

NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
QUARTER I 2020**



NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

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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 50th amended Business Registration Certificate No. 0301444753 dated 10 March 2020.	
Board of Directors	Mr. Bui Thanh Nhon Mr. Bui Xuan Huy Ms. Hoang Thu Chau Ms. Nguyen Thanh Bich Thuy Mr. Pham Tien Van	Chairman Member Member Independent Member Independent Member
Audit committee	Ms. Nguyen Thanh Bich Thuy Ms. Nguyen Thi Minh Thanh Ms. Vo Thi Thu Van	Chairman Member Member
Board of Management	Mr. Bui Xuan Huy Ms. Hoang Thu Chau	General Director Deputy General Director
Legal representative	Mr. Bui Xuan Huy	General 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	

NO VA LAND INVESTMENT GROUP CORPORATION

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

The Board of Management of No Va Land Investment Group Corporation ("the Company") is responsible for preparing consolidated financial statements which give a true and fair view of the financial position of the Company and its subsidiaries (together, "the Group") as at 31 March 2020 and the results of its operations and cash flows for the period then ended. In preparing for these consolidated 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 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 financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the consolidated 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 FINANCIAL STATEMENTS

I hereby approve the accompanying consolidated financial statements as set out on pages 3 to 69 which give a true and fair view of the financial position of the Group as at 31 March 2020 and of the results of its operations and cash flows for the period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.



Bui Xuan Huy
General Director

Ho Chi Minh City, SR Vietnam
29 April 2020

CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at	
			31/03/2020 VND	31/12/2019 VND
100	CURRENT ASSETS		73,347,312,297,126	71,194,821,173,128
110	Cash and cash equivalents	4	3,874,954,562,514	6,466,219,516,377
111	Cash		521,884,267,307	1,951,125,604,251
112	Cash equivalents		3,353,070,295,207	4,515,093,912,126
120	Short-term investments		426,977,254,806	466,222,941,609
123	Investments held to maturity	5(a)	426,977,254,806	466,222,941,609
130	Short-term receivables		9,349,255,360,069	5,894,052,885,444
131	Short-term trade accounts receivable	6	1,663,071,597,668	1,076,689,087,366
132	Short-term prepayments to suppliers	7	975,502,001,675	833,905,092,647
135	Short-term lending	8	739,227,764,603	768,720,953,764
136	Other short-term receivables	9(a)	5,981,717,641,901	3,225,001,397,445
137	Provision for doubtful debts - short term	10	(10,263,645,778)	(10,263,645,778)
140	Inventories	11(a)	58,551,131,052,312	57,205,793,200,220
141	Inventories		58,554,250,606,882	57,209,437,130,190
149	Provision for decline in value of inventories		(3,119,554,570)	(3,643,929,970)
150	Other current assets		1,144,994,067,425	1,162,532,629,478
151	Short-term prepaid expenses	12(a)	63,145,287,579	75,480,339,169
152	Value Added Tax to be reclaimed	20(a)	976,029,882,691	978,926,176,534
153	Taxes and other receivables from the State Budget	20(a)	105,818,897,155	108,126,113,775

The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
(continued)

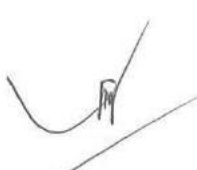
Code	ASSETS (continued)	Note	As at	
			31/03/2020 VND	31/12/2019 VND
200	NON-CURRENT ASSETS		18,922,477,840,278	18,784,421,425,391
210	Long-term receivables		761,894,588,586	370,739,066,748
216	Other long-term receivables	9(b)	761,894,588,586	370,739,066,748
220	Fixed assets		828,654,809,116	840,044,553,105
221	Tangible fixed assets	13	691,718,433,182	698,416,074,605
222	Historical cost		912,368,291,159	907,176,013,686
223	Accumulated depreciation		(220,649,857,977)	(208,759,939,081)
227	Intangible fixed assets	14	136,936,375,934	141,628,478,500
228	Historical cost		168,706,830,022	168,706,830,022
229	Accumulated amortization		(31,770,454,088)	(27,078,351,522)
230	Investment properties	15	3,799,486,977,624	3,798,441,570,836
231	Historical cost		4,027,800,411,120	4,011,909,056,671
232	Accumulated depreciation		(228,313,433,496)	(213,467,485,835)
240	Long-term assets in progress		837,452,158,856	850,087,814,441
241	Long-term work in progress	11(b)	181,995,269,013	181,995,269,013
242	Construction in progress	16	655,456,889,843	668,092,545,428
250	Long-term investments		5,738,078,356,359	5,744,314,191,185
252	Investments in associates, joint ventures	5(c)	5,693,595,456,359	5,694,610,841,185
253	Investment in other entities	5(b)	7,939,750,000	7,939,750,000
255	Held-to-maturity investments	5(a)	36,543,150,000	41,763,600,000
260	Other long-term assets		6,956,910,949,737	7,180,794,229,076
261	Long-term prepaid expenses	12(b)	251,750,940,686	262,799,866,843
262	Deferred income tax assets	39(a)	75,626,390,269	76,536,421,869
269	Goodwill	17	6,629,533,618,782	6,841,457,940,364
270	TOTAL ASSETS		92,269,790,137,404	89,979,242,598,519

The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
 (continued)

Code	RESOURCES	Note	As at	
			31/03/2020 VND	31/12/2019 VND
300	LIABILITIES		67,573,678,945,993	65,518,168,766,672
310	Current liabilities		20,375,937,613,700	18,809,633,988,008
311	Short-term trade accounts payable	18	2,061,410,414,772	2,544,601,659,105
312	Short-term advances from customers	19	1,138,295,211,990	1,254,023,590,387
313	Taxes and other payables to the State Budget	20(b)	164,501,817,355	205,713,049,755
314	Payable to employees	21	42,428,178,001	31,296,329,923
315	Short-term accrued expenses	22	2,680,218,243,803	2,697,796,706,234
318	Short-term unearned revenue		1,692,247,489	1,677,668,051
319	Other short-term payables	23(a)	3,537,978,161,974	3,624,338,062,834
320	Short-term borrowings	24(a)	10,743,864,426,923	8,444,638,010,326
322	Bonus and welfare funds		5,548,911,393	5,548,911,393
330	Non-current liabilities		47,197,741,332,293	46,708,534,778,664
336	Long-term unearned revenue		18,756,472,919	18,307,529,783
337	Other long-term payables	23(b)	16,770,553,030,008	14,133,031,990,444
338	Long-term borrowings	24(b)	23,853,909,643,020	26,145,644,448,493
341	Deferred income tax liabilities	39(a)	6,400,844,671,971	6,255,537,958,898
342	Provisions for long-term payables	25	153,677,514,375	156,012,851,046
400	OWNERS' EQUITY		24,696,111,191,411	24,461,073,831,847
410	Capital and reserves		24,696,111,191,411	24,461,073,831,847
411	Owners' capital	26, 27	9,695,407,970,000	9,695,407,970,000
411a	- Ordinary shares with voting rights		9,695,407,970,000	9,695,407,970,000
411b	- Preference shares		-	-
412	Share premium	27	3,860,189,781,026	3,860,189,781,026
421	Undistributed earnings	27	9,068,943,423,256	8,722,828,720,589
421a	- Undistributed post-tax profits of the previous years		8,722,828,720,589	5,618,698,169,829
421b	- Undistributed post-tax profit of the current year		346,114,702,667	3,104,130,550,760
429	Non-controlling interests	28	2,071,570,017,129	2,182,647,360,232
440	TOTAL RESOURCES		92,269,790,137,404	89,979,242,598,519


 Nguyen Ngoc Bang
 Preparer


 Tran Thi Thanh Van
 Chief Accountant


 Bui Xuan Huy
 General Director
 29 April 2020

The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 02a – DN/HN

CONSOLIDATED INCOME STATEMENT

Code	Note	For the period ended		
		Quarter 1/2020	Quarter 1/2019 (Restated)	31/03/2019 (Restated)
		VND	VND	VND
01	Sales of goods and rendering of services	1,067,607,277,621	4,948,927,327,062	4,948,927,327,062
02	Less deductions	(113,389,664,023)	(39,057,700,055)	(39,057,700,055)
10	Net revenue from sales of goods and rendering of services	954,217,613,598	4,909,869,627,007	4,909,869,627,007
11	Cost of sales	(588,621,360,751)	(3,628,655,585,693)	(3,628,655,585,693)
20	Gross profit from sales of goods and rendering of services	365,596,252,847	1,281,214,041,314	1,281,214,041,314
21	Financial income	857,700,413,794	133,796,573,356	133,796,573,356
22	Financial expenses	(386,560,715,933)	(469,115,184,621)	(469,115,184,621)
23	- Including: Interest expenses	(133,734,673,587)	(379,735,662,065)	(379,735,662,065)
24	Share of profit from associates	(1,015,384,826)	(70,872,840)	(70,872,840)
25	Selling expenses	(9,817,764,441)	(70,964,583,835)	(70,964,583,835)
26	General and administration expenses	(264,139,357,473)	(262,738,201,381)	(262,738,201,381)
30	Net operating profit	561,763,443,968	612,121,771,993	612,121,771,993
31	Other income	4,990,593,665	8,289,103,478	8,289,103,478
32	Other expenses	(77,462,937,843)	(38,631,669,805)	(38,631,669,805)
40	Net other income	(72,472,344,178)	(30,342,566,327)	(30,342,566,327)
50	Net accounting profit before tax	489,291,099,790	581,779,205,666	581,779,205,666
51	Business income tax – current	(40,517,625,031)	(281,508,602,651)	(281,508,602,651)
52	Business income tax – deferred	(146,216,744,673)	(14,713,646,629)	(14,713,646,629)
60	Net profit after tax	302,556,730,086	285,556,956,386	285,556,956,386

The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

Code	Note	For the period ended	
		31/03/2020	31/03/2019 (Restated)
		VND	VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax	489,291,099,790	581,779,205,666
	Adjustments for:		
02	Depreciation, amortization, goodwill allocation and bargain gain	243,766,175,156	225,190,900,703
03	Reversal of provisions	(2,824,562,071)	(1,831,679,682)
04	Foreign exchange losses/(gain)	63,228,124,153	(2,147,901,988)
05	Profits from investing activities	(854,915,040,495)	(125,979,811,322)
06	Interest expenses, bond issuance costs	136,884,802,464	398,844,309,492
08	Operating profit before changes in working capital	75,430,598,997	1,075,855,022,869
09	Increase in receivables	(1,221,046,111,754)	(846,157,739,417)
10	(Increase)/decrease in inventories	(642,428,102,098)	2,234,029,197,383
11	Increase/(decrease) in payables	1,837,882,721,718	(347,088,350,910)
12	Decrease in prepaid expenses	28,157,080,689	70,076,648,009
14	Interest paid	(649,373,670,532)	(474,270,048,737)
15	Business income tax paid	(100,659,189,370)	(519,148,667,123)
20	Net cash flows from operating activities	(672,036,672,350)	1,193,296,062,074
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(53,075,701,304)	(20,198,640,985)
22	Proceeds from disposals of fixed assets	-	807,500,000
23	Loans granted, purchases of debt instruments of other entities	(85,131,273,842)	(221,181,987,976)
24	Collection of loans, proceeds from sales of debt instruments of other entities	113,471,572,946	294,162,235,379
25	Investments in other entities	(3,594,791,526,864)	(2,630,174,711,147)
26	Proceeds from divestment in other entities	1,061,699,108,384	-
27	Interest and dividend received	56,380,803,185	109,029,803,058
30	Net cash flows from investing activities	(2,501,447,017,495)	(2,467,555,801,671)

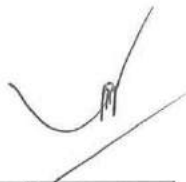
The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
(continued)

		For the period ended	
		31/03/2020	31/03/2019
Code	Note	VND	(Restated) VND
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares and capital contribution	46,637,290,000	653,500,000
33	Proceeds from borrowings	4,728,954,504,466	1,617,297,059,596
34	Repayments of borrowings	(4,194,004,393,084)	(4,051,651,467,291)
40	Net cash flows from financing activities	581,587,401,382	(2,433,700,907,695)
50	Net decrease in cash and cash equivalents	(2,591,896,288,463)	(3,707,960,647,292)
60	Cash and cash equivalents at beginning of the year	4 6,466,219,516,377	12,315,170,763,611
61	Effect of foreign exchange differences	631,334,600	3,850,449
70	Cash and cash equivalents at end of the period	4 3,874,954,562,514	8,607,213,966,768



Nguyen Ngoc Bang
Preparer



Tran Thi Thanh Van
Chief Accountant



The notes on pages 10 to 69 are an integral part of these consolidated financial statements.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

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 50th amended Business Registration Certificate No. 0301444753 dated 10 March 2020. The Company is formerly known as Thanh Nhon Trading Limited, which was established and operated under the Business Registration Certificate as above.

