

NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**



NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

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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 latest 49th amendment No. 0301444753 dated 16 December 2019.

Board of Directors

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

Audit Committee

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

Board of Management

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

Legal representative

Mr. Bui Xuan Huy	General Director
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Registered office

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

Operation office

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

Auditor

PwC (Vietnam) Limited

NO VA LAND INVESTMENT GROUP CORPORATION

STATEMENT OF THE RESPONSIBILITY OF THE BOARD OF MANAGEMENT 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 of the Company and its subsidiaries (together, "the Group") which give a true and fair view of the consolidated financial position of the Group as at 31 December 2019 and the consolidated results of its operations; and its consolidated cash flows for the year ended. In preparing these consolidated financial statements, the Board of Management is required to:

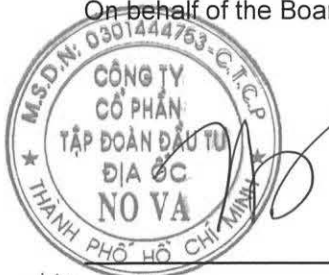
- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

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 or errors.

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

We hereby approve the accompanying consolidated financial statements as set out on pages 5 to 91 which give a true and fair view of the consolidated financial position of the Group as at 31 December 2019, and of the consolidated results of its operations and its consolidated cash flows for the year ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.

On behalf of the Board of Management



 Bui Xuan Huy
General Director


Ho Chi Minh City, SR Vietnam
24 February 2020



INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF NO VA LAND INVESTMENT GROUP CORPORATION

We have audited the accompanying consolidated financial statements of No Va Land Investment Group Corporation ("the Company") and its subsidiaries (together, "the Group") which were prepared on 31 December 2019 and approved by the Board of Management on 24 February 2020. The consolidated financial statements comprise the consolidated balance sheet as at 31 December 2019, the consolidated income statement and the consolidated cash flow statement for the year then ended, and explanatory notes to the consolidated financial statements including significant accounting policies, as set out on pages 5 to 91.

Responsibility of the Board of Management

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements and for such internal control which the Board of Management determines is necessary to enable the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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



Auditor's Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Group as at 31 December 2019, its financial performance and cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of consolidated financial statements.

Other Matters

This report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

For and on behalf of PwC (Vietnam) Limited



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

Tran Van Thang
Audit Practising Licence No.
3586-2017-006-1

Report reference number: HCM8776
Ho Chi Minh City, 24 February 2020

CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at 31 December	
			2019 VND	2018 VND (Restated)
100	CURRENT ASSETS		71,194,821,173,128	50,081,021,580,369
110	Cash and cash equivalents	4	6,466,219,516,377	12,315,170,763,611
111	Cash		1,951,125,604,251	7,583,945,746,745
112	Cash equivalents		4,515,093,912,126	4,731,225,016,866
120	Short-term investments		466,222,941,609	95,691,805,879
123	Investments held-to-maturity	5(a)(i)	466,222,941,609	95,691,805,879
130	Short-term receivables		5,894,052,885,444	5,621,529,636,151
131	Short-term trade accounts receivable	6	1,076,689,087,366	759,035,366,510
132	Short-term prepayments to suppliers	7	833,905,092,647	1,423,446,698,518
135	Short-term lendings	8	768,720,953,764	430,653,870,350
136	Other short-term receivables	9(a)	3,225,001,397,445	3,018,657,346,551
137	Provision for doubtful debts – short-term	10	(10,263,645,778)	(10,263,645,778)
140	Inventories	11(a)	57,205,793,200,220	31,122,887,148,542
141	Inventories		57,209,437,130,190	31,130,466,196,468
149	Provision for decline in value of inventories		(3,643,929,970)	(7,579,047,926)
150	Other current assets		1,162,532,629,478	925,742,226,186
151	Short-term prepaid expenses	12(a)	75,480,339,169	133,900,783,619
152	Value Added Tax ("VAT") to be reclaimed	20(a)	978,926,176,534	705,713,717,315
153	Tax and other receivables from the State	20(a)	108,126,113,775	86,127,725,252

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
(continued)

