cash equivalents (*)	5,050,203,435,683	4,731,225,016,866
	<u>7,325,834,929,936</u>	<u>12,326,942,295,680</u>

(*) Cash equivalents are term deposits in Vietnamese Dong at commercial banks with original maturity of 3 months or less and earn an interest rate from 2.5% per annum to 6.0% per annum (as at 31 December 2018: from 2.0% per annum to 6.0% per annum).

As at 30 June 2019, cash and cash equivalents of VND802,659 million (as at 31 December 2018: VND754,343 million) were pledged as collateral assets for the bank loans and VND917,971 million (as at 31 December 2018: VND696,931 million) were managed by bank under purpose of borrowings for each project.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

5 INVESTMENTS

(a) Investments held to maturity

(i) Investments held to maturity - short term

	30.6.2019		31.12.2018	
	Cost VND	Carrying value VND	Cost VND	Carrying value VND
Term deposits	397,288,986,526	397,288,986,526	95,691,805,879	95,691,805,879

The short-term deposits represent bank deposits in VND with original maturity of more than three months and not exceed twelve months at the commercial banks with interest from 3.0% per annum to 8.25% per annum (as at 31 December 2018: from 4.8% per annum to 8.2% per annum).

As at 30 June 2019, the short-term deposits of VND48,842 million (as at 31 December 2018: VND45,661 million) were pledged as collateral assets and no term deposits (as at 31 December 2018: VND3,317) were managed by bank under purpose of borrowings for each project.

(ii) Investments held to maturity - long term

	30.6.2019		31.12.2018	
	Cost VND	Carrying value VND	Cost VND	Carrying value VND
Term deposits	35,000,000,000	35,000,000,000	-	-

Long-term term deposits represent bank deposits in VND with the remaining term over twelve months at the commercial banks with interest rate at 6.9% per annum (as at 31 December 2018: nil).

As at 30 June 2019, long-term term deposits of VND35,000 million (as at 31 December 2018: nil) were pledged as collateral assets and no term deposits (as at 31 December 2018: nil) were managed by bank under purpose of borrowings for each project.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

5 INVESTMENTS (continued)

(b) Investments in associates

	30.6.2019		31.12.2018	
	Book value VND	Fair value VND	Book value VND	Fair value VND
Investments in associates	5,607,655,078,445	(*)	7,548,298,670,121	(*)

Detail of investments in associates is as follows:

	30.6.2019		31.12.2018	
Name	Book value VND	Fair value VND	Book value VND	Fair value VND
Thanh My Loi Joint Stock Company				
Van Phat Real Estate Investment Company Limited (**)	5,439,521,453,579	(*)	5,440,688,978,371	(*)
Ben Thanh Housing Service and Development Joint Stock Company	86,281,902,438	(*)	-	
234 Thanh My Loi Joint Stock Company	68,955,284,147	(*)	68,903,452,997	(*)
Sai Gon Electronics and Industrial Service Joint Stock Company	9,570,630,608	(*)	9,455,467,548	(*)
Dat Viet Development Joint Stock Company (***)	3,325,807,673	(*)	4,149,777,349	(*)
	-		2,025,100,993,856	(*)
	5,607,655,078,445		7,548,298,670,121	

5 INVESTMENTS (continued)**(b) Investments in associates (continued)**

Movements of the investments in associates during the period/year were as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	7,548,298,670,121	1,042,972,935,246
Additional investments	85,833,000,000	1,341,481,075,000
Increase due to acquisition during the period/year	-	5,444,758,705,148
Profit sharing from investments in associates	1,024,402,180	1,322,274,553,324
Transfers from associates to subsidiaries	(2,025,100,993,856)	(1,601,388,598,597)
Dividends received from associates	(2,400,000,000)	(1,800,000,000)
End of period/year	<u>5,607,655,078,445</u>	<u>7,548,298,670,121</u>

(*) As at 30 June 2019 and 31 December 2018, the Board of Managements of the Group was not able to determine the fair value of these investments as they are not listed in the stock exchange market. Therefore, there is no fair value information available of these investments.

(**) According to the Decision No.11/2019-NQ.HĐQT-NVLG dated 12 March 2019, the Board of Directors of the Company approved the capital investment at Van Phat Investment Real Estate Company Limited ("Van Phat") with the amount of VND85,833,000,000, accounting for 49% of Charter capital at Van Phat.

(***) As at 8 January 2019, Dat Viet became a subsidiary of the Group after the Group completed the acquisition of 99.97% interest in Truong Tay (Note 3(a)).

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

5 INVESTMENTS (continued)

(c) Investments in other entities

	30.6.2019			31.12.2018		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments in other entities	44,905,057,485	(*)	-	7,939,750,000	(*)	-

Detail of investments in other entities is as follows:

Name	Principal activity	30.6.2019			31.12.2018		
		Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Long Hung Phat Consulting Company (**)	Consulting services	36,965,307,485	(*)	-	-	-	-
Hue Travel Company Limited	Tourism services	7,939,750,000	(*)	-	7,939,750,000	(*)	-
		44,905,057,485		-	7,939,750,000		-

(*) As at 30 June 2019 and 31 December 2018, the Board of Managements of the Group was not able to determine the fair value of these investments as they are not listed in the exchange stock market. Therefore, there is no fair value information available of these investments.

(**) According to the Decision No. 10A/2019-QĐ-NVL dated 1 February 2019, the Board of Directors of No Va Land Investment Joint Stock Company ("No Va Land") approved the capital contribution to Long Hung Phat Consulting Company ("Long Hung Phat") with the amount of VND294,000,000,000, accounting for 49% of the charter capital at Long Hung Phat. As at 30 June 2019, No Va Land contributed VND36,965,307,485, accounting for 14.77% of the contributed capital at Long Hung Phat.

5 INVESTMENTS (continued)**(c) Investments in other entities (continued)**

Movements of the investments in other entities during the period/year were as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	7,939,750,000	-
Additional investments	36,965,307,485	-
Increase from subsidiary acquisition	-	7,939,750,000
End of period/year	<u>44,905,057,485</u>	<u>7,939,750,000</u>

6 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	30.6.2019 VND	31.12.2018 VND
Trade receivables from sales of real estate		
Third parties (*)	843,413,009,806	622,706,858,764
Related parties (Note 41(b))	40,634,264,732	40,173,876,488
Trade receivables from rendering of services		
Third parties (*)	136,316,094,921	96,154,631,258
	<u>1,020,363,369,459</u>	<u>759,035,366,510</u>

(*) As at 30 June 2019 and 31 December 2018, there was no third party customer who has the balance accounting from 10% or more of the balance of short-term trade accounts receivable. Trade receivables from sales of real estate mainly included the receivables retained by customers and not yet paid until completion of transferring ownership certificate of real estate.

As at 30 June 2019 and 31 December 2018, the balance of short-term trade accounts receivable which was past due, amounting to VND10,263,645,778 are presented in Note 10.

7 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30.6.2019 VND	31.12.2018 VND
Third parties		
<i>Sai Gon General Services Joint Stock Company</i>	323,024,476,227	323,024,476,227
<i>An Phu Imperia Company Limited</i>	195,617,468,000	195,617,468,000
<i>Silver Field International Trading Company Limited</i>	-	197,883,347,000
<i>Others</i>	543,630,977,840	784,748,500,673
	<u>1,062,272,922,067</u>	<u>1,501,273,791,900</u>

7 SHORT-TERM PREPAYMENTS TO SUPPLIERS (continued)

As at 30 June 2019 and 31 December 2018, there was no balance of short term prepayments to suppliers which was past due or not past due but doubtful.

8 SHORT-TERM LENDING

	30.6.2019 VND	31.12.2018 VND
Third parties (*)	405,721,526,299	373,504,867,050
Related parties (Note 41(b))	57,149,003,300	57,149,003,300
	<u>462,870,529,599</u>	<u>430,653,870,350</u>

(*) These are the short-term lendings to third parties which are unsecured and earn interest at rate from 5.3% per annum to 18.0% per annum (as at 31 December 2018: from 5.0% per annum to 12.2% per annum). The maturity of these lendings are from 3 to 12 months.

As at 30 June 2019 and 31 December 2018, there was no balance of short-term lending which was past due or not past due but doubtful.

9 OTHER RECEIVABLES**(a) Other short-term receivables**

	30.6.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND	Provision VND
Deposits for the acquisition of shares (*)	1,915,278,461,660	-	702,640,000,000	-
Receivables from deposit, advances for contracts which were terminated	811,945,175,207	-	297,861,828,207	-
Advances for projects	377,966,562,960	-	342,471,627,467	-
Deposits for investment consultancy service agreement (**)	260,733,831,709	-	273,253,992,251	-
Deposits for project	125,198,668,392	-	106,874,918,392	-
Interest receivable from deposits, lending and investment co-operation	99,152,353,826	-	85,134,153,924	-
Project development and investment co-operation (***)	53,219,000,000	-	53,219,000,000	-
Others	361,342,457,423	-	123,197,694,235	-
	<u>4,004,836,511,177</u>	<u>-</u>	<u>1,984,653,214,476</u>	<u>-</u>

9 OTHER RECEIVABLES (continued)**(a) Other short-term receivables (continued)**

In which, the balances with related parties and third parties were as follows:

	30.6.2019		31.12.2018	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Third parties	3,930,634,769,210	-	1,913,125,953,261	-
Related parties (Note 41(b))	74,201,741,967	-	71,527,261,215	-
	<u>4,004,836,511,177</u>	<u>-</u>	<u>1,984,653,214,476</u>	<u>-</u>

(*) These deposits are for share acquisition of companies which the Group is investing. These deposits will be recognised as investments in subsidiaries or associates when the Group completes share transfers.