The Company's stock was officially listed on Ho Chi Minh City Stock Exchange ("HOSE") on 28 December 2016 with stock symbol "NVL" pursuant to Decision No. 500/QD-SGDHCM issued by General Director of HOSE on 19 December 2016.

The principal activities of 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 31 March 2020, the Group had 1,869 employees (as at 31 December 2019: 2,247 employees).

As at 31 March 2020, the Group had 74 subsidiaries and 5 associates (as at 31 December 2019: 74 subsidiaries and 5 associates) as follows:

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

No	Name	Location	The principal activity	31/03/2020		31/12/2019	
				ownership	% of voting right	ownership	% of voting right
I - Subsidiaries							
1	No Va Land Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.91	99.91	99.91	99.91
2	No Va Thao Dien Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
3	No Va Festival Corporation	Ho Chi Minh City	Real estate trading	94.02	94.02	94.02	94.02
4	Nova Saigon Royal Investment Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
5	Sai Gon Housing And Infrastructure Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.96	99.96	99.96	99.96
6	Nova Lucky Palace Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
7	The Prince Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.81	99.81	99.81
8	Thanh Nhon Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.72	99.72	99.72	99.72
9	Nova Sagel Company Limited	Ho Chi Minh City	Real estate trading	83.81	74.00	83.81	74.00
10	Novaland Agent Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
11	Phuoc Long Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.98	99.99	99.98	99.99
12	Vung Tau Youth Hotel and Travel Joint Stock Company	Ho Chi Minh City	Real estate trading	65.00	65.00	65.00	65.00
13	Nova Richstar Joint Stock Company	Ho Chi Minh City	Real estate trading, factory and warehouse lease	99.98	99.99	99.98	99.99
14	Nova Nippon Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
15	Khai Hung Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
16	Nova Nam A Company Limited	Ho Chi Minh City	Real estate trading	92.71	92.71	92.71	92.71
17	Nova Sasco Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
18	No Va My Dinh Land Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
19	Thanh Nhon Investment Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
20	Nova An Phu Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
21	Nova Phuc Nguyen Real Estate Development and Investment Company Limited	Ho Chi Minh City	Real estate trading	99.95	99.95	99.89	99.89
22	Tuong Minh Investment and Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
23	The 21st Century International Development Company Limited	Ho Chi Minh City	Real estate trading	98.96	98.97	98.96	98.97
24	Phuong Dong Building Joint Stock Company	Ho Chi Minh City	Real estate trading	99.88	99.89	99.88	99.89
25	Nova Rivergate Company Limited	Ho Chi Minh City	Real estate trading	99.77	99.77	99.77	99.77
26	Nova Princess Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.90	99.90	99.90	99.90
27	Nha Rong Investment and Commercial Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.97	99.97	99.97
28	Mega Housing Joint Stock Company	Ho Chi Minh City	Real estate trading	98.60	98.60	98.60	98.60

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

No	Name	Location	The principal activity	31/03/2020		31/12/2019	
				ownership	% of voting right	ownership	% of voting right
I - Subsidiaries (continued)							
29	Mega Tie Company Limited	Ho Chi Minh City	Real estate trading	98.59	99.99	98.59	99.99
30	Bach Hop Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
31	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
32	Gia Duc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
33	Gia Phu Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
34	Nova Riverside Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.98	99.97	99.98
35	Ngoc Linh Hoa Joint Stock Company	Ho Chi Minh City	Real estate trading	99.83	99.83	99.83	99.83
36	Nova Property Management Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
37	Merufa-Nova Company Limited	Ho Chi Minh City	Real estate trading	99.88	99.90	99.88	99.90
38	Nhat Hoa Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.98	99.81	99.98
39	Ky Nguyen Urban Development Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	99.99	99.99
40	Vuong Gia Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.83	99.81	99.83
41	Phu Tri Real Estate Investment Commercial Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
42	Phuc Binh Real Estate Company Limited	Ho Chi Minh City	Real estate trading	97.77	97.95	97.77	97.95
43	Sun City Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	98.86	100.00	98.86	100.00
44	Dinh Phat Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.95	99.96
45	350 Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.99	99.97	99.99
46	CQ89 Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	99.56	99.59	99.56	99.59
47	Gia Huy Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	51.00	51.00	51.00	51.00
48	Thinh Vuong Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
49	Thai Binh Real Estate Trading Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.95	99.96
50	Nova Hospitality Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
51	Truong Tay Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.98	99.97	99.98
52	Dat Viet Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.67	99.69	99.67	99.69
53	An Phu Dong Real Estate Development Investment Company Limited	Ho Chi Minh City	Real estate trading	79.93	80.00	79.93	80.00
54	Aqua City Company Limited	Dong Nai Province	Real estate trading	69.87	70.00	69.87	70.00
55	Huynh Gia Huy Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	99.98	99.98	99.98	99.98

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

No	Name	Location	The principal activity	31/03/2020		31/12/2019	
				ownership % of	voting right % of	ownership % of	voting right % of
I - Subsidiaries (continued)							
56	38 Real Estate Investment and Trading Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
57	Hoa Thang Tourism Service Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	95.79	95.80	95.79	95.80
58	Thu Minh Nguyen Investment Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	96.14	96.15	96.14	96.15
59	Khanh An Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.94	99.99	99.94	99.99
60	Carava Resort Company Limited	Khanh Hoa Province	Real estate trading	95.44	95.49	95.44	95.49
61	Ho Tram Botanic Garden Company Limited	Ba Ria - Vung Tau Province	Botanical and zoological gardens and nature reserves activities	99.00	99.00	99.00	99.00
62	Van Phat Investment Development Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	97.99	97.99	97.98	97.99
63	The Forest City Company Limited	Ba Ria - Vung Tau Province	Real estate trading	97.89	99.90	97.89	99.90
64	Ngoc Uyen Investment and Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
65	Bao Phuc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.98	99.99
66	Nova Lexington Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.97	99.92	99.94
67	KM Investment Group Company Limited	Ho Chi Minh City	Investment consulting	99.85	99.90	99.82	99.90
68	Delta - Valley Binh Thuan Company Limited	Binh Thuan Province	Real estate trading	99.85	100.00	99.82	100.00
69	Truong Thanh Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	100.00	99.99	100.00
70	Long Hung Phat Consulting Company Limited	Ho Chi Minh City	Management consulting activities	66.62	66.67	66.62	66.67
71	Long Hung Phat Real Estate Investment Company Limited	Ho Chi Minh City	Real estate trading	66.62	100.00	66.62	100.00
72	Thuan Phat Investment and Development Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
73	Cuu Long Real Estate Development and Investment Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.99	96.88	96.90
74	Lucky House Investment Service Joint Stock Company (*)	Ho Chi Minh City	Real estate trading	99.98	99.98	-	-
75	Phong Dien Real Estate Investment Joint Stock Company (**)	Ho Chi Minh City	Real estate trading	-	-	50.99	50.99

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

No	Name	Location	The principal activity	31/03/2020		31/12/2019	
				% of ownership	% of voting right	% of ownership	% of voting right
II - Associates							
1	Sai Gon Electronics and Industrial Service Joint Stock Company	Ho Chi Minh City	Electronic components and telecommunications 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	Saigon Golf Company Limited	Ho Chi Minh City	Real estate trading	49.86	50.00	49.86	50.00
4	Thanh My Loi Joint Stock Company (***)	Ho Chi Minh City	Real estate trading	55.64	55.88	55.64	55.88
5	Nova SQN Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	49.72	49.72	49.72	49.72

(*) According to Decision No.02/2020-QD-HPT dated 24 February 2020, the Board of Directors of Nova Hospitality Joint Stock Company ("Nova Hospitality") approved the acquisition of 9,700 shares in Lucky House Investment Service Joint Stock Company ("Lucky House") with the par value of VND97,000,000, accounting for 97% of the contributed capital in Lucky House. According to Decision No.03/2020-QD-HPT dated 25 February 2020, the Board of Directors of Nova Hospitality Joint Stock Company approved Nova Hospitality to buy an additional 1,989,900 shares issued by Lucky House, equivalent to VND19,899,000,000. After buying additional shares, the total contributed capital of Nova Hospitality at Lucky House is 1,999,600 shares with the total par value of VND19,996,000,000, accounting for 99.98% of the charter capital

(**) According to Decision No.24/2020-NQ.HDQT-NVLG dated 31 March 2020, the Board of Directors approved the transfer of capital contribution at Phong Dien Real Estate Investment Joint Stock Company ("Phong Dien") with the amount of VND189,980,000,000, accounting for 99.989% of the contributed capital in Phong Dien. In March 2020, the Group completed the transfer of this subsidiary with the total received amount of VND987,000,000,000. The gain of VND795,497,200,163 is the difference between the total transfer value and the carrying amount of the net asset recorded in the consolidated income statement (Note 33).

(***) As at 31 March 2020, the Group held 55.64% 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 financial statements

The consolidated 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 financial statements. The consolidated financial statements have been prepared under the historical cost convention except for investments in associates and joint ventures, and business combinations as presented in Note 2.4.

The accompanying consolidated 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 utilized in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The consolidated financial statements in Vietnamese language are the official statutory financial statements of the Company. The consolidated 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.

2.3 Currency

The consolidated financial statements are measured and presented in Vietnamese Dong ("VND"). The Company and its subsidiaries determine their accounting currencies based on the currencies which are mainly used in sales of goods and rendering of services, which have a significant impact on selling prices of goods and services, which are normally used to list selling prices and receive payments; which are mainly used in purchases of goods or services, which have a significant impact on costs of labor, materials and other production or operating costs and normally used as payments for those costs.

Additionally, the Group also use these currencies to raise financial resources (such as via issuance of shares or bonds) and regularly collect these currencies from business operations and savings.

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

Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are respectively translated at the buying and selling exchange rates at the balance sheet date of the 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 holds the foreign currency accounts. Foreign exchange differences arising from these translations are recognized in the consolidated income statement.

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

The Group prepared its consolidated financial statements in accordance with Circular 202/2014/TT-BTC - Guiding on the preparation and presentation of consolidated financial statements issued by the Ministry of finance on 22 December 2014.

Subsidiaries

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies in order to gain future benefits from their activities 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.

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 recognized directly in the consolidated income statement.

Inter-company transactions, balances and unrealized gains and losses on transactions between group companies are eliminated.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the consideration is the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The financial statements of the Group's subsidiaries are prepared for the same accounting period. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Group's. The length of the reporting period and differences in reporting date must be consistent between periods.

Non-controlling transactions and interests

The Group applies a policy for transactions with non-controlling interests as transactions with external parties 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 does not result in a loss of control is 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 the Group's interest in a subsidiary is recorded directly in the undistributed earnings under equity.