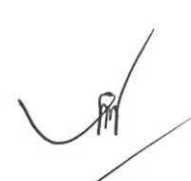
Code	ASSETS (continued)	Note	As at 31 December	
			2019 VND	2018 VND (Restated)
200	LONG-TERM ASSETS		18,784,421,425,391	19,041,105,364,812
210	Long-term receivables		370,739,066,748	255,403,896,052
216	Other long-term receivables	9(b)	370,739,066,748	255,403,896,052
220	Fixed assets		840,044,553,105	755,850,432,888
221	Tangible fixed assets	13	698,416,074,605	674,307,520,071
222	Historical cost		907,176,013,686	838,625,978,989
223	Accumulated depreciation		(208,759,939,081)	(164,318,458,918)
227	Intangible fixed assets	14	141,628,478,500	81,542,912,817
228	Historical cost		168,706,830,022	91,814,799,597
229	Accumulated amortisation		(27,078,351,522)	(10,271,886,780)
230	Investment properties	15	3,798,441,570,836	3,056,785,356,717
231	Historical cost		4,011,909,056,671	3,199,456,319,499
232	Accumulated depreciation		(213,467,485,835)	(142,670,962,782)
240	Long-term assets in progress		850,087,814,441	430,179,529,043
241	Long-term work in progress	11(b)	181,995,269,013	181,962,136,884
242	Construction in progress	16	668,092,545,428	248,217,392,159
250	Long-term investments		5,744,314,191,185	7,702,903,772,477
252	Investments in associates and joint ventures	5(b)	5,694,610,841,185	7,694,964,022,477
253	Investments in other entities	5(b)	7,939,750,000	7,939,750,000
255	Investments held to maturity	5(a)(ii)	41,763,600,000	-
260	Other long-term assets		7,180,794,229,076	6,839,982,377,635
261	Long-term prepaid expenses	12(b)	262,799,866,843	414,115,027,558
262	Deferred income tax assets	38(a)	76,536,421,869	69,958,310,238
269	Goodwill	17	6,841,457,940,364	6,355,909,039,839
270	TOTAL ASSETS		89,979,242,598,519	69,122,126,945,181

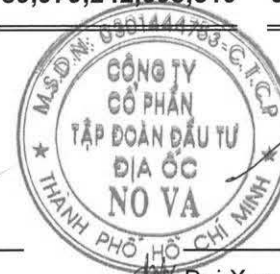
The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
 (continued)

Code	RESOURCES	Note	As at 31 December	
			2019 VND	2018 VND (Restated)
300	LIABILITIES		65,518,168,766,672	49,152,327,254,974
310	Short-term liabilities		18,809,633,988,008	27,995,143,422,573
311	Short-term trade accounts payable	18	2,544,601,659,105	2,518,136,677,507
312	Short-term advances from customers	19	1,254,023,590,387	7,779,944,907,345
313	Tax and other payables to the State	20(b)	205,713,049,755	558,242,968,117
314	Payables to employees	21	31,296,329,923	33,168,157,749
315	Short-term accrued expenses	22	2,697,796,706,234	2,709,797,403,785
318	Short-term unearned revenue		1,677,668,051	1,457,601,871
319	Other short-term payables	23(a)	3,624,338,062,834	2,743,454,064,729
320	Short-term borrowings and finance lease liabilities	24(a)	8,444,638,010,326	11,645,389,730,077
322	Bonus and welfare fund		5,548,911,393	5,551,911,393
330	Long-term liabilities		46,708,534,778,664	21,157,183,832,401
336	Long-term unearned revenue		18,307,529,783	27,058,815,648
337	Other long-term payables	23(b)	14,133,031,990,444	2,568,591,870,100
338	Long-term borrowings and finance lease liabilities	24(b)	26,145,644,448,493	16,262,686,196,964
341	Deferred income tax liabilities	38(a)	6,255,537,958,898	2,298,846,949,689
342	Provision for long-term liabilities	25	156,012,851,046	-
400	OWNERS' EQUITY		24,461,073,831,847	19,969,799,690,207
410	Capital and reserves		24,461,073,831,847	19,969,799,690,207
411	Owners' capital	26, 27	9,695,407,970,000	9,372,766,740,000
411a	- Ordinary shares with voting rights		9,695,407,970,000	9,304,466,740,000
411b	- Preference shares		-	68,300,000,000
412	Share premium	27	3,860,189,781,026	3,996,839,781,026
421	Undistributed earnings	27	8,722,828,720,589	5,618,698,169,829
421a	- Undistributed post-tax profits of previous years		5,618,698,169,829	2,388,813,626,710
421b	- Post-tax profit of current year		3,104,130,550,760	3,229,884,543,119
429	Non-controlling interests	27	2,182,647,360,232	981,494,999,352
440	TOTAL RESOURCES		89,979,242,598,519	69,122,126,945,181