(**) This balance represents deposits as an amount guaranteed for the investment consultancy agreements with partners. According to the agreements, the partners will consult, identify and select appropriate projects, consulting fee will be paid based on the percentage of successful transactions.

(***) This balance represents project development and investment co-operation with partners. These amounts will be repaid in full to the Group at the end of the projects. The Group will receive profits at the end of the projects in accordance with agreed sharing ratio in the agreement.

(b) Other long-term receivables

	30.6.2019		31.12.2018	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Deposits for projects (*)	185,028,016,163	-	131,810,982,000	-
Project development and investment co-operation	-	-	46,000,000,000	-
Others	29,944,271,512	-	77,592,914,052	-
	<u>214,972,287,675</u>	<u>-</u>	<u>255,403,896,052</u>	<u>-</u>

(*) This balance represents long-term deposit at the Department of Planning and Investment as an amount guaranteed for performing the projects.

9 OTHER RECEIVABLES (continued)**(b) Other long-term receivables (continued)**

In which, the balances with related parties and third parties were as follows:

	30.6.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	209,289,970,220	-	203,721,578,597	-
Related parties (Note 41(b))	5,682,317,455	-	51,682,317,455	-
	<u>214,972,287,675</u>	<u>-</u>	<u>255,403,896,052</u>	<u>-</u>

As at 30 June 2019 and 31 December 2018, there was no balance of other short-term and long-term receivables which was past due or not past due but doubtful.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a –
DN/HN

10 DOUBTFUL DEBTS

	30.6.2019				31.12.2018			
	Cost VND	Recoverable amount	Provision VND	Number of overdue days	Cost VND	Recoverable amount VND	Provision	Number of overdue days
Short-term trade receivables which were past due								
Hoang Phuc House								
Construction Development								
Investment Company Limited	10,263,645,778	-	10,263,645,778	1320	10,263,645,778	-	10,263,645,778	1140

11 INVENTORIES**(a) Inventories**

	30.6.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND	Provision VND
Properties under construction (i)	34,444,103,384,870	-	20,799,820,785,446	-
Finished properties (ii)	7,093,019,995,546	(5,591,048,742)	11,871,883,992,461	(5,867,148,345)
Property merchandises	137,208,596,906	-	155,096,506,823	(1,711,899,581)
Other goods	8,417,296,852	-	6,819,609,042	-
	<u>41,682,749,274,174</u>	<u>(5,591,048,742)</u>	<u>32,833,620,893,772</u>	<u>(7,579,047,926)</u>
Provision for decline in value of inventories	(5,591,048,742)		(7,579,047,926)	
	<u>41,677,158,225,432</u>		<u>32,826,041,845,846</u>	

Movements in the provision for decline in value of inventories during the period/year were as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	(7,579,047,926)	(7,521,680,252)
Increase	-	(3,792,850,224)
Reversal	1,987,999,184	3,735,482,550
End of period/year	<u>(5,591,048,742)</u>	<u>(7,579,047,926)</u>

(i) As at 30 June 2019, the properties in construction progress mainly include land costs, consulting and designing fees, construction costs and other costs relating to the projects.

(ii) As at 30 June 2019, the balance presents the properties in construction completion for sale.

As at 30 June 2019, the Group's inventories of VND9,402,488 million (as at 31 December 2018: VND7,404,683 million) were pledged as collateral assets for loans.

Total amount of interest expenses capitalised into value of inventories during the period ended 30 June 2019 was VND662,981 million (year ended 31 December 2018: VND686,510 million).

(b) Long-term work in progress

The balance represents the value of properties in construction progress of projects located in Ho Chi Minh City. These projects are in progress of completing the paper works.

NO VA LAND INVESTMENT GROUP CORPORATION
Form B 09a – DN/HN
12 PREPAID EXPENSES
(a) Short-term prepaid expenses

	30.6.2019	31.12.2018
	VND	VND
Tools and equipment	1,622,381,609	2,857,427,925
Prepaid interest expenses	-	27,597,380,840
Other deferred expenses	101,596,725,898	103,486,597,078
	<u>103,219,107,507</u>	<u>133,941,405,843</u>

(b) Long-term prepaid expenses

	30.6.2019	31.12.2018
	VND	VND
Prepayment expenses for parking lot	113,414,663,182	114,578,565,290
Prepayment expenses for office and rental property renovation	71,480,465,559	82,749,424,868
Deferred expenses in accordance with revenue	43,446,965,478	86,735,761,736
Compensation cost for land clearance	41,952,267,896	42,449,725,618
Tools and equipment	5,841,024,520	1,935,214,411
Other deferred expenses	68,689,238,851	85,666,335,635
	<u>344,824,625,486</u>	<u>414,115,027,558</u>

Movements in long-term prepaid expenses during the period/year were as follows:

	For the six-month period ended 30.6.2019	For the year ended 31.12.2018
	VND	VND
Beginning of period/year	414,115,027,558	449,352,171,677
Purchase	38,411,215,326	182,961,420,973
Transfers from construction in progress (Note 16)	-	58,419,635,995
Increase from acquisition of subsidiaries	230,161,133	121,994,349
Allocation	(107,931,778,531)	(276,740,195,436)
End of period/year	<u>344,824,625,486</u>	<u>414,115,027,558</u>

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

13 TANGIBLE FIXED ASSETS

	Buildings VND	Plants and machinery VND	Motor vehicles VND	Office equipment VND	Other fixed assets VND	Total VND
Historical cost						
As at 1 January 2019	653,476,267,623	16,106,301,657	171,399,226,014	34,033,353,754	341,609,091	875,356,758,139
New purchases	-	94,900,000	6,440,842,000	918,300,000	-	7,454,042,000
Increase from subsidiary acquisitions	1,309,463,415	-	-	-	-	1,309,463,415
Transfer from construction in progress (Note 16)	20,372,476,158	-	-	-	-	20,372,476,158
Disposals	-	-	(1,301,727,273)	-	-	(1,301,727,273)
As at 30 June 2019	675,158,207,196	16,201,201,657	176,538,340,741	34,951,653,754	341,609,091	903,191,012,439
Accumulated depreciation						
As at 1 January 2019	(98,225,199,652)	(12,587,320,127)	(40,758,160,541)	(17,862,908,957)	(323,156,800)	(169,756,746,077)
Charge for the period	(8,813,587,194)	(584,810,859)	(11,904,111,622)	(2,721,761,087)	(5,827,039)	(24,030,097,801)
Disposals	-	-	976,295,446	-	-	976,295,446
As at 30 June 2019	(107,038,786,846)	(13,172,130,986)	(51,685,976,717)	(20,584,670,044)	(328,983,839)	(192,810,548,432)
Net book value						
As at 1 January 2019	555,251,067,971	3,518,981,530	130,641,065,473	16,170,444,797	18,452,291	705,600,012,062
As at 30 June 2019	568,119,420,350	3,029,070,671	124,852,364,024	14,366,983,710	12,625,252	710,380,464,007

Historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2019 was VND27,483 million (as at 31 December 2018: VND26,554 million).

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

14 INTANGIBLE FIXED ASSETS

	Land use rights VND	Brand name and Trade mark VND	Software VND	Total VND
Historical cost				
As at 1 January 2019	68,582,465,587	30,000,000	23,322,334,010	91,934,799,597
Additions	-	-	3,333,130,000	3,333,130,000
Transfer from construction in progress (Note 16)	-	-	65,643,483,220	65,643,483,220
Increase from subsidiary acquisitions	-	-	35,585,000	35,585,000
As at 30 June 2019	68,582,465,587	30,000,000	92,334,532,230	160,946,997,817
Accumulated amortisation				
As at 1 January 2019	-	(30,000,000)	(10,361,886,780)	(10,391,886,780)
Charge for the period	-	-	(6,148,420,440)	(6,148,420,440)
Increase from subsidiary acquisitions	-	-	(35,585,000)	(35,585,000)
As at 30 June 2019	-	(30,000,000)	(16,545,892,220)	(16,575,892,220)
Net book value				
As at 1 January 2019	68,582,465,587	-	12,960,447,230	81,542,912,817
As at 30 June 2019	68,582,465,587	-	75,788,640,010	144,371,105,597

Historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2019 was VND3,071 million (as at 31 December 2018: VND3,071 million).