In a divestment of the Group's interest in a subsidiary that results in a loss of control, the difference between the Group's share in the net assets of the subsidiary and the net proceeds from divestment is recognised in the consolidated income statement. The retained interest in the entity will be accounted for as either an investment in an other entity or investment to be equity accounted for since the divestment date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.4 Basis of consolidation (continued)*****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 recognized 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 recognized in the consolidated income statement, and its share of post-acquisition movements in reserves is recognized 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 recognize further losses, unless it has incurred obligations or made payments on behalf of the joint venture or associate.

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

Unrealized 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 on the consolidated financial statements is initially measured at cost being 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 recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. 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 investments in joint ventures and associates is included in the carrying amount of the investments at the date of acquisition. The Group does not amortise this goodwill.

On disposal of subsidiaries or associates, the attributable amount of unamortized 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 amortization 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 period.

2.6 Cash and cash equivalents

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.7 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the expected loss that may arise. Bad debts are written off when identified.

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

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 recognized as inventories. Inventories are stated at the lower of cost and net realizable 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 realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution. Provision is made, where necessary, for obsolete, slow-moving, defective inventory items and where cost is higher than net realizable values.

Provision is made, where necessary, for obsolete, slow-moving and defective inventory items. The difference between the provision of this period and the provision of the previous period recognised as an increase or decrease of cost of goods sold in the year.

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

Investments held to maturity are investments which the Group's 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. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the accounting period/fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

(b) Investments in joint ventures and associates

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.9 Investments (continued)****(c) Investments in equity of other entities**

Investments in 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. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for investments in other entities is made when there is a diminution in value of the investments at the year end. Regarding investments in listed shares or the investments whose fair value can be determined reliably, the provision for diminution in value is made when the cost is higher than the market value. For other investments, provision for diminution in value is made when the entities make losses, except when the loss was anticipated by the Board of Management before date of investment. Changes in the provision balance during the accounting fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

2.10 Lending held-to-maturity

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

Landings are initially recognised at cost. Subsequently, the Board of Management reviews all outstanding amounts to determine the amount of provision to recognise at the year end. Provision for doubtful lending is made for each lending based on overdue days in payment of principals according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the expected loss that may arise. Changes in the provision balance during the accounting period/fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Landings are classified into short-term and long-term lending on the consolidated balance sheet based on the remaining term at the consolidated balance sheet date.

2.11 Business cooperation contract

A business cooperation contract ("BCC") is a cooperation contract between the Group and other parties to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenues and expense because each party can jointly control the operation and cash flows of the BCC.

- When the Group is in charge of accounting and tax finalisation, the Group is required to recognise the entire revenue and expenses arising from the BCC, and then allocate the proportionate shares of revenue and expenses to the other parties.
- When the Group is not in charge of accounting and tax finalisation, the Group accounts for its proportionate share of revenue and expenses from the BCC.

2.12 Fixed assets*Tangible fixed assets and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to a suitable conditions for their intended use. Expenditure incurred subsequently which has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, they are charged to the consolidated income statement when incurred.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.12 Fixed assets (continued)***Depreciation/amortization*

Fixed assets are depreciated/amortized 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 the assets are as follows:

Buildings	5 - 50 years
Machinery	3 - 10 years
Motor vehicles	2 - 10 years
Office equipment	2 - 8 years
Software	2 - 10 years
Trade mark	3 years
Others	3 - 4 years

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

Disposals

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

Construction in progress

Construction in progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined including 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.

2.13 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.

2.14 Investment properties

The historical cost of an investment property represents 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. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties can be capitalised as an additional historical cost. Otherwise, they are charged to the consolidated income statement when incurred.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.14 Investment properties (continued)***Depreciation and amortization*

Investment properties for leasing 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

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

The Group does not depreciate the investment properties held for price appreciation. A reduction in value of investment properties held for price appreciation is recognised when there is objective evidence of the reduction in the value of investment properties compared to the market price and an allowance can be estimated reliably. Changes in the impairment balance during the accounting period/fiscal year are recorded as an increase or decrease in cost of goods sold and services rendered. A reversal, if any, is made only to the extent the investment properties is restored to its original cost.

Disposals

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

2.15 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the balance sheet and are mainly sales commissions, interest expense from issuing bonds, and tools and equipment already put to use. Prepaid expenses are recorded at historical cost and allocated to expenses using the straight line method over the allocation period, 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.

2.16 Payables

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

- Trade accounts payable are trade payables arising from purchase of goods and services;
- Other payables are non-trade payables, and payables not relating to purchases of goods and services.

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.

2.17 Accrued expenses

Accrued expenses include liabilities for goods and services received in the period but not yet paid for 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)**2.18 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. In respect of general-purpose borrowings, a portion of which used for the purpose of construction or production of any qualifying assets, the Group determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on that assets. The capitalisation rate is the weighted average of the interest rates applicable to the Group's borrowings that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the consolidated income statement when incurred.

2.19 Provisions

Provisions are recognized 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 recognized 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 recognized as a financial expense. Changes in the provision balance during the accounting fiscal year are recorded as an increase or decrease in operating expenses.

Provisions for warranty expenses for real estate held for sale: The Group estimates warranty provision expenses based on sales and existing information on warranty costs of properties sold in the past.

2.20 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 according with current regulations.

2.21 Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods leased. The Group records unearned revenue for the future obligations that the Group has to fulfill. Once recognition criteria have been satisfied, unearned revenue will be recognised as revenue in the income statement to the extent that it has met the recognition criteria.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.22 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.

2.23 Owners' 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.

2.24 Appropriation of net profit

Dividend of the Company is recognised as a liability in the Group's consolidated 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 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)**2.25 Revenue recognition****(a) Revenue from sale of real estate**

Revenue from real estate sale is recognised in the consolidated 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) 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 the sale 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 recognized on an earned basis.

(d) Dividend income

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

2.26 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 financial statements are recorded as deduction of revenue of the period.

2.27 Cost of sales

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.28 Financial expenses**

Finance expenses are expenses incurred in the period for financial activities including interest expenses, expenses of borrowing and bond issuance, losses incurred when selling foreign currencies, losses from foreign exchange differences, cost related to repurchase conversion loan and payment discounts.

2.29 Selling expenses

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

2.30 General and administration expenses

General and administration expenses represent expenses for administrative purposes which mainly include salary expenses of administrative staffs (salaries, wages, allowances,...); social insurance; medical insurance; labour 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; outside services and other cash expenses.

2.31 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 recognized 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 recognized, 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 realized 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 recognized to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.32 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.

2.33 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 financial statements in order to help users of consolidated financial statements understand and evaluate the Group's operations in a comprehensive way.

2.34 Accounting estimate

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year.

The areas involving significant estimates and assumptions are as follows:

- Fair value of net asset at acquisition date in business combination;
- Provision for decline in value of inventories and provision for long-term liabilities;
- Accrued expenses.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Group and that are believed to be reasonable under the circumstances.

3 BUSINESS COMBINATION**3.1 Acquisition during the period****Acquisition of company Lucky House Investment Service Joint Stock Company ("Lucky House")**

On 25 February 2020, the Group completed the acquisition and capital contribution in order to obtain 99.98% interest in Lucky House with a consideration of VND19,996,000,000.

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

	Fair values recognized at acquisition date VND
Assets	
Cash and cash equivalents	19,914,723,136
Other assets	16,834,961
	19,931,558,097
Liabilities	
Liabilities	103,000,000
	103,000,000
Total identifiable net assets	19,828,558,097
Goodwill	170,415,966
Non-controlling interests	(2,974,063)
Purchase consideration transferred	19,996,000,000
Cash acquired	(19,914,723,136)
Net cash outflow on acquisition	81,276,864

3.2 Disposal during the period**Disposal of Phong Dien Real Estate Investment Joint Stock Company ("Phong Dien")**

On 31 March 2020, the Group disposed the entire equity interest in Phong Dien with a total consideration of VND987,000,000,000. The gain of VND795,497,200,163 is the difference between the consideration and the carrying value of net assets transferred, was recognised in the consolidated income statement (Note 33).

4 CASH AND CASH EQUIVALENTS

	31/03/2020 VND	31/12/2019 VND
Cash on hand	523,676,133	1,510,564,933
Cash at bank	521,360,591,174	1,949,615,039,318
Cash equivalents (*)	3,353,070,295,207	4,515,093,912,126
	<u>3,874,954,562,514</u>	<u>6,466,219,516,377</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 4.1% to 5.5% per annum (at at 31 December 2019: from 4.1% to 6.0% per annum).

As at 31 March 2020, cash and cash equivalents of VND796,382 million (as at 31 December 2019: VND714,591 million) were pledged as collateral assets for the bank loans and VND273,498 million (as at 31 December 2019: VND303,996 million) were managed by bank under purpose of borrowings for each project.

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5 INVESTMENTS

(a) Investments held to maturity

(i) Investments held to maturity - short term

	31/03/2020			31/12/2019		
	Cost VND	Provision VND	Carrying value VND	Cost VND	Provision VND	Carrying value VND
Term deposits	426,977,254,806	-	426,977,254,806	466,222,941,609	-	466,222,941,609

Short-term deposits represent bank deposits in VND with original maturity of more than three months and the remaining term not exceed twelve months at the commercial banks with interest rate from 5.3% to 8.25% per annum (as at 31 December 2019: from 6.2% to 8.25% per annum).

As at 31 March 2020, short-term term deposits of VND247,788 million (as at 31 December 2019: VND116,815 million) were pledged as collateral assets and the term deposits of VND262 million (as at 31 December 2019: nil) were managed by bank under purpose of borrowings for each project.

(ii) Investments held to maturity - long term

	31/03/2020			31/12/2019		
	Cost VND	Provision VND	Carrying value VND	Cost VND	Provision VND	Carrying value VND
Term deposits	36,543,150,000	-	36,543,150,000	41,763,600,000	-	41,763,600,000

Long-term deposits represent bank deposits in VND with original maturity of more than twelvemonths at the commercial banks with interest rate of 7.5% per annum (as at 31 December 2019: 7.5% per annum).

As at 31 March 2020, long-term term deposits of VND36,543 million (as at 31 December 2019: VND41,764 million) were pledged as collateral assets.

(b) Investments in other entities

Name	The principal activity	31/03/2020		31/12/2019	
		Cost VND	Fair value VND	Cost VND	Fair value VND
Hue Travel Corporation	Tourism services	7,939,750,000	(*)	7,939,750,000	
		7,939,750,000		7,939,750,000	

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5 INVESTMENTS (continued)

(b) Investments in other entities (continued)

(*) As at 31 March 2020 and 31 December 2019, the Group has not determined the fair value of these investments to disclose on the consolidated financial statements because they do not have listed prices and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

(c) Investments in associates and joint ventures

Name	The principal activity	31/03/2020		31/12/2019	
		Cost VND	Fair value VND	Cost VND	Fair value VND
Thanh My Loi Joint Stock Company	Real estate trading	5,437,305,130,952	(*)	5,438,402,881,107	(*)
Saigon Golf Company Limited	Real estate trading	149,302,810,149	(*)	148,260,800,420	(*)
Ben Thanh Housing Service and Development Joint Stock Company	Real estate trading	73,082,024,917	(*)	71,625,904,472	(*)
Nova SQN Investment Joint Stock Company	Real estate trading	31,270,724,754	(*)	33,678,225,627	(*)
Sai Gon Electronics and Industrial Service Joint Stock Company	Electronic components and telecommunications trading	2,634,765,587	(*)	2,643,029,559	(*)
		<u>5,693,595,456,359</u>		<u>5,694,610,841,185</u>	

(*) As at 31 March 2020 and 31 December 2019, the Group has not determined the fair value of these investments to disclose on the consolidated financial statements because they do not have listed prices and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

5 INVESTMENTS (continued)**(c) Long term investments (continued)***Investments in associates and joint ventures (continued)*

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

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	5,694,610,841,185	7,694,964,022,477
Additional investments in the period/year	-	604,283,000,000
Loss sharing from investments in associates	(1,015,384,826)	(9,578,783,868)
Transfers from associates to subsidiaries	-	(2,583,098,255,939)
Dissolution of associate	-	(9,559,141,485)
Dividend received	-	(2,400,000,000)
End of the period/year	<u>5,693,595,456,359</u>	<u>5,694,610,841,185</u>

6 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31/03/2020 VND	31/12/2019 VND
Trade receivables from sales of real estate		
Third parties	1,012,500,740,740	964,108,260,507
Related parties (Note 42(b))	35,426,261,270	35,399,461,270
Trade receivables from rendering services		
Third parties	615,144,595,658	77,181,365,589
	<u>1,663,071,597,668</u>	<u>1,076,689,087,366</u>

As at 31 March 2020 and 31 December 2019, 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

	31/03/2020 VND	31/12/2019 VND
Third parties		
Sai Gon General Services Joint Stock Company	323,024,476,227	323,024,476,227
Sai Gon Coop Investment and Development Joint Stock Company	102,500,000,000	102,500,000,000
Others	549,977,525,448	408,380,616,420
	<u>975,502,001,675</u>	<u>833,905,092,647</u>

As at 31 March 2020 and 31 December 2019, there was no balance of short term prepayments to suppliers which was past due or not past due but doubtful.