 Nguyen Ngoc Bang
 Preparer


 Tran Thi Thanh Van
 Chief Accountant



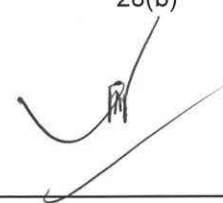

 Bui Xuan Huy
 General Director
 24 February 2020

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED INCOME STATEMENT

Code	Note	Year ended 31 December	
		2019 VND	2018 VND (Restated)
01	Revenue from sales of goods and rendering of services	11,026,232,997,553	15,635,304,112,693
02	Less deductions	(95,249,885,633)	(345,027,380,300)
10	Net revenue from sales of goods and rendering of services	10,930,983,111,920	15,290,276,732,393
11	Cost of goods sold and services rendered	(7,779,325,178,076)	(10,132,300,385,714)
20	Gross profit from sales of goods and rendering of services	3,151,657,933,844	5,157,976,346,679
21	Financial income	1,027,208,421,374	1,296,606,693,933
22	Financial expenses	(2,084,814,480,224)	(1,932,436,059,562)
23	- Including: Interest expense	(1,145,609,766,192)	(1,383,337,897,930)
24	Share of (loss)/profit from associates	(9,578,783,868)	1,318,760,717,206
25	Selling expenses	(294,869,082,499)	(424,217,309,126)
26	General and administration expenses	(1,197,219,171,605)	(727,814,339,948)
30	Net operating profit	592,384,837,022	4,688,876,049,182
31	Other income	3,847,134,745,198	71,219,801,005
32	Other expenses	(167,283,905,748)	(74,481,539,950)
40	Net other income/ (expense)	3,679,850,839,450	(3,261,738,945)
50	Net accounting profit before tax	4,272,235,676,472	4,685,614,310,237
51	Business income tax ("BIT") - current	(692,528,132,718)	(986,171,527,219)
52	BIT - deferred	(192,385,441,843)	(420,493,495,532)
60	Net profit after tax	3,387,322,101,911	3,278,949,287,486
Attributable to:			
61	Owners of the Company	3,431,331,162,442	3,238,878,304,013
62	Non-controlling interests	(44,009,060,531)	40,070,983,473
70	Basic earnings per share	3,579	3,546
71	Diluted earnings per share	3,533	3,401


 Nguyen Ngoc Bang
 Preparer


 Tran Thi Thanh Van
 Chief Accountant


 Bui Xuan Huy
 General Director
 24 February 2020



The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

		Year ended 31 December	
		2019	2018
Code	Note	VND	VND
			(Restated)
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net accounting profit before tax	4,272,235,676,472	4,685,614,310,237
	Adjustments for:		
02	Depreciation, amortisation, goodwill allocation and gain on bargain purchase	(2,750,422,518,755)	496,873,282,783
03	Provisions	152,077,733,090	10,321,013,452
04	Unrealised foreign exchange losses	4,193,535,205	137,534,095,002
05	Profits from investing activities	(974,173,763,255)	(2,465,359,610,460)
06	Interest expense and bond issuance costs	1,186,691,999,092	1,443,733,040,227
08	Operating profit before changes in working capital	1,890,602,661,849	4,308,716,131,241
09	Decrease in receivables	1,262,582,829,809	2,737,020,422,473
10	Decrease in inventories	2,487,766,869,299	170,559,217,745
11	Increase/(decrease) in payables	937,271,650,485	(4,266,634,953,316)
12	Decrease in prepaid expenses	119,120,886,872	65,351,414,972
14	Interest paid	(2,649,633,213,153)	(1,793,232,461,571)
15	BIT paid	(971,247,780,944)	(647,084,574,232)
20	Net cash inflows from operating activities	3,076,463,904,217	574,695,197,312
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(383,243,115,853)	(170,397,994,908)
22	Proceeds from disposals of long-term assets	11,199,068,191	44,855,532,242
23	Loans granted, purchases of debt instruments of other entities	(1,109,336,844,946)	(699,653,602,882)
24	Collection of loans, proceeds from sales of debt instruments of other entities	460,664,701,169	2,997,627,188,115
25	Investments in other entities	(14,398,343,074,655)	(9,232,241,493,214)
26	Proceeds from divestment in other entities	1,716,435,250,550	834,105,774,717
27	Dividends and interest received	296,593,687,515	364,583,371,093
30	Net cash outflows from investing activities	(13,406,030,328,029)	(5,861,121,224,837)

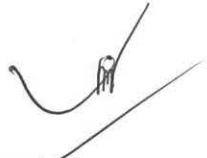
The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
(continued)

		Year ended 31 December	
		2019 VND	2018 VND
Code	Note		(Restated)
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares and capital contribution of owners and non-controlling interests	205,939,730,000	3,644,346,535,626
32	Payments for share returns and repurchases of owners and non-controlling interests	(82,000,000)	(50,046,482,000)
33	Proceeds from borrowings	20,460,412,729,964	22,153,049,489,009
34	Repayments of borrowings	(16,150,195,525,803)	(14,771,863,168,477)
36	Dividends paid	(19,719,873,178)	(12,908,761,912)
40	Net cash inflows from financing activities	4,496,355,060,983	10,962,577,612,246
50	Net (decrease)/ increase in cash and cash equivalents	(5,833,211,362,829)	5,676,151,584,721
60	Cash and cash equivalents at beginning of year	12,315,170,763,611	6,638,739,520,534
61	Effect of foreign exchange differences	(15,739,884,405)	279,658,356
70	Cash and cash equivalents at end of year	6,466,219,516,377	12,315,170,763,611