15 INVESTMENT PROPERTIES

	Land use rights VND	Buildings VND	Total VND
Historical cost			
As at 1 January 2019	1,080,322,321,985	2,119,133,997,514	3,199,456,319,499
Transfers from inventories	-	67,811,190,190	67,811,190,190
Other decrease	-	(5,019,580,625)	(5,019,580,625)
Transfers to inventories	-	(37,195,313,098)	(37,195,313,098)
As at 30 June 2019	1,080,322,321,985	2,144,730,293,981	3,225,052,615,966
Accumulated amortisation			
As at 1 January 2019	-	(142,670,962,782)	(142,670,962,782)
Charge for the period	-	(21,805,819,400)	(21,805,819,400)
Other decrease	-	30,819,394	30,819,394
Transfers to inventories	-	3,779,703,034	3,779,703,034
As at 30 June 2019	-	(160,666,259,754)	(160,666,259,754)
Net book value			
As at 1 January 2019	1,080,322,321,985	1,976,463,034,732	3,056,785,356,717
As at 30 June 2019	1,080,322,321,985	1,984,064,034,227	3,064,386,356,212

These are mainly properties for lease. As at 30 June 2019, investment properties with a carrying value of VND2,154,108 million (as at 31 December 2018: VND2,169,471 million) were pledged with banks as security for short-term and long-term borrowings granted to the Group.

16 CONSTRUCTION IN PROGRESS

	30.6.2019 VND	31.12.2018 VND
Project in construction progress	183,286,389,763	112,501,193,888
Purchase of assets	53,559,433,759	111,143,618,459
Office renovation	26,828,484,413	19,493,162,674
Showhouses	17,411,722,423	2,303,440,369
Others	2,952,296,769	2,775,976,769
	284,038,327,127	248,217,392,159

16 CONSTRUCTION IN PROGRESS (continued)

Movements in the construction in progress during the period/year were as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	248,217,392,159	136,896,442,364
Increases	121,836,894,346	686,555,734,213
Transfer to fixed assets (Note 13)	(20,372,476,158)	(476,791,120,805)
Transfers to intangible fixed assets (Note 14)	(65,643,483,220)	(39,314,579,203)
Transfer to long-term prepaid expenses (Note 12(b))	-	(58,419,635,995)
Transfers to short-term prepaid expenses	-	(314,370,291)
Other decreases	-	(395,078,124)
End of period/year	<u>284,038,327,127</u>	<u>248,217,392,159</u>

17 GOODWILL

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	6,481,348,532,606	2,406,227,189,374
Increases (*)	1,110,720,122,718	4,556,626,494,260
Decrease from disposal of subsidiaries	-	(55,496,126,738)
Allocation (Note 36)	(412,716,340,270)	(426,009,024,290)
End of period/year	<u>7,179,352,315,054</u>	<u>6,481,348,532,606</u>

(*) Details of goodwill arising from business combinations during the period and estimated allocation period are as below:

	Goodwill VND	Allocation period Year
Group of companies: Truong Tay Real Estate Investment Joint Stock Company and Dat Viet Development Joint Stock Company	890,051,372,955	10
Aqua City Company Limited	220,668,749,763	10
	<u>1,110,720,122,718</u>	

Details of goodwill arising from business combinations are presented in Note 3.

18 SHORT-TERM TRADE ACCOUNTS PAYABLE

	30.6.2019	31.12.2018
	VND	VND
Third parties		
<i>Henry Enterprise Group Company Limited</i>	619,680,395,588	619,680,395,588
<i>Nova Homes Trading Joint Stock Company</i>	7,408,990,698	322,726,367,725
<i>Others (*)</i>	1,175,833,568,371	1,580,116,070,988
Related parties (Note 41(b))	363,786,105	489,425,295
	<u>1,803,286,740,762</u>	<u>2,523,012,259,596</u>

(*) As at 30 June 2019 and 31 December 2018, there were no suppliers accounting from 10% or more of the total balance.

As at 30 June 2019 and 31 December 2018, the Company had no short-term trade accounts payable overdue.

19 SHORT-TERM ADVANCES FROM CUSTOMERS

The short-term advances from customers mainly included advances from customers, prepaid amounts or deposits of customers according to the property transfer agreements of the Group's projects. The amount is recognised as revenue when the Group completes and hands over apartments to customers.

As at 30 June 2019 and 31 December 2018, there were no customers accounting from 10% or more of the total balance.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

20 TAXES AND OTHER (RECEIVABLES FROM)/PAYABLES TO THE STATE BUDGET

The movement of tax and other (receivables from)/payables to the State Budget during the period were as below:

	As at 1.1.2019 VND	Increase during the period VND	Settled during the period VND	Net off VND	As at 30.6.2019 VND
(a) Tax receivables					
VAT to be reclaimed	(726,686,085,221)	(273,875,638,770)	-	162,763,958,050	(837,797,765,941)
Business income tax temporary paid	(76,162,454,487)	-	(19,101,214,048)	62,929,835,069	(32,333,833,466)
Overpaid business income tax	(9,005,080,697)	-	(290,916,626)	2,479,451,146	(6,816,546,177)
Others	(1,120,894,042)	105,135	(40,662,851)	37,662,851	(1,123,788,907)
	<u>(812,974,514,447)</u>	<u>(273,875,533,635)</u>	<u>(19,432,793,525)</u>	<u>228,210,907,116</u>	<u>(878,071,934,491)</u>
(b) Tax payables					
Business income tax	510,495,602,928	464,690,146,692	(718,791,411,469)	(65,407,186,215)	190,987,151,936
Value added tax on domestic sales	21,120,586,488	298,988,141,257	(121,468,762,168)	(162,763,958,050)	35,876,007,527
Personal income tax	13,932,100,758	31,259,836,701	(39,496,369,330)	(37,662,851)	5,657,905,278
Land use tax	-	7,145,711,809	(7,145,711,809)	-	-
Others	12,694,677,943	74,313,695,591	(81,011,587,068)	(2,100,000)	5,994,686,466
	<u>558,242,968,117</u>	<u>876,397,532,050</u>	<u>(967,913,841,844)</u>	<u>(228,210,907,116)</u>	<u>238,515,751,207</u>

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Form B 09a – DN/HN
21 PAYABLE TO EMPLOYEES

	30.6.2019 VND	31.12.2018 VND
Salary	20,074,659,218	242,838,365
13 th month salary, bonus	81,618,338,791	32,925,319,384
	<u>101,692,998,009</u>	<u>33,168,157,749</u>

22 SHORT-TERM ACCRUED EXPENSES

	30.6.2019 VND	31.12.2018 VND
Constructions costs	1,643,859,306,305	1,458,085,703,406
Interest on borrowings and investment co-operation	610,259,446,261	793,230,782,566
Others	294,720,635,735	459,854,046,453
	<u>2,548,839,388,301</u>	<u>2,711,170,532,425</u>

In which, the balances with related parties and third parties were as follows:

Third parties	<u>2,548,839,388,301</u>	<u>2,711,170,532,425</u>
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23 OTHER PAYABLES
(a) Other short-term payables

	30.6.2019 VND	31.12.2018 VND
Project development and investment co-operation (Note 23(b)(*))	2,200,975,409,000	1,683,365,000,000
Payables according to Capital transfer contract (ii)	2,526,944,132,075	-
Maintenance fund payables (i)	596,213,087,610	491,047,930,179
Deposits for purchases of real estates	127,319,004,164	96,978,456,978
Others	728,753,373,391	440,065,111,272
	<u>6,180,205,006,240</u>	<u>2,711,456,498,429</u>

(i) The maintenance fund payables represent 2% of the total net value of the contracts which the Group collected from the residents for the maintenance of apartments. This amount will be transferred to the Residence Committees when they are established.

(ii) These balances include payables to Saigontourist Holding - One Member Limited Company (Note 1(i)) and payables to the share transfer for subsidiary acquisitions (Note 3).

23 OTHER PAYABLES (continued)**(b) Other long-term payables**

	30.6.2019	31.12.2018
	VND	VND
Project development and investment co-operation (*)	6,947,384,000,000	2,491,850,000,000
Others	5,713,363,202	3,981,870,100
	<u>6,953,097,363,202</u>	<u>2,495,831,870,100</u>

(*) The balance represents the capital contribution for project development and investment cooperation from third parties. The Group is obliged to refund this amount in full to counter parties at the end of the projects. The Group shall share profits arising from the projects in accordance with agreed sharing ratio in agreements at the end of the projects. In addition, for several contracts, the Group shall pay fixed interest to partners with payment scheduled agreed in contracts .