8 SHORT-TERM LENDING

	31/03/2020 VND	31/12/2019 VND
Third parties (*)	496,598,761,303	496,091,950,464
Related parties (Note 42(b))	242,629,003,300	272,629,003,300
	<u>739,227,764,603</u>	<u>768,720,953,764</u>

(*) These are the short-term lendings to third parties which are unsecured and earn interest at rate from 4.8% to 18.0% per annum (as at 31 December 2019: from 4.8% to 18.0% per annum). The maturity of these lendings are from 3 to 12 months.

As at 31 March 2020 and 31 December 2019, 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**

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Deposits for the acquisition of lands for projects	1,276,727,461,500	-	1,276,727,461,500	-
Deposits for the acquisition of shares (*)	3,131,885,211,660	-	475,200,461,660	-
Receivables relating to Saigon Golf (**)	388,560,000,000	-	388,560,000,000	-
Advances for projects	345,845,752,308	-	379,741,687,575	-
Interest receivable from deposits, lending and investment co-operation	108,254,993,056	-	103,019,159,618	-
Project development and investment co-operation (***)	53,219,000,000	-	53,219,000,000	-
Deposits for projects	98,839,134,192	-	98,839,134,192	-
Others	578,386,089,185	-	449,694,492,900	-
	<u>5,981,717,641,901</u>		<u>3,225,001,397,445</u>	

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

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	5,523,456,880,967	-	2,770,959,941,152	-
Related parties (Note 42(b))	458,260,760,934	-	454,041,456,293	-

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

(*) These deposits 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.

(**) These are receivables according to Cancellation Agreement of the Capital transfer contract with an amount of VND645,444,132,075 and a return of the additional capital contributed to Saigon Golf of VND388,560,000,000. During 2019, the Group has received an amount of VND645,444,132,075.

(***) 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

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Deposits for projects (*)	216,349,234,290	-	215,973,712,452	-
Project development and investment co-operation	515,000,000,000	-	124,221,000,000	-
Others	30,545,354,296	-	30,544,354,296	-
	<u>761,894,588,586</u>	<u>-</u>	<u>370,739,066,748</u>	<u>-</u>

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

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

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	756,212,271,131	-	365,056,749,293	-
Related parties (Note 42(b))	<u>5,682,317,455</u>	<u>-</u>	<u>5,682,317,455</u>	<u>-</u>

As at 31 March 2020 and 31 December 2019, there was no balance of other short-term and long-term receivables which was past due or not past due but doubtful.

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10 DOUBTFUL DEBTS

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Short-term trade receivables which were past due				
Hoang Phuc House Construction Development Investment	10,263,645,778	10,263,645,778	10,263,645,778	10,263,645,778
Company Limited	10,263,645,778	10,263,645,778	10,263,645,778	10,263,645,778

11 INVENTORIES

(a) Inventories

	31/03/2020		31/12/2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Properties in construction progress (i)	52,651,642,587,511	-	51,233,696,639,571	-
Properties in construction completion (ii)	5,763,608,656,537	(3,036,641,664)	5,834,252,601,525	(3,643,929,970)
Property merchandises	130,649,558,488	(82,912,906)	134,544,508,215	-
Other merchandises	8,349,804,346	-	6,943,380,879	-
	58,554,250,606,882	(3,119,554,570)	57,209,437,130,190	(3,643,929,970)
Provision for decline in value of inventories	(3,119,554,570)		(3,643,929,970)	
	58,551,131,052,312		57,205,793,200,220	

11 INVENTORIES (continued)

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

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	(4,149,873,461)	(7,579,047,926)
Increase	-	-
Reversal	1,030,318,891	3,935,117,956
End of the period/year	<u>(3,119,554,570)</u>	<u>(3,643,929,970)</u>

(i) As at 31 March 2020, 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 31 March 2020, the balance presents the properties in construction completion for sale.

As at 31 March 2020, the Group's inventories of VND16,076,606 million (as at 31 December 2019: VND14,969,163 million) were pledged as collateral assets for loans.

Total amount of interest expenses capitalised into value of inventories during the period ended 31 March 2020 was VND666,737 million (year 2019: VND1,410,659 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 the progress of completing the legal papers for future developments.

12 PREPAID EXPENSES**(a) Short-term prepaid expenses**

	31/03/2020 VND	31/12/2019 VND
Tools and equipments	6,517,264,214	2,654,165,805
Other deferred expenses	<u>56,628,023,365</u>	<u>72,826,173,364</u>
	<u>63,145,287,579</u>	<u>75,480,339,169</u>

12 PREPAID EXPENSES (continued)**(b) Long-term prepaid expenses**

	31/03/2020 VND	31/12/2019 VND
Prepayment expenses for office and rental property renovation	67,493,317,640	72,207,090,994
Deferred expenses in accordance with revenue	52,350,514,071	53,464,458,773
Compensation cost for land clearance	41,206,081,314	41,881,487,734
Tools and equipments	12,341,585,212	13,645,182,869
Other deferred expenses	78,359,442,449	81,601,646,473
	<u>251,750,940,686</u>	<u>262,799,866,843</u>

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

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	262,799,866,843	414,115,027,558
Purchase	8,693,165,163	206,913,430,452
Changes due to acquisition of subsidiaries	-	(99,318,908,130)
Allocation	<u>(19,742,091,320)</u>	<u>(258,909,683,037)</u>
End of the period/year	<u>251,750,940,686</u>	<u>262,799,866,843</u>

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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 2020	689,430,600,465	38,608,673,933	132,116,930,711	46,802,199,486	217,609,091	907,176,013,686
New purchases	-	1,503,656,200	81,166,000	1,286,727,273	-	2,871,549,473
Transfer from construction in progress (Note 16)	-	2,320,728,000	14,608,109,091	-	-	16,928,837,091
Disposals	-	-	(14,608,109,091)	-	-	(14,608,109,091)
As at 31 March 2020	689,430,600,465	42,433,058,133	132,198,096,711	48,088,926,759	217,609,091	912,368,291,159
Accumulated depreciation						
As at 1 January 2020	(118,924,697,055)	(14,599,720,088)	(48,597,721,800)	(26,426,989,260)	(210,810,878)	(208,759,939,081)
Charge for the period	(4,478,335,900)	(915,694,240)	(4,541,308,235)	(2,195,135,486)	(2,913,520)	(12,133,387,381)
Disposals	-	-	243,468,485	-	-	243,468,485
As at 31 March 2020	(123,403,032,955)	(15,515,414,328)	(52,895,561,550)	(28,622,124,746)	(213,724,398)	(220,649,857,977)
Net book value						
As at 1 January 2020	570,505,903,410	24,008,953,845	83,519,208,911	20,375,210,226	6,798,213	698,416,074,605
As at 31 March 2020	566,027,567,510	26,917,643,805	79,302,535,161	19,466,802,013	3,884,693	691,718,433,182

As at 31 March 2020, cost of fully depreciated fixed assets but still in use was VND36,124 million (as at 31 December 2019: VND36,025 million) and tangible fixed assets pledged as security for the borrowings granted to the Group was VND422,683 million (as at 31 December 2019: VND424,886 million).

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14 INTANGIBLE FIXED ASSETS

	Land use rights VND	Trade mark VND	Software VND	Total VND
Historical cost				
As at 1 January 2020	68,702,167,947	30,000,000	99,974,662,075	168,706,830,022
As at 31 March 2020	68,702,167,947	30,000,000	99,974,662,075	168,706,830,022
Accumulated amortization				
As at 1 January 2020	-	(30,000,000)	(27,048,351,522)	(27,078,351,522)
Charge for the period	-	-	(4,692,102,566)	(4,692,102,566)
As at 31 March 2020	-	(30,000,000)	(31,740,454,088)	(31,770,454,088)
Net book value				
As at 1 January 2020	68,702,167,947	-	72,926,310,553	141,628,478,500
As at 31 March 2020	68,702,167,947	-	68,234,207,987	136,936,375,934

As at 31 March 2020, cost of fully depreciated intangible fixed assets but still in use was VND10,599 million (As at 31 December 2019: VND10,304 million) and intangible fixed assets pledged as security for the borrowings granted to the Group was VND33,822 million (as at 31 December 2019: VND33,822 million).

15 INVESTMENT PROPERTIES

	Land use rights VND	Buildings VND	Total VND
Historical cost			
As at 1 January 2020	1,006,049,946,364	3,005,859,110,307	4,011,909,056,671
Transfers from construction in progress	-	15,891,354,449	15,891,354,449
As at 31 March 2020	1,006,049,946,364	3,021,750,464,756	4,027,800,411,120
Accumulated amortization			
As at 1 January 2020	-	(213,467,485,835)	(213,467,485,835)
Charge for the period	-	(14,845,947,661)	(14,845,947,661)
As at 31 March 2020	-	(228,313,433,496)	(228,313,433,496)
Net book value			
As at 1 January 2020	1,006,049,946,364	2,792,391,624,472	3,798,441,570,836
As at 31 March 2020	1,006,049,946,364	2,793,437,031,260	3,799,486,977,624

As at 31 March 2020, investment properties pledged as security for bank borrowings granted to the Group was VND2,220,824 million (as at 31 December 2019: VND2,229,357 million).

16 CONSTRUCTION IN PROGRESS

	31/03/2020 VND	31/12/2019 VND
Project in construction progress	465,854,253,681	464,785,187,965
Purchase of fixed assets	126,437,094,722	140,155,939,740
Office renovation	28,489,265,814	17,767,992,676
Showhouses	31,723,978,857	42,431,128,278
Others	2,952,296,769	2,952,296,769
	655,456,889,843	668,092,545,428

16 CONSTRUCTION IN PROGRESS (continued)

Movement of construction in progress during the period/year were as below:

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	668,092,545,428	248,217,392,159
Increase in the period/year	25,404,673,845	537,087,011,700
Transfer to tangible fixed asset (Note 13)	(16,928,837,091)	(36,143,258,953)
Transfer to intangible fixed asset (Note 14)	-	(65,763,185,580)
Transfer to investment properties (Note 15)	(15,891,354,449)	(5,950,477,083)
Transfer to short-term prepaid expense	(4,772,902,940)	-
Other decreases	(447,234,950)	(9,354,936,815)
End of the period/year	<u>655,456,889,843</u>	<u>668,092,545,428</u>

17 GOODWILL

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	6,841,457,940,364	6,355,909,039,839
Increase in the period/year (*)	170,415,966	1,305,272,410,195
Amortization	(212,094,737,548)	(819,723,509,670)
End of the period/year	<u>6,629,533,618,782</u>	<u>6,841,457,940,364</u>

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

	Goodwill VND	Allocated time Year
Lucky House Investment Service Joint Stock Company	170,415,966	10
	<u>170,415,966</u>	

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

18 SHORT-TERM TRADE ACCOUNTS PAYABLE

	31/03/2020 VND	31/12/2019 VND
Third parties	2,061,410,414,772	2,544,285,201,205
Related parties (Note 42(b))	-	316,457,900
	<u>2,061,410,414,772</u>	<u>2,544,601,659,105</u>

As at 31 March 2020 and 31 December 2019, the Company had no short-term trade accounts payable overdue.