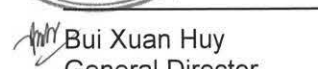


 Nguyen Ngoc Bang
 Preparer



 Tran Thi Thanh Van
 Chief Accountant





 Bui Xuan Huy
 General Director
 24 February 2020

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

1 GENERAL INFORMATION

No Va Land Investment Group Corporation ("the Company") is a joint stock company which was established in SR Vietnam pursuant to Business Registration Certificate No. 054350 which was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 18 September 1992 and the 49th amended Business Registration Certificate No. 0301444753 dated 16 December 2019. 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 shares were officially listed on Ho Chi Minh City Stock Exchange ("HOSE") on 28 December 2016 under the code "NVL" pursuant to Decision No 500/QD-SGDHCM issued by the General Director of HOSE on 19 December 2016.

The principal activities of the Company and its subsidiaries ("the Group") are resident 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 December 2019, the Group had 2,247 employees (as at 31 December 2018: 1,077 employees).

As at 31 December 2019, the Group had 74 subsidiaries and 5 associates (as at 31 December 2018: 53 subsidiaries and 5 associates) as listed below:

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09 – DN/HN

1 GENERAL INFORMATION (continued)

		31.12.2019		31.12.2018	
No	Name	Location	Principal activity	% of ownership	% of voting rights
I – Subsidiaries					
1	No Va Land Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.91	99.91
2	No Va Thao Dien Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99
3	No Va Festival Corporation	Ho Chi Minh City	Real estate trading	94.02	94.02
4	Nova Saigon Royal Investment Limited Company	Ho Chi Minh City	Real estate trading	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
6	Nova Lucky Palace Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00
7	The Prince Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.81
8	Thanh Nhon Investment Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.72	99.72
9	Nova Sagel Company Limited	Ho Chi Minh City	Real estate trading	83.81	74.00
10	Novaland Agent Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00
11	Phuoc Long Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	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
13	Nova Richstar Joint Stock Company	Ho Chi Minh City	Real estate trading, factory and warehouse lease	99.98	99.99
14	Nova Nippon Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98
15	Khai Hung Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00
16	Nova Nam A Company Limited	Ho Chi Minh City	Real estate trading	92.71	92.71
17	Nova Sasco Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99
18	No Va My Dinh Land Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	99.99
19	Thanh Nhon Investment Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00
20	Nova An Phu Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00
21	Nova Phuc Nguyen Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.89	99.89
22	Tuong Minh Investment and Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99
23	The 21st Century International Development Company Limited	Ho Chi Minh City	Real estate trading	98.96	98.97
24	Phuong Dong Building Joint Stock Company	Ho Chi Minh City	Real estate trading	99.88	99.89
25	Nova Rivergate Company Limited	Ho Chi Minh City	Real estate trading	99.77	99.77
26	Nova Princess Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.90	99.90
27	Nha Rong Investment and Trade Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.97

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09 – DN/HN

1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2019		31.12.2018	
					% of ownership	% of voting rights	% of ownership	% of voting rights
I – Subsidiaries (continued)								
	28	Mega Housing Joint Stock Company	Ho Chi Minh City	Real estate trading	98.60	98.60	98.60	98.60
	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	99.89	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	99.99	99.99	51.00	51.00
	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 and 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	99.91	99.92
	45	350 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.99	99.95	99.99
	46	CQ89 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.56	99.59	99.54	99.59
	47	Gia Huy Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	51.00	51.00	51.00	51.00
	48	Phong Dien Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	50.99	50.99	50.99	50.99
	49	Thinh Vuong Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	100.00	100.00
	50	Thai Binh Real Estate Trading Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.96	99.96
	51	Nova Hospitality Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	99.98	99.98
	52	Truong Tay Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.98	-	-

NO VA LAND INVESTMENT GROUP CORPORATION

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1 GENERAL INFORMATION (continued)