As at 30 June 2019 and 31 December 2018, there was no balance of other short-term and long-term payables which was past due or not past due but doubtful.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

24 BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 1.1.2019 VND	Increase VND	Decrease VND	Current portion of long-term borrowings VND	As at 30.6.2019 VND
(a) Short-term borrowings					
- Bank loans (*)	1,788,874,788,035	67,904,459,539	(744,986,626,291)	687,957,688,056	1,799,750,309,339
- Bonds issuance (**)	5,041,840,000,000	400,000,000,000	(3,545,000,000,000)	1,000,000,000,000	2,896,840,000,000
- Borrowings from third parties (***)	4,833,216,940,896	1,089,723,818,780	(1,368,511,318,780)	(33,837,500,000)	4,520,591,940,896
- Costs of issuing bonds	(18,541,998,854)	(6,600,000,000)	16,972,793,298	(5,458,187,879)	(13,627,393,435)
	<u>11,645,389,730,077</u>	<u>1,551,028,278,319</u>	<u>(5,641,525,151,773)</u>	<u>1,648,662,000,177</u>	<u>9,203,554,856,800</u>
(b) Long-term borrowings					
- Bank loans (*)	3,942,190,026,837	2,164,915,134,826	-	(687,957,688,056)	5,419,147,473,607
- Bonds issuance (**)	8,801,555,000,000	2,255,095,000,000	(400,000,000,000)	(1,000,000,000,000)	9,656,650,000,000
- Borrowings from third parties (***)	3,834,687,500,000	2,100,000,000	-	33,837,500,000	3,870,625,000,000
- Costs of issuing bonds	(315,746,329,873)	(45,093,282,813)	45,421,489,197	5,458,187,879	(309,959,935,610)
	<u>16,262,686,196,964</u>	<u>4,377,016,852,013</u>	<u>(354,578,510,803)</u>	<u>(1,648,662,000,177)</u>	<u>18,636,462,537,997</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(*) Details of bank loans:**

	30.6.2019 VND	31.12.2018 VND
Short-term borrowings		
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (i)	832,325,455,084	444,108,485,028
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (ii)	210,150,000,000	313,807,500,000
Maybank International Labuan Branch (ii)	126,090,000,000	188,284,500,000
The Shanghai & Savings Bank, Ltd. – Offshore Banking Branch (ii)	42,030,000,000	62,761,500,000
Chailease International Financial Services co., Ltd (ii)	28,020,000,000	41,841,000,000
Malayan Banking Berhad (Maybank) – Ho Chi Minh City Branch (ii)	13,344,000,000	20,016,000,000
Vietnam Prosperity Joint Stock Commercial Bank (iii)	190,000,000,000	190,000,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank – District 4 Branch (iv)	151,731,436,000	151,731,436,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Nam Sai Gon Branch (v)	148,309,418,255	226,342,014,763
Kien Long Commercial Joint Stock Bank – Sai Gon Branch (vi)	57,750,000,000	48,125,000,000
Vietnam Prosperity Joint Stock Commercial Bank – Ho Chi Minh City Branch (vii)	-	94,666,000,000
Military Commercial Joint Stock Bank – North Sai Gon Branch (x)	-	7,191,352,244
	<u>1,799,750,309,339</u>	<u>1,788,874,788,035</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

	30.6.2019 VND	31.12.2018 VND
Long-term borrowings		
Vietnam Prosperity Joint Stock Commercial Bank (viii)	2,600,000,000,000	2,000,000,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank		
– Transaction Center (ix)	1,505,000,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank (iii)	475,000,000,000	570,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (i)	244,108,485,028	732,325,455,084
Kien Long Commercial Joint Stock Bank		
– Sai Gon Branch (vi)	288,750,000,000	317,625,000,000
Saigon Thuong Tin Commercial Joint Stock Bank		
– Transaction Center (x)	208,441,000,000	208,441,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank		
– District 4 Branch (iv)	37,932,853,753	113,798,571,753
Orient Commercial Joint Stock Bank – District 4 Branch (xi)	59,915,134,826	-
	<u>5,419,147,473,607</u>	<u>3,942,190,026,837</u>

- (i) These are borrowings in Vietnamese Dong with a credit limit of VND3,400,000,000,000, which are due for repayment within forty-eight (48) months duration since the first drawdown on 3 August 2016. The interest rates of these borrowings are equal to basic interest rate plus a margin of 4% per annum. These borrowings are secured by the total value of assets formed in the future of Binh Khanh Project.
- (ii) This is a syndicated loan between Malayan Banking Berhad (Maybank) - Ho Chi Minh City Branch, Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland, Maybank International Labuan Branch, The Shanghai & Savings Bank - Offshore Banking and Chailease International Financial Service. Maybank – Ho Chi Minh City Branch is the agent and representative to receive and deal with collaterals. Borrowing amount is USD30 million, in which with respective parties as Maybank – Ho Chi Minh City Branch (USD1 million, equivalent to VND22.24 billion), Maybank International Labuan Branch (USD9 million), Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (USD15 million), The Shanghai & Savings Bank - Offshore Banking (USD3 million) and Chailease International Financial Service (USD2 million) for a term of 30 months. The borrowing in USD is bearing an interest of 3-month LIBOR plus a margin of 5.5% per annum and the borrowing in Vietnamese Dong is bearing an interest of basic lending interest of Maybank – Ho Chi Minh City Branch plus a margin of 3.04% per annum. These borrowings are secured by parking areas of three (3) Sunrise City projects (South, Central, North) and two (2) commercial blocks of Sunrise City South project.
- (iii) These are borrowings in Vietnamese Dong with a credit limit of VND760,000,000,000 for a term of 60 months since the drawdown on 27 December 2017. The interest is applied at a rate of the twelve-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 4% per annum. These borrowings are secured by the land use right of a real estate in District 2, Ho Chi Minh City and the shares owned by the Company in a subsidiary.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (iv) These are borrowings in Vietnamese Dong with a credit limit of VND800,000,000,000, which are due for repayment within 36 months duration since the first drawdown on 28 September 2017. The interest rates of these borrowings are equal to basic interest rate plus a margin of 3.5% per annum. These borrowings are secured by the land use right and assets formed in the future of a Project in District 4, Ho Chi Minh City.
- (v) These are borrowings in Vietnamese Dong under a credit facility of VND250,000,000,000 for a term of twelve months (12) to finance working capital of the Group. Interest rates are being specified in each drawdown. As at 30 June 2019, the Group had the outstanding balance of VND148,309,418,255 which bears an interest rate from 7.1% per annum to 7.2% per annum. These borrowings are guaranteed by the Group's deposit contracts at the lender ensuring the total value of collateral assets over the outstanding balance, at all time, not exceed 10%.
- (vi) These are borrowings in Vietnamese Dong with a credit limit of VND385,000,000,000 for a term of sixty (60) months since the drawdown date. Interest rate is 9.65% per annum for the first month and 10.5% per annum for the next two (2) months, then adjusted every three (3) months at a rate of the thirteen-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 3.69% per annum and not lower than current interest rate quoted at the time of adjustment (for loans with the same type and method). As at 30 June 2019, the Group had the outstanding balance of VND346,500,000,000 which bears an interest rate of 10.43% per annum. These borrowings are secured by a real estate in District 1, Ho Chi Minh City.
- (vii) These are borrowings in Vietnamese Dong with a credit limit VND200,000,000,000 for a period of thirty-six (36) months duration since the first drawdown on 22 August 2016. The interest rate of these borrowings is 11% per annum and adjusted every three (3) months. These borrowings are secured by the shares of the Company owned by shareholders. Up to 30 June 2019, these borrowings were fully repaid.
- (viii) These are borrowings in Vietnamese Dong with the amount of VND2,600,000,000,000 for a term from thirty six (36) to forty eight (48) months since the first drawdown. As at 30 June 2019, the Group had outstanding balance of VND2,600,000,000,000. The interest rate is applied at the bank's highest rate of the twelve-month normal saving deposit to individuals (paid in arrears) plus a margin of 4.45% per annum to 4.8% per annum. These borrowings are secured by the shares and contributed capital of the Group's subsidiary and associate, and the property rights arising from compensation for land clearance in District 2, Ho Chi Minh City.
- (ix) These are borrowings in Vietnamese Dong with the amount of VND1,505,000,000,000 for a term of forty eight (48) months since the first drawdown. As at 30 June 2019, the Group had outstanding balance of VND1,505,000,000,000. The interest rate is applied at the bank's interest rate of the thirteen-month saving deposit to individuals (paid in arrears) plus a margin of 4.0% per annum. These borrowings are secured by the contributed capital of the Group's subsidiary, real estates and property rights of a project in Long Hung commune, Bien Hoa City, Dong Nai province.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (x) These are borrowings in Vietnamese Dong with a credit limit of VND232,000,000,000 for a term of 60 months and the grace period is 12 months since the drawdown date. The principals are repaid on a three-month basis. Interest rate is 10.5% per annum for the first three-month period, and at a rate of the thirteen-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus a margin of 3.5% per annum from the fourth (4th) month onwards. These borrowings are secured by the parking areas of Tropic 1 and Lexington project and a part of commercial blocks of three Sunrise City projects (South, Central, North).
- (xi) These are borrowings in Vietnamese Dong with a credit limit of VND300,000,000,000 for a term of 12 years and the grace period is 24 months since the drawdown date. After the grace period, the principal is repaid on a three-month basis. Interest rates are being specified in each drawdown and are adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) of OCB plus a margin of 3.5% per annum. These borrowings are secured by shares of the Company owned by shareholders, shares in the Developer Company, and total value of assets formed in the future of Ibis Vung Tau Project.