19 SHORT-TERM ADVANCES FROM CUSTOMERS

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

As at 31 March 2020 and 31 December 2019, there were no customers accounting from 10% or more of the total balance.

20 TAXES AND OTHER PAYABLES TO THE STATE BUDGET**(a) Taxes and other receivables from the State Budget**

	31/03/2020 VND	31/12/2019 VND
VAT to be reclaimed	976,029,882,691	978,926,176,534
Business income tax temporarily paid 1%	22,282,389,915	23,065,048,349
Overpaid business income tax	9,136,262,857	10,680,192,777
Others	74,400,244,383	74,380,872,649
	<u>1,081,848,779,846</u>	<u>1,087,052,290,309</u>

(b) Taxes and other payables to the State Budget

	31/03/2020 VND	31/12/2019 VND
Business income tax	115,728,250,293	178,287,280,513
Value added tax on domestic sales	15,166,049,503	6,739,208,458
Personal income tax	7,684,864,747	1,824,827,467
Others	25,922,652,812	18,861,733,317
	<u>164,501,817,355</u>	<u>205,713,049,755</u>

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20 TAXES AND OTHER PAYABLES TO THE STATE BUDGET (continued)

The movement of tax and other payables to the State Budget during the period were as below:

	As at 01/01/2020 VND	Arose during the period VND	Netted off VND	Settled during the period VND	As at 31/03/2020 VND
(a) Tax receivables					
VAT to be reclaimed	(978,926,176,534)	(65,802,320,462)	68,698,614,305	-	(976,029,882,691)
Business income tax temporarily paid 1%	(23,065,048,349)	-	1,254,693,889	(472,035,455)	(22,282,389,915)
Overpaid business income tax	(10,680,192,777)	(248,176,719)	1,792,106,639	-	(9,136,262,857)
Others	(74,380,872,649)	(31,162,061)	11,790,327	-	(74,400,244,383)
Total	(1,087,052,290,309)	(66,081,659,242)	71,757,205,160	(472,035,455)	(1,081,848,779,846)
(b) Tax payables					
Business income tax	178,287,280,513	40,674,924,223	(3,046,800,528)	(100,187,153,915)	115,728,250,293
Value added tax on domestic sales	6,739,208,458	84,325,038,841	(68,698,614,305)	(7,199,583,491)	15,166,049,503
Personal income tax	1,824,827,467	35,312,309,983	(11,790,327)	(29,440,482,376)	7,684,864,747
Land use tax	-	344,967,233,981	-	(344,967,233,981)	-
Others	18,861,733,317	39,633,876,615	-	(32,572,957,120)	25,922,652,812
Total	205,713,049,755	544,913,383,643	(71,757,205,160)	(514,367,410,883)	164,501,817,355

21 PAYABLES TO EMPLOYEES

	31/03/2020 VND	31/12/2019 VND
Salary	1,620,974,199	499,876,797
13th month salary, bonus	40,807,203,802	30,796,453,126
	<u>42,428,178,001</u>	<u>31,296,329,923</u>

22 SHORT-TERM ACCRUED EXPENSES

	31/03/2020 VND	31/12/2019 VND
Construction costs	1,513,564,122,571	1,661,156,307,763
Interest expenses on borrowings and investment co-operation	932,815,019,975	725,859,264,145
Others	233,839,101,257	310,781,134,326
	<u>2,680,218,243,803</u>	<u>2,697,796,706,234</u>

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

Third parties	2,673,526,363,667	2,695,828,185,412
Related parties (Note 42(b))	6,691,880,136	1,968,520,822
	<u>2,680,218,243,803</u>	<u>2,697,796,706,234</u>

23 OTHER PAYABLES**(a) Other short-term payables**

	31/03/2020 VND	31/12/2019 VND
Project development and investment co-operation (Note 23(b)(*))	2,197,050,000,000	2,079,350,000,000
Maintenance fund payables (i)	359,717,062,298	434,148,010,658
Payables relating to deposits received for contracts which were liquidated	120,000,000,000	492,000,000,000
Deposits for purchase of properties	88,926,566,800	88,824,850,000
Others	772,284,532,876	530,015,202,176
	<u>3,537,978,161,974</u>	<u>3,624,338,062,834</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 Committee when the Residence Committee is established.

(b) Other long-term payables

	31/03/2020 VND	31/12/2019 VND
Project development and investment co-operation (*)	16,765,711,846,791	14,127,007,050,899
Others	4,841,183,217	6,024,939,545
	<u>16,770,553,030,008</u>	<u>14,133,031,990,444</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 ratios in agreements. In addition, for some contracts, the Group will have to pay a fixed interest according to the agreed payment schedule in the contract.

As at 31 March 2020 and 31 December 2019, there was no balance of other short-term and long-term payables which was past due or not past due but doubtful.

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24 BORROWINGS

	As at 01/01/2020 VND	Increase VND	Decrease VND	Current portion of long-term borrowings VND	As at 31/03/2020 VND
(a) Short-term borrowings					
- Bank loans (*)	1,761,119,694,971	618,990,637,300	(629,689,393,084)	1,380,997,022,000	3,131,417,961,187
- Bonds issuance (**)	2,576,900,000,000	400,000,000,000	(1,020,900,000,000)	50,000,000,000	2,006,000,000,000
- Borrowings from third parties (***)	3,731,232,500,000	824,971,267,123	(1,185,615,000,000)	1,903,075,000,000	5,273,663,767,123
- Borrowings from related parties (****)	384,230,000,000	-	(47,000,000,000)	-	337,230,000,000
- Bond issuance cost	(8,844,184,645)	50,000,000	4,275,503,908	71,379,350	(4,447,301,387)
	8,444,638,010,326	1,844,011,904,423	(2,878,928,889,176)	3,334,143,401,350	10,743,864,426,923
(b) Long-term borrowings					
- Bank loans (*)	12,764,603,252,307	2,908,704,033,375	(760,000,000,000)	(1,380,997,022,000)	13,532,310,263,682
- Bonds issuance (**)	10,358,680,000,000	13,510,000,000	(1,159,100,000,000)	(50,000,000,000)	9,163,090,000,000
- Borrowings from third parties (***)	3,294,475,000,000	7,200,000,000	-	(1,903,075,000,000)	1,398,600,000,000
- Bond issuance cost	(272,113,803,814)	(2,428,933,332)	34,523,495,834	(71,379,350)	(240,090,620,662)
	26,145,644,448,493	2,926,985,100,043	(1,884,576,504,166)	(3,334,143,401,350)	23,853,909,643,020

24 BORROWINGS (continued)

(*) Details of closing balances of bank loans were as follows:

	31/03/2020 VND	31/12/2019 VND
(a) Short-term borrowings		
Vietnam Prosperity Joint Stock Commercial Bank (i)	1,114,072,000,000	816,804,000,000
Credit Suisse AG - Singapore Branch (ii)	732,591,840,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (iii)	273,636,364,000	136,818,182,000
Industrial and Commercial Bank of China Limited - Hanoi City Branch (iv)	229,000,000,000	118,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Saigon Branch (v)	222,002,545,100	224,711,513,310
Vietnam Prosperity Joint Stock Commercial Bank (vi)	190,000,000,000	190,000,000,000
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (vii)	77,000,000,000	67,375,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - District 4 Branch (viii)	75,865,712,753	113,798,571,753
Vietnam Prosperity Joint Stock Commercial Bank (ix)	75,000,000,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (x)	74,000,000,000	60,441,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (xi)	33,799,500,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 (xi)	1,150,000,000	-
Deutsche Investitions-und Entwicklungsgesellschaft mbH (xii)	33,299,999,334	33,171,427,908
	<u>3,131,417,961,187</u>	<u>1,761,119,694,971</u>

24 BORROWINGS (continued)

(*) Details of closing balances of bank loans were as follows: (continued)

	31/03/2020 VND	31/12/2019 VND
(b) Long-term borrowings		
Credit Suisse AG - Singapore Branch (ii)	5,128,142,880,000	3,458,200,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch (ii)	23,500,000,000	23,500,000,000
Credit Suisse AG - Singapore Branch (xiii)	2,331,000,000,000	2,322,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch (xiii)	23,500,000,000	23,500,000,000
Vietnam Prosperity Joint Stock Commercial Bank (i)	1,485,928,000,000	1,783,196,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (iii)	1,231,363,636,000	1,368,181,818,000
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (xi)	642,190,500,000	673,380,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 (xi)	21,850,000,000	23,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank (ix)	525,000,000,000	600,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank (xiv)	450,000,000,000	-
Deutsche Investitions-und Entwicklungsgesellschaft mbH (xii)	432,900,000,666	431,228,572,092
Ho Chi Minh City Development Joint Stock Commercial Bank - Headquarter (xii)	700,000,000	700,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch (xv)	397,000,000,000	1,157,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank (vi)	332,500,000,000	380,000,000,000
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (vii)	211,750,000,000	250,250,000,000
Phuong Dong Commercial Joint Stock Bank - District 4 Branch (xvi)	165,485,247,016	122,466,862,215
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (x)	129,500,000,000	148,000,000,000
	<u>13,532,310,263,682</u>	<u>12,764,603,252,307</u>

(i) These are borrowings in Vietnamese Dong with the amount of VND2,600,000,000,000 for a term of thirty six (36) - forty eight (48) months since the first drawdown. As at 31 March 2020, 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% 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.

24 BORROWINGS (continued)

(ii) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 loans as follow:

- The borrowings in USD arranged by Credit Suisse AG, Singapore Branch; Industrial and Commercial Bank of China Limited, Hanoi City Branch; Taichung Commercial Bank Co, Ltd., Offshore Banking Branch; Taiwan Business Bank, Offshore Banking Branch; Taiwan Cooperative Bank, Offshore Banking Branch and other syndicated lenders. The loan duration is forty-two (42) months from the first date of drawdown. Interest rate is defined as LIBOR rate plus a margin of 4.25% per annum and repayable every six (6) months. Until 31 March 2020, these borrowings was disbursed fully by USD250,000,000. These borrowings are secured by a project in District 2, Ho Chi Minh City and a project in Xuyen Moc District, Ba Ria Vung Tau Province.

- The borrowings in Vietnamese Dong from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch with a credit limit of VND23,500,000,000 (equivalent to USD1,000,000) for a term of forty eight (48) months and ten (10) days since the drawdown date. Interest rate are adjusted every 6 months at a rate of twelve-month saving deposits from individuals plus a margin of 3.5% per annum. These borrowings are secured by deposit contracts at the bank.

(iii) 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 31 March 2020, 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.

(iv) These are borrowings in Vietnamese Dong under a credit facility of VND350,000,000,000 for a term of 12 months to finance the working capital. Interest rates are being specified in each drawdown. As at 31 March 2020, the Group had a outstanding balance of VND229,000,000,000 with an interest rate of 8.9% per annum. The loan is secured by shares of the Company owned by the shareholders.