No	Name	Location	Principal activity	31.12.2019		31.12.2018		
				% of ownership	% of voting rights	% of ownership	% of voting rights	
I – Subsidiaries (continued)								
53	Dat Viet Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.67	99.69	49.50	49.51	
54	An Phu Dong Real Estate Development Investment Company Limited (i)	Ho Chi Minh City	Real estate trading	79.93	80.00	-	-	
55	Aqua City Company Limited	Dong Nai Province	Real estate trading	69.87	70.00	-	-	
56	Huynh Gia Huy Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	99.98	99.98	-	-	
57	38 Real Estate Investment and Trading Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	-	-	
58	Hoa Thang Tourism Service Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	95.79	95.80	-	-	
59	Thu Minh Nguyen Investment Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	96.14	96.15	-	-	
60	Khanh An Real Estate Investment and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.94	99.99	-	-	
61	Carava Resort Company Limited	Khanh Hoa Province	Real estate trading	95.44	95.49	-	-	
62	Ho Tram Botanic Garden Company Limited (ii)	Ba Ria - Vung Tau Province	Botanical and zoological gardens and nature reserves activities	99.00	99.00	-	-	
63	Van Phat Real Estate Investment and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	97.98	97.99	-	-	
64	The Forest City Company Limited	Ba Ria - Vung Tau Province	Real estate trading	97.89	99.90	-	-	
65	Ngoc Uyen Real Estate and Investment JSC	Ho Chi Minh City	Real estate trading	99.99	99.99	-	-	
66	Bao Phuc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.98	99.99	-	-	
67	Nova Lexington Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.92	99.94	-	-	
68	KM Investment Group Ltd.	Ho Chi Minh City	Investment consulting	99.82	99.90	-	-	
69	Binh Thuan Delta - Valley Company Limited	Binh Thuan Province	Real estate trading	99.82	100.00	-	-	
70	Truong Thanh Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	100.00	-	-	
71	Long Hung Phat Consulting Company Limited	Ho Chi Minh City	Real estate trading	66.62	66.67	-	-	
72	Long Hung Phat Real Estate Investment Company Ltd.	Ho Chi Minh City	Real estate trading	66.62	100.00	-	-	
73	Thuan Phat Real Estate Investment and Development JSC	Ho Chi Minh City	Real estate trading	99.98	99.98	-	-	
74	Cuu Long Real Estate Investment and Development Ltd. Co	Ho Chi Minh City	Real estate trading	96.88	96.90	-	-	
75	No Va Land Company Limited (iii)	Ho Chi Minh City	Real estate trading	-	-	100.00	100.00	

NO VA LAND INVESTMENT GROUP CORPORATION

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1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2019		31.12.2018	
					% of ownership	% of voting rights	% of ownership	% of voting rights
II - Associates								
1		Sai Gon Electronics and Industrial Service Joint Stock Company	Ho Chi Minh City	Electronic components and telecommunication trading	37.75	37.75	37.75	37.75
2		Ben Thanh Housing Service and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	25.00	25.00	25.00	25.00
3		Saigon Golf Company Limited (iv)	Ho Chi Minh City	Real estate trading	49.86	50.00	49.86	50.00
4		234 Thanh My Loi Joint Stock Company (v)	Ho Chi Minh City	Real estate trading	-	-	49.90	49.90
5		Thanh My Loi Joint Stock Company (vi)	Ho Chi Minh City	Real estate trading	55.64	55.88	55.63	55.88
6		Nova SQN Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	49.72	49.72	-	-

1 GENERAL INFORMATION (continued)

- (i) According to the Decision No. 12/2019-QĐ-NVL dated 21 May 2019, the Board of Directors of No Va Land Investment Joint Stock Company ("No Va Land Investment") approved the capital contribution to establish An Phu Dong Real Estate Development Investment Company Limited ("An Phu Dong") with the amount of VND16,000,000,000, accounting for 80% of the charter capital at An Phu Dong. As at 31 December 2019, No Va Land Investment has contributed VND125,000,000. The voting right of 80% as at 31 December 2019 is based on the Company's charter.
- (ii) According to the Decision No. 02/2019-QĐ-HPT dated 10 May 2019, the Board of Directors of Nova Hospitality Joint Stock Company ("Nova Hospitality") has approved the capital contribution to establish Ho Tram Botanic Garden Company Limited ("Ho Tram") with a total capital contribution of VND19,800,000,000, equivalent to 99% of the charter capital at Ho Tram.
- (iii) According to Resolution No. 49/2019-NQ.HDQT-NVLG dated 25 September 2019, the Board of Directors has approved the transfer of all capital contribution in No Va Real Estate Company Limited with total value of the transferred capital of VND81,600,000,000, accounting for 99.51% of the contributed capital in this company. In 2019, the Group completed the transfer of this subsidiary with the total received amount of VND296,964,117,493. The gain of VND214,601,984,325 is the difference between the total transfer value and the carrying amount of the net asset recorded in the consolidated income statement (Note 32).
- (iv) Saigon Golf Company Limited ("Saigon Golf") was represented as an associate of the Group as at 31 December 2019 and 31 December 2018 (Note 45).
- (v) According to the Minutes of the General Meeting of Shareholders of 234 Thanh My Loi Joint Stock Company ("234 Thanh My Loi") on 7 May 2019, the shareholders decided to dissolve 234 Thanh My Loi. By 4 October 2019, the dissolution was completed.
- (vi) As at 31 December 2019, 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 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 2.5.

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 utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

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

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.

2.4 Exchange rates

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

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

2.5 Basis of consolidation***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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.5 Basis of consolidation*****Subsidiaries (continued)***

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 recognised directly in the consolidated income statement.

Inter-company transactions, balances and unrealised 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 parties external to the Group.

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

The divestment of the Group's interest in a subsidiary that does not result in loss of control is accounted for as a transaction with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received from divestment of Group's interest in subsidiaries 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)**2.5 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 recognised at cost. The Group's investment in joint ventures and associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

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

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

Unrealised gains and losses on transactions between the Group and its joint ventures and associates are eliminated to the extent of the Group's interest in the joint ventures and associates.