() Details of issued bonds are:**

	30.6.2019 VND	31.12.2018 VND
Short-term bonds		
Bonds issued at par		
Vietnam Technological and Commercial Joint Stock Bank (i)	500,000,000,000	1,500,000,000,000
Techcom Securities Limited Company (i)	500,000,000,000	750,000,000,000
Tien Phong Commercial Joint Stock Bank (ii)	500,000,000,000	-
MB Securities Joint Stock Company (iii)	400,000,000,000	400,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (iv)	250,000,000,000	295,000,000,000
Bao Viet Group (v)	200,000,000,000	-
Vietnam Public Joint Stock Commercial Bank – Sai Gon Branch (vi)	200,000,000,000	-
IB Securities Limited Company (vii)	146,840,000,000	346,840,000,000
VietinBank Insurance Joint Stock Company (viii)	100,000,000,000	100,000,000,000
VietinBank Gold & Jewellery Company Limited (viii)	100,000,000,000	100,000,000,000
Military Commercial Joint Stock Bank – North Sai Gon Branch (ix)	-	500,000,000,000
Indovina Bank Limited	-	1,050,000,000,000
	<u>2,896,840,000,000</u>	<u>5,041,840,000,000</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

	30.6.2019 VND	31.12.2018 VND
Long-term bonds		
Bonds issued at par		
The Bank of New York Mellon, London Branch (x)	5,580,650,000,000	5,555,555,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (xi)	1,730,000,000,000	1,000,000,000,000
Vietnam Public Joint-stock Commercial Bank – Sai Gon Branch (vi)	1,100,000,000,000	-
Tien Phong Commercial Joint Stock Bank (ii)	1,000,000,000,000	1,500,000,000,000
MB Securities Joint Stock Company (xii)	200,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (iv)	46,000,000,000	146,000,000,000
Military Commercial Joint Stock Bank (xiii)	-	400,000,000,000
Bao Viet Group (v)	-	200,000,000,000
	<u>9,656,650,000,000</u>	<u>8,801,555,000,000</u>

- (i) Bonds issued at par value in Vietnamese Dong with total par value of VND1,000,000,000,000, maturing in August 2019 and bearing an interest of 10.9% per annum for the first two (2) interest periods. The interest rate applied for the remaining period will be defined as a reference rate plus 4.5% per annum. The reference interest rate is calculated as the average of the interest rate for individual deposits (interest paid in arrears) in Vietnam Dong, the term of twelve (12) months (or equivalent) announced on the seventh working day before the first day of the interest rate determination period of four (4) banks: Bank for Investment and Development of Vietnam - Transaction Center 1, Joint Stock Commercial Bank for Foreign Trade of Vietnam - Transaction Center, Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch Hanoi and Vietnam Bank for Agriculture and Rural Development - Transaction Center. These bonds are secured by shares of the Company owned by shareholders. The initial bond buyers were Vietnam Technological and Commercial Joint Stock Bank and Techcom Securities Company Limited with value of VND500,000,000,000 and VND500,000,000,000, respectively.
- (ii) Bonds issued at par value in Vietnamese Dong, including three (3) bonds with with total par value of VND1,500,000,000,000. The details are as follows :
- Bond A: par value of VND500,000,000,000 with a term of eighteen (18) months, maturing in 2020.
 - Bond B: par value of VND300,000,000,000 with a term of twenty four (24) months, maturing in 2020.
 - Bond C: par value of VND700,000,000,000 with a term of thirty six (36) months, maturing in 2021.

The interest rate of these bonds is 10.5% per annum for the first period. The interest period is three (3) months. The interest rate applied for the remaining period will be defined at a rate of the twelve-month saving deposits in Vietnamese Dong from individuals (paid in arrears) of Tien Phong Commercial Joint Stock Bank plus a margin of 4.0% per annum. These bonds are secured by the development right of the Grand Manhattan project and shares owned by the shareholders of the Grand Manhattan project.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (iii) Bonds issued at the total par value of VND400,000,000,000, maturing VND200,000,000,000 in March 2020 and maturing VND200,000,000,000 in May 2020. Bonds maturing in March 2020 bears a fixed interest rate of 10.8% per annum. Bonds maturing in May 2020 bears an interest rate of 11% per annum for the first period. The interest period is six (6) months. The interest rate will be adjusted for every six (6) months for the remaining period and will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by the average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders.
- (iv) Bonds issued at par value in Vietnamese Dong to Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch. These bonds with a par value of VND736,000,000,000, maturing in August 2020, bearing an interest rate of 10% per annum for the first three months. The interest rate will be adjusted for every three (3) months at the interest rate of the twelve-month deposit from individuals (paid in arrears) in Vietnamese Dong plus a margin of 4.0% per annum. The reference rate is calculated by average of the interest rates offered for the twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) on the date of interest rate determination. As at 30 June 2019, the Company repurchased total VND440,000,000,000 of par value, the remaining balance of bonds is VND296,000,000,000. These bonds are secured by shares of the Company owned by shareholders, receivables relating to a Company's project, part of shares owned by the Company in subsidiary.
- (v) Bonds issued at par value in Vietnamese Dong to Bao Viet Group, maturing on 20 January 2020, bearing an interest rate of 10.4% per annum for the first interest period. The interest rate applied for the remaining period will be adjusted every twelve (12) months and defined as a reference rate plus 2.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by Ho Chi Minh City branches of four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Vietnam Bank for Agriculture and Rural Development. These bonds are secured by shares of the Company owned by shareholders.
- (vi) Bonds issued at par value of VND1,300,000,000,000 in Vietnamese Dong to Vietnam Public Joint Stock Commercial Bank – Sai Gon Branch, maturing in June 2023, bearing an interest rate of 11.75% per annum. The interest rate will be adjusted for every three (3) months and will defined as a basis rate at the point of adjusting time plus 4.25% per annum. Basis rate is calculated by the highest interest rate paid in arrears offered for twelve-month Public deposits at Vietnam Public Joint Stock Commercial Bank with the same currency with bonds. These bonds are secured by shares of the Company owned by shareholders.
- (vii) Bonds with a par value of VND146,840,000,000 in Vietnamese Dong, advised by IB Securities Joint Stock Company, maturing in October 2019, bear an interest rate of 10.6% per annum and are secured by shares of the Company owned by shareholders.
- (viii) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong, advised by Vietinbank Securities which will be matured in July 2019, bear an interest rate of 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (ix) Bonds issued at par value in Vietnamese Dong to Military Joint Stock Commercial Bank – North Sai Gon Branch include package of bonds with a par value of VND500,000,000,000, maturing in 2019, bearing an interest rate of 10% per annum for the first year period. The interest rate applied for the remaining period will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by the collateral assets including: development rights of Golden Mansion Project and shares of the Company owned by shareholders. Up to 30 June 2019, these bonds were repurchased.
- (x) These are 800 convertible bonds issued on 27 April 2019 ("Issue Date") and additional 400 convertible bonds issued on 14 December 2019 at par value in USD to international investors which The Bank of New York Mellon - London Branch is trustee, Credit Suisse - Singapore Branch is arranger and issuance agents. These convertible bonds amounted of USD240,000,000 with a par value of USD200,000 per bond will mature on 27 April 2023 ("Maturity Date"), subject to a bond coupon interest of 5.5% per annum which will be repaid every six (6) months and a redemption yield of 6.25% per annum which is calculated on a six (6) month basis. These bonds are unsecured and could be converted into shares of the Company ("NVL") since the 41st day from the Issue Date until the 10th day before the Maturity Date. The initial conversion price was determined at VND74,750 per share, and was adjusted to VND71,000 per share on 27 October 2019, corresponding to the conversion rate of 64,149.3 shares per convertible bond and may be adjusted in the following cases: (1) business events resulting in a change in the share value, and/or (2) adjustment corresponding to the decrease in NVL share price with an adjustment not exceeding 75% of the Initial Conversion Price, VND56,062.5 per share. Up to 30 June 2019, the Company converted bonds into shares with total par value of USD1,000,000, the value of remaining convertible bonds is USD239,000,000.
- (xi) Bonds issued at par value in Vietnamese Dong, advised by MB Securities Joint Stock Company, with a total par value of VND1,730,000,000,000, maturing in December 2022. The interest rate for the first 3 months is 7.5% per annum. Then, the interest rate is adjusted to 10.0% per annum for the following 9 months and after that, it is adjusted every three (3) months and defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank. These bonds are secured by the capital contribution of the Company at the issuing company.
- (xii) Bonds issued at par value in Vietnamese Dong to MB Securities Joint Stock Company, with a total par value of VND200,000,000,000, maturing in May 2021. The interest rate for the first interest period is 11.0% per annum. Then, the interest rate is adjusted every six (6) months and defined as a reference rate plus 4.0% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders.