(v) These are borrowings in Vietnamese Dong under a credit facility of VND250,000,000,000 for a term of 12 months to finance working capital of the Company. Interest rates are being specified in each drawdown. As at 31 March 2020, the Group had the outstanding balance of VND222,002,545,100 which bears an interest rate from 6.8% to 7.3% per annum. These borrowings are secured by deposit contracts at the lender ensuring the total value of collateral assets over the outstanding balance, at all time, is 10%.

(vi) 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.

(vii) These are borrowings in Vietnamese Dong with a credit limit of VND385,000,000,000 for a term of 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 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 31 March 2020, the Group had the outstanding balance of VND288,750,000,000 which bears an interest rate of 11.0% per annum. These borrowings are secured by a real estate in District 1, Ho Chi Minh City.

(viii) 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.

24 BORROWINGS (continued)

(ix) These are borrowings in Vietnamese Dong with the amount of VND600,000,000,000 for a term of sixty-six (60) months since the first drawdown date of 29 December 2017. This loan bears an interest rate of the bank's highest rate of the twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) of the highest level in Vietnam Prosperity Joint Stock Commercial Bank plus a margin of 4% per annum. These borrowings are guaranteed by shares of the Company owned by the shareholders and the capital contribution of the Group's subsidiary.

(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 principal are paid 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 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 from Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland, which Vietinbank - Branch 1 is the facility agent and the arranger agent. Loan amount is USD30,000,000, in which with respective parties as Vietinbank - Branch 1 (USD1 million, equivalent to VND23 billion) and Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (USD29 million) for a term of thirty (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 the twelve-month saving deposit in Vietnamese Dong from individuals in Vietinbank - Branch 1 plus a margin of 4% per annum. These borrowings are secured by parking area of three Sunrise City projects (South, Central, North) and two commercial blocks of Sunrise City South project.

(xii) These are borrowings with a credit facility of USD20,000,000 and VND700,000,000 to No Va Land Investment Group Corporation, including 2 loans as follow:

- The borrowings in USD with a credit limit of USD20,000,000 from Deutsche Investitions-und Entwicklungsgesellschaft mbH. The loan duration is ninety-six (96) months and does not exceed 15 June 2027. The interest rate is defined as the 6-month LIBOR rate plus the margin of 4.4% per annum. Interest is paid every six (6) months.

- The borrowings in Vietnamese Dong with a credit limit of VND700,000,000 from Ho Chi Minh City Development Joint Stock Commercial Bank for a term of ninety-six (96) months from the date following the date of drawdown and does not exceed 15 June 2027. The principal are paid on a six-month basis and the grace period is twelve (12) months since the drawdown date. Interest rate is 12% per annum for the first three months and since the fourth month, the interest is defined at a rate of the twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) in Ho Chi Minh City Housing Development Joint Stock Commercial Bank plus the margin of 4.7% per annum.

These borrowings are secured by the land use right and the properties associated with the land belonging to a project in Can Tho province.

(xiii) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 loans as follow:

- The borrowings in USD arranged by Credit Suisse AG, Singapore Branch and other syndicated lenders. The loan duration is forty-two (42) months from the first date of drawdown. Interest rate is defined as LIBOR rate plus a margin of 4.25% per annum and repayable every six (6) months. These borrowings are secured by shares and the contributed capital of 3 subsidiaries of the Group, receivables of a subsidiary of the Group and are guaranteed for payment by the Company and the Group's subsidiary. Until 31 March 2020, these borrowings was disbursed partially by USD100,000,000. These borrowings are secured by a project in Phan Thiet City, Binh Thuan Province and another project in District 8, Ho Chi Minh City.

- The borrowings in Vietnamese Dong from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch with a credit limit of VND23,500,000,000 (equivalent to USD1,000,000) for a term of forty eight (48) months and ten (10) days since the drawdown date. Interest rate are adjusted every 6 months at a rate of twelve-month saving deposits from individuals plus a margin of 3.5% per annum. These borrowings are secured by deposit contracts at the bank.

24 BORROWINGS (continued)

(xiv) These are borrowings in Vietnamese Dong with the amount of VND450,000,000,000 for a term of 36 months and the grace period is 18 months since the drawdown date. The principal are paid on a three-month basis. Interest rate is 11.5% per annum for the first two (2) months, and at a rate of Vietnam Prosperity Joint Stock Commercial Bank's twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus a margin of 4.35% per annum from the third (3rd) month onwards. These borrowings are secured by the land use right and assets formed in the future of a Project in Khanh Hoa Province and contributed capital in the Developer.

(xv) These are borrowings in Vietnamese Dong with the amount of VND1,700,000,000,000 for a term of thirty-six (36) months since the first drawdown date. As at 31 March 2020, the outstanding balance is VND397,000,000,000. The loan bears an interest at 11.3% per annum and the loan interest rate is adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus the additional cost of capital mobilization determined by Vietnam Joint Stock Commercial Bank for Industry and Trade in case of market fluctuations plus a margin of 4.5% per annum. The loan is secured by all of the Group's contributed capital in the subsidiary; the capital contribution of the Group's subsidiary and the real estate, property rights under the project in Long Hung Commune, Bien Hoa City, Dong Nai Province. As at the date of these consolidated financial statements, these borrowings were early repaid.

(xvi) 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 paid 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 for the balances of issued bonds are as follows:

	31/03/2020 VND	31/12/2019 VND
(a) Short-term bonds issuance		
Bonds issued at par		
Tien Phong Commercial Joint Stock Bank (i)	800,000,000,000	800,000,000,000
MB Securities Joint Stock Company (ii)	400,000,000,000	-
Military Commercial Joint Stock Bank - North Sai Gon Branch (iii)	250,000,000,000	-
MB Securities Joint Stock Company (iv)	200,000,000,000	400,000,000,000
VietinBank Insurance Joint Stock Company (v)	100,000,000,000	100,000,000,000
VietinBank Gold & Jewellery Company Limited (v)	100,000,000,000	100,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (vi)	96,000,000,000	146,000,000,000
Tien Phong Commercial Joint Stock Bank (vii)	60,000,000,000	60,000,000,000
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (viii)	-	200,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (xiii)	-	570,900,000,000
Bao Viet Group	-	200,000,000,000
	<u>2,006,000,000,000</u>	<u>2,576,900,000,000</u>

24 BORROWINGS (continued)

(**) Details for the balances of issued bonds are as follows: (continued)

(b) Long-term bonds issuance

	31/03/2020 VND	31/12/2019 VND
Bonds issued at par		
The Bank of New York Mellon, London Branch (ix)	5,563,090,000,000	5,549,580,000,000
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (viii)	1,300,000,000,000	1,100,000,000,000
Tien Phong Commercial Joint Stock Bank (i)	700,000,000,000	700,000,000,000
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (x)	500,000,000,000	500,000,000,000
MB Securities Joint Stock Company (xi)	410,000,000,000	410,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (iii)	350,000,000,000	600,000,000,000
Agribank Securities Joint Stock Company (xii)	200,000,000,000	200,000,000,000
Tien Phong Commercial Joint Stock Bank (vii)	140,000,000,000	140,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (xiii)	-	1,159,100,000,000
	<u>9,163,090,000,000</u>	<u>10,358,680,000,000</u>

(i) Bonds issued at par value in Vietnamese Dong, including three (3) bonds with total par value of VND1,500,000,000,000. The details are as follows:

- Bond A: total par value of VND500,000,000,000 with a term of 18 months, maturing in 2020.
- Bond B: total par value of VND300,000,000,000 with a term of 24 months, maturing in 2020.
- Bond C: total par value of VND700,000,000,000 with a term of 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 TPBank plus a margin of 4.0% per annum. These bonds are secured by the development right of the project Grand Manhattan and shares of the Developer of this project owned by shareholders.

(ii) Bonds issued at par value of VND400,000,000,000 in Vietnamese Dong maturing in March 2021, bearing interest rate at 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders.

(iii) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, with a total par value of VND600,000,000,000, maturing in December 2022. The interest rate for the first year is 10.5% per annum then it is determined as the twelve-month normal saving deposit of Military Commercial Joint Stock Bank (paid in arrears) plus a margin of 3.5% per annum. These borrowings are secured by the land use rights and the property rights related to the project at Long Truong Ward, District 9, Ho Chi Minh City and all contributed capital of a Group's subsidiary at the project's Developer.

(iv) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong maturing in May 2020, bearing interest rate at 11.0% per annum for the first interest period. The interest rate then will be adjusted on a six-month basis 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.

24 BORROWINGS (continued)

(v) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong, advised by Vietinbank Securities which will be matured in September 2020, bearing an interest rate of 10.75% per annum. These bonds are secured by shares of the Company owned by shareholders.

(vi) Bonds issued at par value in Vietnamese Dong to Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch. Package of 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 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. Until 31 March 2020, the Company repurchased total VND640,000,000,000 of par value, the remaining balance of bonds is VND96,000,000,000. 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.

(vii) Bonds issued at par value in Vietnamese Dong with a total par value of VND200,000,000,000 and a term of two (2) years. The last maturity date is in October 2021 and early redemption before the twelfth month is VND60 billion, the eighteenth month is VND60 billion, the twenty-fourth month is VND80 billion. The interest rate for the first interest period is 11% per annum and then it is adjusted every three (3) months and defined as the twelve-month normal saving deposit from individuals in Vietnamese Dong (paid in arrears) by Tien Phong Commercial Joint Stock Bank plus with a margin of 4% per annum. These bonds are secured by shares of the Company owned by the shareholders.

(viii) Bonds issued at par value in Vietnamese Dong to Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch. Bond package has a total value of VND1,300,000,000,000 and the final maturity date in 2023. The interest rate for the first interest period is 11.75% per annum. The interest rate for remaining periods is adjusted on a three-month basis and is defined as base rate at the time of adjustment plus 4.25% per annum. Base rate is the highest interest rate of "Public Bank Deposit" twelve-month saving deposits (paid in arrears), with the currency corresponding to that of borrowings, according to the deposit interest rate schedule of Vietnam Public Joint Stock Commercial Bank published from time to time. These bonds are secured by shares of the Company owned by the shareholders.

(ix) These are 800 convertible bonds issued on 27 April 2018 ("Issue Date") and additional 400 convertible bonds issued on 14 December 2018 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. The package of 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 6 months and a redemption yield of 6.25% per annum which is calculated on a 6 month basis. These bonds are unsecured and could be converted into shares of No Va Land Investment Group Corporation (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 VND60,000 per share on 27 October 2019, corresponding to the conversion rate of 75,910 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. Until 31 March 2020, total bonds converted into shares was USD1,000,000 of par value, the remaining balance of bonds is USD239,000,000.

24 BORROWINGS (continued)

(x) Bonds issued at par value in Vietnamese Dong to Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch, with a total par value of VND500,000,000,000, maturing in 2023. The interest rate for the first interest period is 12.5% per annum. The interest rate for remaining periods is adjusted on a three-month basis and is defined as base rate at the time of adjustment plus 5% per annum. Base rate is the highest interest rate of "Public Bank Deposit" twelve-month saving deposits (paid in arrears), with the currency corresponding to that of borrowings, according to the deposit interest rate schedule of Vietnam Public Joint Stock Commercial Bank published from time to time. These bonds are secured by shares of the Company owned by the shareholders.

(xi) Bonds issued at par value in Vietnamese Dong to MB Securities Joint Stock Company, including:

- The package of bonds with a par value of VND200,000,000,000, maturing in May 2021, bearing an interest rate of 11% per annum for the first interest period. Then, the interest rate is adjusted every six (6) months and 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 plus a margin of 4.0% per annum. These bonds are secured by shares of the Company owned by shareholders.