2.6 Goodwill

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

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

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

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

2.7 Cash and cash equivalents

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

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

2.9 Inventories

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

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.

2.10 Investments**(a) Investments held-to-maturity**

Investments held-to-maturity are investments which the Groups's Board of Management has a 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 associates and joint ventures

Investments in associates and joint ventures are accounted for using the equity method when preparing the consolidated financial statements (Note 2.5).

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.10 Investments (continued)****(c) Investments in 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.

2.11 Lendings

Lendings are loans for interest earning granted under agreements among parties but not being traded as securities.

Lendings 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.

Lendings 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.

2.12 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.

- (i) 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.
- (ii) 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.13 Fixed assets***Tangible 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.

Depreciation and amortisation

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

Buildings	5 – 50 years
Plants and machinery	3 – 10 years
Motor vehicles	2 – 10 years
Office equipment	2 – 8 years
Software	2 – 10 years
Brand name and Trademark	3 years
Others	3 – 4 years

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

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the consolidated 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.14 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 assets or the present value of the minimum lease payments. Each lease payment is separated between the liability and finance charges so as to achieve a constant rate on the outstanding finance lease balance. 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 under the straight-line method 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.

2.15 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.

Depreciation and amortisation

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

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

According to the guidance of Circular No. 200/2014/TT-BTC ("Circular 200") dated 22 December 2014, since 1 January 2015, investment properties held for price appreciation are not depreciated. 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 carrying amount of investment properties and are recognised as income or expense in the consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.16 Prepaid expenses**

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

2.17 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 consolidated balance sheet based on remaining period from the consolidated balance sheet date to the maturity date.

2.18 Accrued expenses

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

2.19 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 borrowings and finance lease liabilities on the consolidated balance sheet 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.20 Provisions**

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

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the accounting fiscal year are recorded as an increase or decrease in operating expenses.

2.21 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 contract's average salary for the six-month period prior to the consolidated balance sheet date.

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

2.22 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.

2.23 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 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.24 Capital**

Contributed capital of the shareholders is recorded according to the actual amounts 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 or loss) after BIT at the reporting date.

2.25 Appropriation of profit

The Group's dividends are recognised as a liability in the consolidated financial statements in the period in which the dividends are approved by the General Meeting of shareholders.

Profit after BIT could be distributed to shareholders after approval at General Meeting of shareholders, and after appropriation to other funds in accordance with the Company's charter and Vietnamese regulations.

The Group's funds are as below:

Bonus and welfare fund

Bonus and welfare fund is appropriated from the Group's profit after BIT as proposed by the Board of Directors and subject to the shareholders' approval at the Annual General Meeting. This fund is presented as a liability on the consolidated balance sheet. This fund is set aside for rewarding, increasing general benefits and improving the welfare for officers and employees.

2.26 Revenue recognition**(a) Revenue from real estate sale**

Revenue from real estate sale is recognised in the consolidated income statement when all five (5) following conditions are satisfied:

- The real estate asset has been completed, and the Group has transferred to the buyer the significant risks and rewards of ownership of the real estate asset;
- The Group no longer holds the right to manage the real estate asset as the real estate's owner nor the right to control the real estate asset;
- The amount of revenue can be measured reliably;
- The Group has received or entitled to receive economic benefits from the sale of the real estate asset; and
- The costs incurred or to be incurred in respect of the real estate asset can be measured reliably.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.26 Revenue recognition (continued)****(b) Revenue from rendering of services**

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

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

(c) Interest income

Interest income is recognised on an earned basis.

(d) Dividends income

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

2.27 Sales deductions

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

Sales deductions for sales of products, goods or rendering of 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 year.

2.28 Cost of goods sold and services rendered

Cost of goods sold or cost of services are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis.

2.29 Financial expenses

Finance expenses are expenses incurred in the period for financial activities including expenses of lending and borrowing, expenses or losses relating to financial activities and bond issuance; losses incurred on selling foreign currencies; losses from foreign exchange differences; and payment discounts.

2.30 Selling expenses

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.31 General and administration expenses**

General and administration expenses represent expenses for administrative purposes which mainly include salary expenses of administrative; social insurance, health insurance, trade union fees, unemployment insurance of administrative staff; expenses of office materials; tools and supplies; depreciation of fixed assets used for administration; provision for bad debts; utilities; and other expenses.

2.32 Current and deferred income tax

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

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

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

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

2.33 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 Group, 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.34 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.