25 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (xiii) Bonds issued at par value in Vietnamese Dong to Military Joint Stock Commercial Bank – North Sai Gon Branch ("MB"). The package of bonds with a par value of VND400,000,000,000 has the last maturity in 2021, bearing an interest rate of 10.0% per annum for the first year. The interest rate applied for the remaining period will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders, the collateral assets including assets of The 21st Century International Development Company Limited relating to Lakeview City project, part of shares owned by the Company in subsidiary. As at 30 June 2019, these bonds were repurchased.

(***) Details for the balances of third parties were as follows:

	30.6.2019 VND	31.12.2018 VND
Short-term borrowings		
Nova Homes Trading Joint Stock Company (i)	1,824,854,440,896	1,563,454,440,896
Credit Suisse AG- Singapore Branch (ii)	1,632,400,000,000	1,627,150,000,000
GW Supernova Pte. Ltd. (iii)	-	1,162,250,000,000
Credit Suisse AG- Singapore Branch (iv)	477,042,500,000	286,225,500,000
Crane Investment .Ltd (iv)	241,395,000,000	144,837,000,000
Others (i)	344,900,000,000	49,300,000,000
	<u>4,520,591,940,896</u>	<u>4,833,216,940,896</u>
Long-term borrowings		
GPI3 Co., Ltd (v)	1,392,000,000,000	1,392,000,000,000
Credit Suisse AG- Singapore Branch (iv)	1,335,719,000,000	1,621,944,500,000
Crane Investment Ltd. (iv)	675,906,000,000	820,743,000,000
GW Supernova Pte,Ltd. (iii)	467,000,000,000	-
	<u>3,870,625,000,000</u>	<u>3,834,687,500,000</u>

- (i) These are borrowings in Vietnamese Dong, maturing in 5 months, bearing interest at the rate from 4.7% per annum to 5.5% per annum and are unsecured.
- (ii) These are borrowings with the credit facility of USD150,000,000 between Nova Hospitality Joint Stock Company and Credit Suisse AG, Singapore Branch, who is the lender and the facility agent. The loan duration is six (6) months from the first date of drawdown and could be extended to nine (9) months with the principal is repayable on the maturity date. The interest rate is defined as: (a) LIBOR rate plus a margin of 1.75% per annum for the first 3 months, (b) LIBOR rate plus a margin of 3.25% per annum from the 4th month to the 6th month, (c) LIBOR rate plus a margin of 5.5% per annum for the 7th month, (d) LIBOR rate plus a margin of 6.5% per annum for the 8th month and (e) LIBOR rate plus a margin of 7.5% per annum for the 9th month. Interest will be repayable every month. These borrowings are secured by shares of the Company owned by shareholders and are guaranteed for payment by the Company. Up to 30 June 2019, these borrowings were disbursed partially by USD70,000,000 to Nova Hospitality Joint Stock Company.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (iii) This borrowing is denominated in USD from GW Supernova Pte. Ltd. ("the Lender"), with a credit facility of USD50,000,000, maturing in thirty-six (36) months since the first drawdown in December 2016, including a portion of non-convertible borrowing amounting to USD20,000,000 and the other portion of convertible borrowing amounting to USD30,000,000. These borrowings are unsecured. The borrowing amounting to USD20,000,000 were renewed to March 2021, bearing an interest rate of 6% and being payables every six (6) months. The principal is repaid at the maturity date. In case the Company makes repayment or early repayment before 21 December 2019, the Company would pay an additional amount to ensure that lender receives a target IRR of 15% per annum for the period from 1 April 2019 to repayment or early repayment date. In case the Company makes repayment or early repayment after 21 December 2019, the Company would pay an additional amount to ensure that lender receives a target internal rate of return ("IRR") of 15% per annum for the period from 1 April 2019 to 21 December 2019, inclusively and 13% per annum for the period from 22 December 2019 to repayment or early repayment date. Up to 30 June 2019, the Company redeemed the convertible borrowing facility of USD30,000,000 before maturity date and also repurchased convertible rights of the borrowings. The cost relating to repurchasing the conversion bond was recognised as financial expense in the period (Note 33).
- (iv) These are borrowings according to the borrowing agreement and appendices with a credit facility of USD125,000,000, which Credit Suisse AG, Singapore Branch is the facility agent and the guarantee agent. In 2017, Credit Suisse AG, Singapore Branch transferred a portion of borrowing amounting to USD42,000,000 to Crane Investments Limited In Respect Of Series 211. The loan duration is forty-two (42) months from the first date of drawdown, the principal is repayable every six (6) months from the eighteenth (18th) month since the first date of drawdown to maturity. Interest rate is defined as LIBOR rate plus a margin of 5.5% per annum and repayable every three (3) months. At maturity or early repayment, the Company would pay an additional amount to ensure that lender receives a target internal rate of return of 13%. The borrowings are unsecured. Up to 30 June 2019, these borrowings were disbursed fully of USD125 millions.
- (v) These are borrowings in Vietnamese Dong with a credit limit of USD90 million, in which Standard Chartered Bank is the arranger and bookrunner and Standard Chartered Bank (Hong Kong) Limited is the facility agent and security agent. The borrowings will be matured in September 2020 with the principal being paid on the maturity date. The interest of these borrowings is paid on every six (6) month at the rate of 6% per annum. At maturity or early repayment, the Company would pay an additional amount to ensure that lender receives a target internal rate of return of 11% per annum. These borrowings are secured by shares of the Company owned by shareholders. Up to 30 June 2019, an amount of USD60 million was fully disbursed from GPI3 Company Limited.

NO VA LAND INVESTMENT GROUP CORPORATION
Form B 09a – DN/HN
25 OWNERS' CAPITAL
(a) Number of shares

	30.6.2019		31.12.2018	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	930,446,674	6,830,000	930,446,674	6,830,000
Number of shares issued	930,446,674	6,830,000	930,446,674	6,830,000
Number of existing shares in circulation	930,446,674	6,830,000	930,446,674	6,830,000

(b) Movement of share capital

	Ordinary shares	Preference shares	Total
As at 1 January 2018	642,828,788	6,830,000	649,658,788
New shares issued for employee stock ownership plan ("ESOP") 2017	9,809,962	-	9,809,962
Bonus shares issued	202,317,178	-	202,317,178
Issuance of ordinary shares	52,500,000	-	52,500,000
New shares issued for converting bonds	320,746	-	320,746
New shares issued for ESOP 2018	22,670,000	-	22,670,000
As at 31 December 2018	930,446,674	6,830,000	937,276,674
As at 30 June 2019	930,446,674	6,830,000	937,276,674

Par value per share: VND10,000.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

26 MOVEMENTS IN OWNERS' EQUITY

	Ordinary shares VND	Preference shares VND	Share premium VND	Post-tax undistributed earnings VND	Total VND
As at 1 January 2018	6,428,287,880,000	68,300,000,000	3,206,830,905,400	2,907,218,106,652	12,610,636,892,052
Issuance of ordinary shares for ESOP 2017	98,099,620,000	-	-	-	98,099,620,000
Bonus shares issued from share premium	2,023,171,780,000	-	(2,023,171,780,000)	-	-
Issuance of ordinary shares	525,000,000,000	-	2,793,725,115,626	-	3,318,725,115,626
Issuance of ordinary shares for converting bonds	3,207,460,000	-	19,565,540,000	-	22,773,000,000
Issuance of ordinary shares for ESOP 2018	226,700,000,000	-	(110,000,000)	-	226,590,000,000
Profit for the year	-	-	-	3,227,004,714,155	3,227,004,714,155
Dividends paid	-	-	-	(20,490,000,000)	(20,490,000,000)
Change in ownership of subsidiaries	-	-	-	(6,038,193,225)	(6,038,193,225)
As at 31 December 2018	9,304,466,740,000	68,300,000,000	3,996,839,781,026	6,107,694,627,582	19,477,301,148,608
Profit for the period	-	-	-	806,312,188,578	806,312,188,578
Change in ownership of subsidiaries	-	-	-	11,096,530	11,096,530
As at 30 June 2019	9,304,466,740,000	68,300,000,000	3,996,839,781,026	6,914,017,912,690	20,283,624,433,716

27 NON-CONTROLLING INTERESTS

The non-controlling interests represent the holdings of the other shareholders for the value of the net assets and results of operations of the subsidiaries at period/year end:

	30.6.2019 VND	31.12.2018 VND
Charter capital	1,146,712,465,396	828,870,312,041
Share premium	(2,077,302)	(20,938,383)
Other funds	19,702,782	19,720,759
Post-tax undistributed earnings	762,922,815,840	153,956,242,753
Non-controlling interests	<u>1,909,652,906,716</u>	<u>982,825,337,170</u>

Movements in non-controlling interests during period/year are as below:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	982,825,337,170	645,753,611,368
Net (loss)/profit attributable to non-controlling interest for the period/year	(18,860,373,094)	40,065,474,562
Increase due to acquisition of new subsidiaries	949,881,335,477	453,995,837,235
Decrease due to change ownership percentage during the period/year	1,350,403,470	(144,080,939,285)
Decrease due to divestment of subsidiaries	-	115,202
Decrease due to dividends received	(5,543,796,307)	(12,908,761,912)
End of period/year	<u>1,909,652,906,716</u>	<u>982,825,337,170</u>

28 EARNINGS PER SHARE**(a) Basic earnings per share**

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare funds by the weighted average number of ordinary shares outstanding during the period, excluding ordinary shares repurchased by the Group and held as treasury shares.