- The package of bond with par value of VND210,000,000,000, maturing in December 2021, bearing an interest rate of 11% per annum for the first interest period. Then, the interest rate is adjusted every three (3) months and 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 plus a margin of 4.0% per annum. These bonds are secured by shares of the Company owned by shareholders.

(xii) Bonds issued at par value in Vietnamese Dong to Agribank Securities Joint Stock Company with a total par value of VND200,000,000,000, maturing in December 2023. The interest rate for the first interest period is 11% per annum. The interest rate applied for the remaining period will be adjusted every six (6) months and defined as a reference rate plus 4% 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 Bank for Agriculture and Rural Development of Vietnam. These bonds are secured by shares of the Company owned by the shareholders.

(xiii) 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. Until 31 March 2020, these bonds were early repaid.

24 BORROWINGS (continued)

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

	31/03/2020 VND	31/12/2019 VND
(a) Short-term borrowings		
GPI3 Co., Ltd (i)	1,392,000,000,000	1,392,000,000,000
Credit Suisse AG, Singapore Branch (ii)	1,335,719,000,000	667,859,500,000
Crane Investment .Ltd (ii)	675,906,000,000	337,953,000,000
Nova Homes Trading Joint Stock Company (iii)	1,144,718,767,123	1,046,300,000,000
GW Supernova Pte.Ltd. (iv)	466,200,000,000	-
Others (iii)	259,120,000,000	287,120,000,000
	<u>5,273,663,767,123</u>	<u>3,731,232,500,000</u>
(b) Long-term borrowings		
Credit Suisse AG, Singapore Branch (v)	1,398,600,000,000	1,393,200,000,000
GW Supernova Pte. Ltd. (iv)	-	464,400,000,000
Credit Suisse AG, Singapore Branch (ii)	-	954,085,000,000
Crane Investment .Ltd (ii)	-	482,790,000,000
	<u>1,398,600,000,000</u>	<u>3,294,475,000,000</u>

(i) These are borrowings in Vietnamese Dong with a credit limit of USD90,000,000, 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. Until 31 March 2020, an amount of USD60,000,000 was disbursed partially by GPI3 Co., Ltd.

(ii) These are borrowings according to the loan agreement and appendices with a credit facility of USD125,000,000, which Credit Suisse AG, Singapore Branch is the facility agent and the arranger 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 or conversion, the Company would pay an additional amount to ensure that lender receives a target IRR of 13% per annum. These borrowings are unsecured. Until 31 March 2020, these borrowings were paid USD37,500,000.

(iii) These are borrowings in Vietnamese Dong, maturing in 5 months, bearing interest at the rate from 4.75% to 8.0% per annum and are unsecured.

(iv) This borrowing is denominated in USD from GW Supernova Pte. Ltd., 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 maturity date of the borrowing of USD20,000,000 was adjusted to 31 March 2021. This borrowing bears an interest rate of 6% per annum and is repayable every six (6) months, the principal is repayable at the maturity date. If the Company makes repayment or early repayment at any time before 21 December 2019, the Company has to pay an additional amount to ensure that lender receives a target IRR of 15% per annum for the period from 1 April 2019 to the date of repayment or early repayment. If the Company makes repayment or early repayment at any time from 21 December 2019, the Company has to pay a fee to ensure the target IRR is the sum of: 15% per annum calculated for the period from 1 April 2019 to and including 21 December 2019 and 13% per annum for the period from 22 December 2019 to the date of repayment or early repayment. Until 31 March 2020, the borrowing of USD30,000,000 were settled.

24 BORROWINGS (continued)

(v) These are borrowings according to the loan agreement and appendices with a credit facility of USD100,000,000, which is arranged by Credit Suisse AG, Singapore Branch. 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 or conversion, the Company would pay an additional amount to ensure that lender receives a target IRR of 11.5% per annum. These borrowings are secured by shares of the Company owned by shareholders. Until 31 March 2020, an amount of USD60,000,000 was disbursed partially.

(****) These are borrowings in Vietnamese Dong from Saigon Golf Company Limited maturing in 5 months, bearing interest at the rate of 5.5% per annum and are unsecured.

25 PROVISIONS FOR LONG-TERM PAYABLES

This balance represents the provision for warranty of properties that have been completed and handed over at the reporting date.

26 OWNERS' CAPITAL**(a) Number of shares**

	31/03/2020		31/12/2019	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	969,540,797	-	969,540,797	6,830,000
Number of shares issued	969,540,797	-	969,540,797	6,830,000
Number of existing shares in circulation	969,540,797	-	969,540,797	6,830,000

(b) Movement of share capital

	Ordinary shares	Preference shares	Total
As at 1 January 2019	930,446,674	6,830,000	937,276,674
New shares issued for ESOP 2019	18,604,123	-	18,604,123
New shares issued for converting preference shares	20,490,000	(6,830,000)	13,660,000
As at 31 December 2019	969,540,797	-	969,540,797
As at 31 March 2020	969,540,797	-	969,540,797

Par value per share: VND10,000.

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27 MOVEMENTS IN OWNERS' EQUITY

	Ordinary shares	Preference shares	Share premium	Post-tax Undistributed earnings (Restated)	Total
	VND	VND	VND	VND	VND
As at 1 January 2019	9,304,466,740,000	68,300,000,000	3,996,839,781,026	5,618,698,169,829	18,988,304,690,855
Issuance of ordinary shares for ESOP 2019	186,041,230,000	-	-	-	186,041,230,000
Issuance of ordinary shares for converting preference shares	204,900,000,000	(68,300,000,000)	(136,600,000,000)	-	-
Share issuance costs	-	-	(50,000,000)	-	(50,000,000)
Profit for the year	-	-	-	3,431,331,162,442	3,431,331,162,442
Dividends paid	-	-	-	(21,076,808,219)	(21,076,808,219)
Change in ownership of subsidiaries	-	-	-	(306,123,803,463)	(306,123,803,463)
As at 31 December 2019	9,695,407,970,000	-	3,860,189,781,026	8,722,828,720,589	22,278,426,471,615
Profit for the period	-	-	-	321,910,478,960	321,910,478,960
Change in ownership of subsidiaries	-	-	-	24,204,223,707	24,204,223,707
As at 31 March 2020	9,695,407,970,000	-	3,860,189,781,026	9,068,943,423,256	22,624,541,174,282

28 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.

Movements in non-controlling interests are as below:

	For the period ended 31/03/2020 VND	For the year ended 31/12/2019 VND
Beginning of the period/year	2,182,647,360,232	981,494,999,352
Net profit allocated to non-controlling interest for the period/year	(19,353,748,874)	(44,009,060,531)
Increase due to acquisition and establishment of new subsidiaries	2,974,063	1,328,995,600,196
Decrease due to change in ownership of subsidiaries	(91,706,186,553)	(63,714,696,537)
Divestment of subsidiaries	(20,381,739)	(399,609,070)
Decrease due to dividend received	-	(19,719,873,178)
End of the period/year	<u>2,071,570,017,129</u>	<u>2,182,647,360,232</u>

29 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 period ended	
	31/03/2020	31/03/2019 (Restated)
	VND	VND
Net profit attributable to shareholders (VND)	321,910,478,960	293,982,782,796
Dividend on preference shares (VND)	-	(5,122,500,000)
Profit calculation of basic earnings per share (VND)	321,910,478,960	288,860,282,796
Weighted average number of ordinary shares in issue (shares)	969,540,797	930,446,674
Mandatorily convertible shares (shares)	-	20,490,000
Weighted average number of ordinary shares including mandatorily convertible shares (shares)	969,540,797	950,936,674
Basic earnings per share (VND)	332	304

(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 via conversion of other financial instruments into ordinary shares.

	For the period ended	
	31/03/2020	31/03/2019 (Restated)
	VND	VND
Net profit attributable to shareholders (VND)	321,910,478,960	293,982,782,796
Dividend on preference shares (VND)	-	(5,122,500,000)
Adjustment (VND) (*)	-	-
Profit calculation of basic earnings per share (VND)	321,910,478,960	288,860,282,796
Weighted average number of ordinary shares	969,540,797	930,446,674
Mandatorily convertible shares (shares)	-	20,490,000
Potential shares (shares) (*)	-	-
Weighted average number of ordinary shares including potential shares (shares)	969,540,797	950,936,674
Diluted earnings per share (VND)	332	304

(*) 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 three-month period ended 31 March 2020 and 31 March 2019, there were potential ordinary shares but they are not dilutive.

30 OFF BALANCE SHEET ITEMS

	31/03/2020	31/12/2019
Foreign currencies (USD)	719,105	15,465,950

31 REVENUE

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Sales of goods and rendering of services		
Sale of real estate	548,816,684,790	4,796,152,931,126
Rendering of services for corporate management, project development and sales consultancy	471,698,750,938	113,637,023,474
Sales from leasing properties	29,585,427,440	26,461,858,853
Others	17,506,414,453	12,675,513,609
	<u>1,067,607,277,621</u>	<u>4,948,927,327,062</u>
Sales deductions		
Trade discounts	(1,690,463,559)	(28,056,043,034)
Sales rebates	-	(1,378,181,818)
Sale returns	(111,699,200,464)	(9,623,475,203)
	<u>(113,389,664,023)</u>	<u>(39,057,700,055)</u>
Net revenue from sale of goods and rendering of services		
Net sales of real estate	435,427,020,767	4,757,095,231,071
Net sales of rendering of services for corporate management, project development and sales consultancy	471,698,750,938	113,637,023,474
Net sales from leasing properties	29,585,427,440	26,461,858,853
Others	17,506,414,453	12,675,513,609
	<u>954,217,613,598</u>	<u>4,909,869,627,007</u>

32 COST OF SALES

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Cost of real estate sold	235,160,350,290	3,483,011,743,202
Cost of rendering of services for corporate management, project development and sales consultancy	299,599,020,095	109,391,629,145
Cost of leasing properties	24,533,401,277	17,856,447,284
Others	29,328,589,089	18,395,766,062
	<u>588,621,360,751</u>	<u>3,628,655,585,693</u>

33 FINANCIAL INCOME

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Gain from divestment of subsidiaries (Note 3.2)	795,497,200,163	-
Interest income from deposits at banks	43,955,755,862	114,609,585,584
Interest income from lending	17,660,291,720	11,441,098,578
Foreign exchange gains	58,447,329	6,219,569,232
Interest income from late payment	-	854,738,194
Interest income from co-operation contracts	-	372,602,740
Others	528,718,720	298,979,028
	<u>857,700,413,794</u>	<u>133,796,573,356</u>

34 FINANCIAL EXPENSES

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Interest expenses	133,734,673,587	379,735,662,065
Foreign exchange losses	63,286,571,482	5,643,715,502
Expenses on cross currency swap contracts	69,583,617,155	32,977,009,196
Interest expenses on investment co-operation contracts	56,180,567,135	22,546,215,278
Borrowings related costs	14,069,029,900	5,061,507,225
Cost of issuing bonds	3,150,128,877	19,108,647,427
Others	46,556,127,797	4,042,427,928
	<u>386,560,715,933</u>	<u>469,115,184,621</u>

35 SELLING EXPENSES

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Staff costs	3,703,349,840	4,303,392,776
Material, package costs	2,700,000	2,550,000
Tool and supplies	-	344,248,596
Depreciation expense	82,238,154	78,751,675
Outside services expenses	2,829,471,556	16,138,122,859
Other cash expenses	3,200,004,891	50,097,517,929
	<u>9,817,764,441</u>	<u>70,964,583,835</u>

36 GENERAL AND ADMINISTRATION EXPENSES

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Staff costs	9,277,923,228	13,178,542,577
Tools and supplies	185,143,976	140,366,275
Stationery expenses	1,070,020,276	235,609,181
Depreciation expenses	2,304,099,041	1,818,376,859
Tax and other fees	795,425,108	198,290,182
Provision	-	451,927,725
Outside services expenses	27,217,234,732	28,006,099,991
Other cash expenses	11,194,773,564	16,739,975,558
Allocation of goodwill (Note 17)	212,094,737,548	201,969,013,033
	<u>264,139,357,473</u>	<u>262,738,201,381</u>

37 OTHER INCOME

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Collection of penalties on contract violation	3,441,567,836	7,811,835,850
Gains on disposal of tools and scrap	164,496,363	10,570,909
Others	1,384,529,466	466,696,719
	<u>4,990,593,665</u>	<u>8,289,103,478</u>

38 OTHER EXPENSES

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Penalty expenses on contract violation	68,876,799,044	36,835,858,375
Loss on disposal of fixed assets	1,182,822,424	-
Others	7,403,316,375	1,795,811,430
	<u>77,462,937,843</u>	<u>38,631,669,805</u>

39 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.