2.35 Accounting estimates

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

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

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

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

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(b) Acquisition of Aqua City Company Limited (“Aqua City”)**

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

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

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

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(c) Acquisition of Huynh Gia Huy Joint Stock Company ("Huynh Gia Huy")**

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

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	238,535,024
Short-term prepayments to suppliers	13,013,616,268
Other short-term receivables	173,088,152,000
Inventories	589,601,921,255
Other assets	8,406,736,701
	784,348,961,248
Liabilities	
Liabilities	19,604,361,277
Deferred tax liabilities	109,672,021,624
	129,276,382,901
Total identifiable net assets	655,072,578,347
Gain on bargain purchase	(271,440,903,792)
Non-controlling interests	(131,674,555)
Purchase consideration transferred	383,500,000,000
Cash acquired	(238,535,024)
Net cash outflow on acquisition	383,261,464,976

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(d) Acquisition of a group of companies: 38 Real Estate Investment and Trading Joint Stock Company ("38 Real Estate"), Hoa Thang Tourism Service Joint Stock Company ("Hoa Thang") and Thu Minh Nguyen Investment Joint Stock Company ("Thu Minh Nguyen")**

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

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	727,022,761
Short-term receivables	787,403,085,820
Inventories	1,275,384,363,910
Long-term receivables	864,000,000,000
Other current assets	160,441,400
	2,927,674,913,891
Liabilities	
Liabilities	396,787,439,348
Deferred tax liabilities	243,591,720,138
	640,379,159,486
Total identifiable net assets	2,287,295,754,405
Gain on bargain purchase	(589,413,656,409)
Non-controlling interests	(72,882,097,996)
Purchase consideration transferred	1,625,000,000,000
Cash acquired	(727,022,761)
Net cash outflow on acquisition	1,624,272,977,239

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(e) Acquisition of a group of companies: Khanh An Real Estate Investment and Development Joint Stock Company ("Khanh An") and Carava Resort Company Limited ("Carava Resort")**

On 27 June 2019, the Group completed the acquisition of 97.99% interest in Khanh An with a consideration of VND727,900,000,000. Through this acquisition, the Group also controlled Carava Resort because Khanh An held 99.98% interest in Carava Resort.

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	13,402,143,534
Short-term prepayments to suppliers	22,801,002,878
Short-term lending	76,000,000,000
Other short-term receivables	211,101,759,718
Inventories	910,029,521,890
Other assets	19,154,382,783
	1,252,488,810,803
Liabilities	
Liabilities	286,677,639,559
Deferred tax liabilities	148,119,490,856
	434,797,130,415
Total identifiable net assets	817,691,680,388
Gain on bargain purchase	(87,725,579,836)
Non-controlling interests	(2,066,100,552)
Purchase consideration transferred	727,900,000,000
Cash acquired	(13,402,143,534)
Net cash outflow on acquisition	714,497,856,466

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(f) Acquisition of a group of companies: Van Phat Investment Development Real Estate Joint Stock Company ("Van Phat"), The Forest City Company Limited ("Forest City")**

On 20 September 2019, the Group completed the acquisition of additional 48.99% in Van Phat with a consideration of VND324,934,000,000. Through this transaction, the Group obtained 97.99% interest in Van Phat because the Group had previously owned 49% in Van Phat. Moreover, through this transaction the Group also controlled Forest City because Van Phat held 99.90% interest in Forest City.

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	7,701,090,616
Short-term receivables	7,563,734,003
Inventories	1,436,025,622,283
Other assets	18,450,345,882
	1,469,740,792,784
Liabilities	
Liabilities	48,520,764,396
Deferred tax liabilities	266,705,190,695
	315,225,955,091
Total identifiable net assets	1,154,514,837,693
Gain on bargain purchase	(240,072,977,824)
Non-controlling interests	(24,360,953,500)
Purchase consideration transferred	890,080,906,369
<i>First consideration which measured at equity method at the control date</i>	263,997,262,083
<i>Revaluation of investment in associate at the acquisition date</i>	301,149,644,286
<i>Second consideration at the acquisition date</i>	324,934,000,000
Cash acquired	(7,701,090,616)
Accumulated profit after tax shared from associate	10,485,737,917
Net cash outflow on acquisition	591,715,909,384

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)**

- (g) **Acquisition of a group of companies: Ngoc Uyen Investment and Real Estate Joint Stock Company ("Ngoc Uyen"), Bao Phuc Real Estate Company Limited ("Bao Phuc"), Nova Lexington Real Estate Joint Stock Company ("Nova Lexington"), KM Investment Group Company Limited ("KM") and Delta - Valley Binh Thuan Company Limited ("Delta Valley")**

On 28 November 2019, the Group completed the acquisition of 99.99% interest in Ngoc Uyen with a consideration of VND3,949,568,382,000. Through this acquisition, the Group also controlled Bao Phuc, Nova Lexington, KM and Delta Valley because Ngoc Uyen held 99.99% interest in Bao Phuc, Bao Phuc held 99.94% interest in Nova Lexington, Nova Lexington held 99.90% in KM and KM held 99.99% interest in Delta Valley.