	For the six-month period ended	
	30.6.2019	30.6.2018
Net profit attributable to shareholders (VND)	806,312,188,578	722,792,122,237
Dividend on preference shares (VND)	(10,245,000,000)	(10,245,000,000)
Profit calculation of basic earnings per share (VND)	796,067,188,578	712,547,122,237
Weighted average number of ordinary shares in issue (shares)	930,446,674	864,606,458
Mandatorily convertible shares (shares)	20,490,000	20,490,000
Weighted average number of ordinary shares including mandatorily convertible shares (shares)	950,936,674	885,096,458
Basic earnings per share (VND)	837	805

(b) Diluted earnings per share

Diluted earnings per share is calculated by dividing the net profit attributable to shareholders, which already subtracted the bonus and welfare fund, by the weighted average number of ordinary shares outstanding during the year and the ordinary shares expected to be issued.

	For the six-month period ended	
	30.6.2019	30.6.2018
Net profit attributable to shareholders (VND)	806,312,188,578	722,792,122,237
Dividend on preference shares (VND)	(10,245,000,000)	(10,245,000,000)
Adjustment (VND) (*)	-	31,353,788,095
Profit calculation of diluted earnings per share (VND)	796,067,188,578	743,900,910,332
Weighted average number of ordinary shares (shares)	930,446,674	864,606,458
Mandatorily convertible shares (shares)	20,490,000	20,490,000
Potential shares (shares) (*)	-	48,744,800
Weighted average number of ordinary shares including potential shares (shares)	950,936,674	933,841,258
Diluted earnings per share (VND)	837	797

28 EARNINGS PER SHARE (continued)**(b) Diluted earnings per share (continued)**

(*) The Company considered each issue or series of potential ordinary shares in determining whether potential ordinary shares are dilutive. Potential ordinary shares shall be treated as dilutive when, and only when, their conversion to ordinary shares would decrease earnings per share or increase loss per share.

In the period ended 30 June 2019, there were potential ordinary shares but they are not dilutive.

In the period ended 30 June 2018, these are the adjustments of net profit attributable to shareholders corresponding with the adjustments of potential shares with assumption they will be converted in the future from convertible bonds.

29 OFF BALANCE SHEET ITEMS**(a) Foreign currencies**

	30.6.2019	31.12.2018
Foreign currencies US\$	1,414,283	132,996,989

(b) Operating lease assets

The future minimum lease payments under non-cancellable operating leases were VND517,168,764,370 and VND352,534,973,216 for the six-month period ended 30 June 2019 and year ended 31 December 2018, respectively (Note 42).

30 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Revenue from sales of goods and rendering of services		
Revenue from sale of real estate	7,780,156,653,448	4,151,767,579,204
Rendering of services for corporate management, project development and sales consultancy	253,426,184,342	111,932,386,874
Sales from leasing properties	55,224,502,845	39,430,768,456
Others	25,983,132,920	25,657,805,031
	<u>8,114,790,473,555</u>	<u>4,328,788,539,565</u>
Sales deductions		
Trade discounts	(50,068,069,375)	(39,054,372,755)
Sales rebates	(1,378,181,818)	-
Sale returns	(18,746,802,405)	-
	<u>(70,193,053,598)</u>	<u>(39,054,372,755)</u>
Net revenue from sale of goods and rendering of services		
Net sales of real estate	7,709,963,599,850	4,112,713,206,449
Net sales of rendering of services for corporate management, project development and sales consultancy	253,426,184,342	111,932,386,874
Net sales from leasing properties	55,224,502,845	39,430,768,456
Others	25,983,132,920	25,657,805,031
	<u>8,044,597,419,957</u>	<u>4,289,734,166,810</u>

31 COST OF GOODS SOLD AND SERVICES RENDERED

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Cost of real estate sold	5,567,688,612,024	2,720,140,026,405
Cost of rendering of services for corporate management, project development and sales consultancy	237,221,256,325	105,691,030,263
Cost of leasing properties	36,395,657,500	27,309,332,175
Others	40,278,706,997	26,770,059,992
	<u>5,881,584,232,846</u>	<u>2,879,910,448,835</u>

32 FINANCIAL INCOME

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Interest income from deposits at banks	183,484,941,214	138,336,336,448
Interest income from lending	22,721,476,750	46,974,174,994
Realised foreign exchange gains	5,927,333,578	681,364,663
Interest income from business co-operation contracts	372,602,740	52,618,398,077
Interest income from late payment	622,297,283	44,648,086,821
Unrealised foreign exchange gains	50,306,052	89,166,028
Revaluation of investments at each business combination stage	14,787,440,987	558,381,287,952
Gain from divestment of subsidiaries	-	61,630,398,838
Others	1,481,784,299	345,065,702
	<u>229,448,182,903</u>	<u>903,704,279,523</u>

33 FINANCIAL EXPENSES

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Interest expenses	613,820,198,299	713,347,924,373
Borrowings related costs (*)	410,008,407,850	3,350,029,713
Expenses on cross currency swap contracts	74,281,073,671	52,286,517,704
Unrealised foreign exchange losses	35,079,146,764	83,449,812,195
Interest expenses for business co-operation contracts	44,400,301,779	33,980,277,992
Cost of issuing bonds	24,411,084,271	21,585,210,500
Realised foreign exchange losses	1,465,854,230	6,179,058,339
Payment discounts	-	12,417,770,678
Others	8,368,895,429	2,069,261,120
	<u>1,211,834,962,293</u>	<u>928,665,862,614</u>

(*) For the six-month period ended 30 June 2019, the borrowing related costs included mostly the cost related to repurchasing conversion loans (Note 24).

34 SHARE OF PROFIT FROM ASSOCIATES

For the period ended 30 June 2018, share of profit from associates included VND226,539,427,208 which is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in Thai Binh Real Estate Trading Joint Stock Company.

For the period ended 30 June 2019, share of profit from associates did not have the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment.

35 SELLING EXPENSES

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Staff costs	16,663,324,012	17,111,533,005
Depreciation expense	1,145,718,101	1,314,116,144
Tool and supplies	12,495,138	882,334,928
Material, package costs	5,250,000	65,461,362
Outside services expenses	76,407,029,292	40,199,752,745
Other expenses	56,325,955,410	76,703,820,203
	<u>150,559,771,953</u>	<u>136,277,018,387</u>

36 GENERAL AND ADMINISTRATION EXPENSES

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Staff costs	53,684,431,471	33,490,246,227
Depreciation expense	5,491,618,567	9,946,680,770
Provisions	1,051,860,043	1,113,021,000
Stationary expenses	1,242,183,202	2,577,313,905
Tools and supplies	647,954,025	741,455,408
Tax and other fees	304,640,755	5,031,421,651
Outside services expenses	66,041,324,735	84,710,316,839
Other expenses	41,227,422,881	34,783,705,743
Goodwill allocation (Note 17)	412,716,340,270	151,813,383,160
	<u>582,407,775,949</u>	<u>324,207,544,703</u>

37 OTHER INCOME AND OTHER EXPENSES

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Other income		
Gain on bargain purchase (*)	948,580,140,038	-
Collection of penalties on contract violation	13,171,725,440	7,943,857,061
Gains on disposal of fixed assets	1,090,909	264,545,455
Income from sales of tools and scrap	142,800,454	234,300,526
Others	1,838,849,682	4,838,530,939
	<u>963,734,606,523</u>	<u>13,281,233,981</u>
Other expenses		
Penalty expenses on contract violation	(82,815,058,370)	(3,388,689,056)
Losses on disposal of fixed assets	-	(6,890,764,076)
Others	(5,979,180,371)	(1,206,585,594)
	<u>(88,794,238,741)</u>	<u>(11,486,038,726)</u>
Net other income	<u>874,940,367,782</u>	<u>1,795,195,255</u>

(*) For the period ended 30 June 2019, gain on bargain purchase is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in Huynh Gia Huy, group of companies 38 Real Estate, Hoa Thang and Thu Minh Nguyen and group of companies Khanh An and Carava Resort (Note 3).

38 BUSINESS INCOME TAX**(a) Deferred income tax**

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same taxation authority.

Movements in deferred income tax were as follows:

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Deferred income tax assets	70,055,011,414	115,783,534,333
Deferred income tax liabilities	(2,697,115,228,051)	(1,659,990,918,872)
Beginning of period	(2,627,060,216,637)	(1,544,207,384,539)
Income statement (charged)/credited	(71,983,568,759)	(75,113,991,767)
Impact of business combination during the period (*)	(1,453,935,889,306)	(418,533,250,821)
End of period	<u>(4,152,979,674,702)</u>	<u>(2,037,854,627,127)</u>
In which:		
Deferred income tax assets	63,774,653,679	105,997,211,339
Deferred income tax liabilities	<u>(4,216,754,328,381)</u>	<u>(2,143,851,838,466)</u>

38 BUSINESS INCOME TAX (continued)**(a) Deferred income tax (continued)**

(*) This is deferred tax liabilities incurred from business combination during the year (Note 3).