Movement in deferred income tax is as follows:

	For the period ended 31/03/2020 VND	For the period ended 31/03/2019 (Restated) VND
Deferred tax assets	76,536,421,869	69,958,310,238
Deferred tax liabilities	(6,255,537,958,898)	(2,298,846,949,689)
Beginning of the period	(6,179,001,537,029)	(2,228,888,639,451)
Income statement charge	(146,216,744,673)	(14,713,646,629)
Business combination during the period (*)	-	(426,525,829,423)
End of the period	<u>(6,325,218,281,702)</u>	<u>(2,670,128,115,503)</u>
In which:		
Deferred tax assets	75,626,390,269	64,524,161,724
Deferred tax liabilities	<u>(6,400,844,671,971)</u>	<u>(2,734,652,277,227)</u>

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 2020 (2019: 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.

(*) This is deferred tax liabilities incurred from business combination during the period.

39 BUSINESS INCOME TAX (continued)**(b) Business income tax expense**

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

	For the period ended	
	31/03/2020	31/03/2019
	VND	(Restated) VND
Net accounting profit before tax	489,291,099,790	581,779,205,666
Tax calculated at a rate of 20%	97,858,219,958	116,355,841,133
Effect of:		
Allocation of goodwill	42,418,947,510	40,393,802,607
Expenses not deductible for tax purposes	3,640,639,942	1,641,276,803
Tax loss utilisation	(94,068,597,660)	(1,518,443,476)
Tax loss for which no deferred tax asset was recognised	136,145,708,786	137,800,356,202
Difference from share transfer of subsidiaries	292,739,967	-
Share of loss from associates	203,076,965	14,174,568
Adjustment of tax expense in previous years	243,634,236	1,535,241,443
Business income tax charge (*)	186,734,369,704	296,222,249,280
Charged/(credited) to income statement:		
Business income tax - current	40,517,625,031	281,508,602,651
Business income tax - deferred	146,216,744,673	14,713,646,629
	186,734,369,704	296,222,249,280

(*) The business income tax charge for the year is based on estimated taxable income including the elimination of the assessable income charge determined by the Group. The records has yet to be audited by the tax authorities.

40 COST OF OPERATION BY FACTOR

	For the period ended	
	31/03/2020	31/03/2019 (Restated)
	VND	VND
Real estate development costs for selling	1,648,334,633,591	6,298,780,625,943
Labor costs	244,219,486,554	193,208,332,620
Outside services expenses	54,623,596,241	73,903,879,533
Depreciation expense and goodwill allocation	243,766,175,156	225,190,900,703
Other cash expenses	16,448,067,815	67,758,557,721
	<u>2,207,391,959,357</u>	<u>6,858,842,296,520</u>

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

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Bonus shares issued from share premium	-	-
Issuance of ordinary shares for converting debts	-	-

(b) Amount of borrowings actually withdrawn during the period

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Proceeds from borrowings following normal borrowing contracts	4,331,333,437,798	718,188,059,682
Proceeds from bonds issuance	397,621,066,668	899,108,999,914

(c) Amount of borrowings actually repaid during the period

	For the period ended	
	31/03/2020	31/03/2019
	VND	VND
Repayments for borrowings following normal borrowing contracts	(2,014,004,393,084)	(1,481,651,467,291)
Repayments for bonds	(2,180,000,000,000)	(2,570,000,000,000)

42 RELATED PARTY TRANSACTIONS

During the period, the Group had 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	Thanh My Loi Joint Stock Company
Associate	Saigon Golf Company Limited
Company owned by the shareholder	NSQ Investment Development Joint Stock Company

(a) Related party transactions

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

	For the period ended	
	31/03/2020 VND	31/03/2020 VND
i) Purchase of services		
Ben Thanh Housing Service and Development Joint Stock Company	-	13,548,771,029
ii) Interest on lending		
Sai Gon Electronics and Industrial Service Joint Stock Company	-	210,600,000
Thanh My Loi Joint Stock Company	2,863,792,612	1,492,949,197
Saigon Golf Company Limited	2,709,767,123	-
	5,573,559,735	1,703,549,197
iii) Interest expense		
Saigon Golf Company Limited	4,723,359,314	-
	4,723,359,314	-
iv) Compensation of key management		
Gross salaries and other benefits	4,376,612,001	6,030,760,318

42 RELATED PARTY TRANSACTIONS (continued)

(b) Ending balances with related parties

	31/03/2020 VND	31/12/2019 VND
i) Trade accounts receivable (Note 6)		
NSQ Investment Development Joint Stock Company	30,437,445,644	30,410,645,644
Ben Thanh Housing Service and Development Joint Stock Company	4,988,815,626	4,988,815,626
	<u>35,426,261,270</u>	<u>35,399,461,270</u>
ii) Short-term lending (Note 8)		
Thanh My Loi Joint Stock Company	49,629,003,300	49,629,003,300
Saigon Golf Company Limited	193,000,000,000	223,000,000,000
	<u>242,629,003,300</u>	<u>272,629,003,300</u>
iii) Other short-term receivables (Note 9(a))		
Saigon Golf Company Limited	392,412,260,274	389,702,493,151
Ben Thanh Housing Service and Development Joint Stock Company	36,821,810,338	36,821,810,338
Sai Gon Electronics and Industrial Service Joint Stock Company	15,000,000,000	15,000,000,000
Thanh My Loi Joint Stock Company	14,026,690,322	12,517,152,804
	<u>458,260,760,934</u>	<u>454,041,456,293</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
	<u>5,682,317,455</u>	<u>5,682,317,455</u>
v) Short-term trade accounts payable (Note 18)		
Ben Thanh Housing Service and Development Joint Stock Company	-	316,457,900
	<u>-</u>	<u>316,457,900</u>
vi) Short-term accrued expenses (Note 22)		
Saigon Golf Company Limited	6,691,880,136	1,968,520,822
	<u>6,691,880,136</u>	<u>1,968,520,822</u>
vii) Short-term accrued expenses (Note 24)		
Saigon Golf Company Limited	337,230,000,000	384,230,000,000
	<u>337,230,000,000</u>	<u>384,230,000,000</u>

43 COMMITMENTS UNDER OPERATING LEASES

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

	31/03/2020 VND	31/12/2019 VND
Within one year	67,644,113,840	70,712,545,970
From one to five years	65,904,463,771	127,176,250,710
Over five years	45,576,472,368	295,203,538,968
	<u>179,125,049,979</u>	<u>493,092,335,648</u>

44 CAPITAL COMMITMENTS

Capital expenditure contracted for at the balance sheet date but not recognized in the consolidated financial statements is as follows:

	31/03/2020 VND	31/12/2019 VND
Construction cost of projects	<u>4,407,438,968,349</u>	<u>3,521,454,232,828</u>

45 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.

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46 COMPARATIVE FIGURES

During the period, the Group has adjusted the comparative figures in the consolidated income statement and the consolidated cash flow statement for the three-month period ended 31 March 2019 regarding the impact of the cancellation of the capital transfer transaction and the accounting treatment of Saigon Golf Company Limited business combination carried out in 2017 as presented in the consolidated financial statement 2019. Details of the restatement are as follows:

		For the period ended		
		31/03/2019	Restatements	31/03/2019
		(as previously presented)		(Restated)
		VND	VND	VND
CONSOLIDATED INCOME STATEMENT				
21	Financial income	133,863,723,936	(67,150,580)	133,796,573,356
22	Financial expenses	(468,888,563,480)	(226,621,141)	(469,115,184,621)
23	- Including: Interest expenses	(379,521,859,309)	(213,802,756)	(379,735,662,065)
24	Share of profit from associates	236,004,379	(306,877,219)	(70,872,840)
26	General and administration expenses	(267,012,127,370)	4,273,925,989	(262,738,201,381)
30	Net operating profit	608,448,494,944	3,673,277,049	612,121,771,993
31	Other income	8,291,624,878	(2,521,400)	8,289,103,478
32	Other expenses	(38,695,769,805)	64,100,000	(38,631,669,805)
40	Net other income	(30,404,144,927)	61,578,600	(30,342,566,327)
50	Net accounting profit before tax	578,044,350,017	3,734,855,649	581,779,205,666
51	Business income tax – current	(281,581,656,844)	73,054,193	(281,508,602,651)
52	Business income tax – deferred	(14,758,970,857)	45,324,228	(14,713,646,629)
60	Net profit after tax	281,703,722,316	3,853,234,070	285,556,956,386
61	Shareholders of the parent company	290,131,258,182	3,851,524,614	293,982,782,796
62	Non-controlling interests	(8,427,535,866)	1,709,456	(8,425,826,410)
70	Basic earnings per share	300	4	304
71	Diluted earnings per share	300	4	304

46 COMPARATIVE FIGURES (continued)

Details of the restatement are as follows (continued):

		For the period ended	
		Restatements	31/03/2019
			(Restated)
		VND	VND
CONSOLIDATED CASH FLOW STATEMENT			
01 Net profit before tax	578,044,350,017	3,734,855,649	581,779,205,666
Adjustments for:			
02 Depreciation, amortization and goodwill allocation	230,440,671,287	(5,249,770,584)	225,190,900,703
05 Profits from investing activities	(126,353,839,121)	374,027,799	(125,979,811,322)
06 Interest expenses, bond issuance costs	398,619,884,096	224,425,396	398,844,309,492
08 Operating profit before changes in working capital	1,076,771,484,609	(916,461,740)	1,075,855,022,869
09 Increase in receivables	(1,491,927,347,460)	645,769,608,043	(846,157,739,417)
10 Decrease/(increase) in inventories	2,251,678,351,050	(17,649,153,667)	2,234,029,197,383
11 Increase/(decrease) in payables	-	(347,088,350,910)	(347,088,350,910)
12 Decrease in prepaid expenses	70,088,834,677	(12,186,668)	70,076,648,009
20 Net cash flows from operating activities	1,189,980,434,270	3,315,627,804	1,193,296,062,074
27 Interest and dividend received	109,074,983,775	(45,180,717)	109,029,803,058
30 Net cash flows from investing activities	(2,467,510,620,954)	(45,180,717)	(2,467,555,801,671)
50 Net (decrease)/increase in cash and cash equivalents	(3,711,231,094,379)	3,270,447,087	(3,707,960,647,292)
60 Cash and cash equivalents at beginning of the year	12,326,942,295,680	(11,771,532,069)	12,315,170,763,611
70 Cash and cash equivalents at end of the period/year	8,615,715,051,750	(8,501,084,982)	8,607,213,966,768

47 EVENTS AFTER THE BALANCE SHEET DATE

There has been no significant events occurring after the period ended 31 March 2020 to the date of these consolidated financial statements.

The consolidated financial statements were approved by the Board of Management on 29 April 2020.



Nguyen Ngoc Bang
Preparer



Tran Thi Thanh Van
Chief Accountant



Bui Xuan Huy
General Director
29 April 2020

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