The deferred income tax assets and liabilities mainly arise from the temporary differences relating to unrealised profits from business combination.

The Group uses tax rate of 20% in year 2019 (2018: 20%) for determining deferred tax assets and deferred tax liabilities.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

(b) Business income tax

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Net accounting profit before tax	1,323,623,629,781	1,166,604,089,791
Tax calculated at a rate of 20%	264,724,725,956	233,320,817,958
Effect of:		
Goodwill allocation	82,543,268,054	30,362,676,632
Expenses not deductible for tax purposes	4,004,749,068	1,749,421,331
Tax losses utilisation	(7,860,417,856)	(10,033,012,880)
Tax loss for which deferred tax asset is not recognised	381,418,187,610	211,155,576,507
Difference from share transfer of subsidiaries	-	(292,488,368)
Sharing profits from associates	(204,880,436)	(48,086,264,549)
Gain from subsidiaries acquisitions	(189,716,028,008)	(4,433,687)
Adjustments for business income tax of previous years	1,262,209,909	3,114,552,093
Business income tax charge (*)	536,171,814,297	421,286,845,037
Charged to income statement:		
Business income tax - current	464,188,245,538	346,172,853,270
Business income tax - deferred (Note 38(a))	71,983,568,759	75,113,991,767
	536,171,814,297	421,286,845,037

(*) The business income tax charge for the period is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

39 COST OF OPERATION BY FACTOR

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Real estate development costs for selling	14,224,736,481,056	7,271,744,582,979
Labour costs	402,181,337,155	392,129,828,728
Outside services expenses	339,058,225,893	161,619,650,150
Depreciation expenses and goodwill allocation	464,700,677,911	197,239,359,112
Other expenses	99,765,901,411	120,785,513,200
	<u>15,530,442,623,426</u>	<u>8,143,518,934,169</u>

40 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CASH FLOW STATEMENT**(a) Non-cash transactions affect the cash flow statement:**

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Purchasing subsidiaries with payables	1,881,500,000,000	-
Bonus shares issued from share premium	-	2,023,171,780,000
	<u>1,881,500,000,000</u>	<u>2,023,171,780,000</u>

(b) Amount of borrowings actually withdrawn during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Proceeds from borrowings following normal borrowing contracts	3,391,355,794,365	5,603,358,256,047
Issuing bonds	2,578,306,717,187	4,401,008,505,987
	<u>5,969,662,511,552</u>	<u>10,004,366,762,034</u>

(c) Amount of borrowings actually repaid during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Repayments for borrowings following normal borrowing contracts	2,113,497,945,071	6,489,871,094,286
Repayments for bonds	3,945,000,000,000	820,000,000,000
	<u>6,058,497,945,071</u>	<u>7,309,871,094,286</u>

41 RELATED PARTY DISCLOSURES

During the period, the Group has transactions and balances with following related parties:

Relationship	Name
Associate	Sai Gon Electronics and Industrial Service Joint Stock Company
Associate	Ben Thanh Housing Service and Development Joint Stock Company
Associate	Dat Viet Development Joint Stock Company (*)
Associate	Thanh My Loi Joint Stock Company
Company owned by shareholders	Diamond Properties Joint Stock Company

(a) Related party transactions

During the period, the following transactions were carried out with related parties:

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
i) Purchase of services		
Ben Thanh Housing Service and Development Joint Stock Company	25,816,371,816	32,216,446,162
ii) Interest on lending		
Sai Gon Electronics and Industrial Service Joint Stock Company	423,459,556	2,379,536,608
Thanh My Loi Joint Stock Company	3,002,486,714	-
	3,425,946,270	2,379,536,608
iii) Compensation of key management		
Gross salaries and other benefits	11,075,100,954	12,991,209,922

41 RELATED PARTY DISCLOSURES (continued)

(b) Period end balances with related parties

	30.6.2019 VND	31.12.2018 VND
i) Short-term trade account receivables (Note 6)		
Diamond Properties Joint Stock Company	40,024,130,644	40,024,130,644
Ben Thanh Housing Service and Development Joint Stock Company	610,134,088	149,745,844
	<u>40,634,264,732</u>	<u>40,173,876,488</u>
ii) Short-term lendings (Note 8)		
Thanh My Loi Joint Stock Company	49,629,003,300	49,629,003,300
Sai Gon Electronics and Industrial Service Joint Stock Company	7,520,000,000	7,520,000,000
	<u>57,149,003,300</u>	<u>57,149,003,300</u>
iii) Other short-term receivables (Note 9(a))		
Ben Thanh Housing Service and Development Joint Stock Company	37,573,275,856	38,324,741,374
Sai Gon Electronics and Industrial Service Joint Stock Company	27,163,564,995	26,740,105,439
Thanh My Loi Joint Stock Company	9,464,901,116	6,462,414,402
	<u>74,201,741,967</u>	<u>71,527,261,215</u>
iv) Other long-term receivables (Note 9(b))		
Ben Thanh Housing Service and Development Joint Stock Company	5,682,317,455	5,682,317,455
Dat Viet Development Joint Stock Company	-	46,000,000,000
	<u>5,682,317,455</u>	<u>51,682,317,455</u>

41 RELATED PARTY DISCLOSURES (continued)**(b) Period end balances with related parties (continued)**

	30.6.2019 VND	31.12.2018 VND
v) Short-term trade accounts payable (Note 18)		
Ben Thanh Housing Service and Development Joint Stock Company	363,786,105	489,425,295

(*) During the period ended 30 June 2019, this company became the Group's subsidiary and was consolidated in the consolidated financial statement of the Group.

42 COMMITMENTS UNDER OPERATING LEASES

The future minimum lease payments under non-cancellable operating leases were as follows:

	Office rental	
	30.6.2019 VND	31.12.2018 VND
Within one year	68,211,398,929	31,642,142,336
From one to five years	135,918,448,265	52,541,621,124
Over five years	313,038,917,176	268,351,209,756
Total minimum payments	517,168,764,370	352,534,973,216

43 CAPITAL COMMITMENTS

Capital expenditure contracted for at the balance sheet date but not recognised in the consolidated interim financial statements was as follows:

	30.6.2019 VND	31.12.2018 VND
Construction cost of projects	3,251,542,212,493	3,579,134,581,403

44 SEGMENT REPORTING*Business activity segments:*

As the Group's revenue and profit are mainly derived from the business activities of the real estate while other sources of revenue are not material as a whole, the Board of Management accordingly believes that the Group's real estate and supporting activities for real estate are in a sole business segment only.

Geographical segments:

The Group's activities are mainly segmented by domestic activities. The Group does not monitor its operation results, fixed assets, other non-current assets or non-cash major expenses by the geographical areas of customers.

45 EVENTS AFTER THE BALANCE SHEET DATE**(a) Guarantee for syndicated borrowing of Nova Hospitality Joint Stock Company**

According to Resolution No. 35/2019-NQ.HĐQT-NVLG dated July 19, 2019, the Board of Directors approved the guarantee for all obligations of Nova Hospitality Joint Stock Company ("the Borrower") and other securing parties for the syndicated borrowing up to USD250 million granted by Credit Suisse AG, Singapore Branch; Taichung Commercial Co., Ltd, Offshore Banking Branch, Taiwan Business Bank; Offshore Banking Branch; Taiwan Cooperative Bank, Offshore Banking Branch and other syndicated lenders. The Board of Directors approved to use assets being (i) all the shares held by the Company in the Borrower and (ii) all the shares held by the Company in Phu Dinh Port Joint Stock Company, from time to time together with all related rights and assets as security to secure for the obligations of the Borrower in relation to the syndicated borrowings.

(b) Issuance of non-convertible and secured corporate bond via private placements

On 15 July 2019, the Board of Directors approved the issuance of corporate bond via private placements with details as below:

Type of bond:	Non-convertible, without warrant, secured corporate bond
Currency:	Viet Nam Dong (VND)
Par value:	VND1,000,000,000 (One billion Vietnamese Dong) per bond
Quantity of issue:	Maximum 200 bonds
Issuance price:	At par value
Total value of issue:	Maximum VND200,000,000,000 (Two hundred billion Vietnamese Dong)
Maturity period:	1 year
Interest payment period:	Once per 6 months
Issurance point of time:	August 2019 as scheduled

The consolidated interim financial statements were approved by the Board of Management on 29 August 2019.



 Nguyen Ngoc Bang
 Preparer



 Tran Thi Thanh Van
 Chief Accountant



 Bui Xuan Huy
 General Director


 M.S.D.N. 0301444763-C.T.C.P.
 CÔNG TY
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