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	21,870,770,156
Short-term receivables	193,729,582,464
Inventories	10,794,410,933,260
Other assets	312,029,655,319
	11,322,040,941,199
Liabilities	
Liabilities	3,638,031,786,325
Deferred tax liabilities	1,771,414,604,634
	5,409,446,390,959
Total identifiable net assets	5,912,594,550,240
Gain on bargain purchase	(1,949,390,072,859)
Non-controlling interests	(13,636,095,381)
Purchase consideration transferred	3,949,568,382,000
Cash acquired	(21,870,770,156)
Net cash outflow on acquisition	3,927,697,611,844

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

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(h) Acquisition of a group of companies: Truong Thanh Real Estate Investment Joint Stock Company ("Truong Thanh"), Long Hung Phat Consulting Company Limited ("Long Hung Phat Consulting") and Long Hung Phat Real Estate Investment Company Limited ("Long Hung Phat Real Estate")**

On 24 December 2019, the Group completed the acquisition of additional 99.99% in Truong Thanh with a consideration of VND350,000,000,000. Through this transaction, the Group obtained the control in Long Hung Phat Consulting because Truong Thanh held 17.67% interest in Long Hung Phat Consulting and the Group had previously owned 48.96% in Long Hung Phat Consulting. Moreover, through this transaction the Group also controlled Long Hung Phat Real Estate because Long Hung Phat Consulting held 100% interest in Long Hung Phat Real Estate.

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	26,243,520,664
Short-term receivables	111,139,697,746
Inventories	2,773,313,896,364
Other assets	522,078,763
	2,911,219,193,537
Liabilities	
Liabilities	1,945,047,899,587
Deferred tax liabilities	74,190,354,119
	2,019,238,253,706
Total identifiable net assets	891,980,939,831
Goodwill	194,552,287,477
Non-controlling interests	(298,188,421,729)
Purchase consideration transferred	788,344,805,579
<i>First consideration which measured at equity method at the control date</i>	294,000,000,000
<i>Revaluation of investment in associate at the acquisition date</i>	144,344,805,579
<i>Second consideration at the acquisition date</i>	350,000,000,000
Cash acquired	(26,243,520,664)
Net cash outflow on acquisition	617,756,479,336

The goodwill of VND194,552,287,477 arising from the acquisition consists largely of the synergies and economies of scale expected from combining the operations of the Group and group of companies Truong Thanh, Long Hung Phat Consulting and Long Hung Phat Real Estate.

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(i) Acquisition of a group of companies: Thuan Phat Investment and Development Real Estate Joint Stock Company ("Thuan Phat") and Cuu Long Real Estate Development and Investment Company Limited ("Cuu Long")**

On 25 December 2019, the Group completed the acquisition of additional 99.98% in Thuan Phat with a consideration of VND760,000,000,000. Through this transaction, the Group obtained the control in Cuu Long because Thuan Phat held 96.9% interest in Cuu Long.

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

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	71,142,363,829
Short-term receivables	1,056,798,209,345
Inventories	1,546,357,995,789
Other assets	306,046,381,366
	2,980,344,950,329
Liabilities	
Liabilities	1,439,828,675,576
Deferred tax liabilities	191,481,416,981
	1,631,310,092,557
Total identifiable net assets	1,349,034,857,772
Gain on bargain purchase	(546,131,063,664)
Non-controlling interests	(42,903,794,108)
Purchase consideration transferred	760,000,000,000
Cash acquired	(71,142,363,829)
Net cash outflow on acquisition	688,857,636,171

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

3 BUSINESS COMBINATION (continued)**3.2 Disposal during the year****Disposal of No Va Land Company Limited (“No Va Land”)**

On 25 November 2019, the Group disposed the entire equity interest in No Va Land with a total consideration of VND296,964,117,493. The gain of VND214,601,984,325 is the difference between the consideration and the carrying value of net assets transferred, was recognised in the consolidated income statement (Note 32).

4 CASH AND CASH EQUIVALENTS

	31.12.2019	31.12.2018
	VND	VND
		(Restated)
Cash on hand	1,510,564,933	1,259,084,952
Cash in bank	1,949,615,039,318	7,582,686,661,793
Cash equivalents (*)	4,515,093,912,126	4,731,225,016,866
	<u>6,466,219,516,377</u>	<u>12,315,170,763,611</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% per annum to 6.0% per annum (as at 31 December 2018: from 2.0% per annum to 6.0% per annum).

As at 31 December 2019, cash and cash equivalents of VND714,591 million (as at 31 December 2018: VND754,343 million) were pledged as collateral assets for the bank loans and VND303,996 million (as at 31 December 2018: VND696,931million) were managed by bank under purpose of borrowings for each project.

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5 INVESTMENTS

(a) Investments held-to-maturity

(i) Short-term

	31.12.2019		31.12.2018	
	Cost VND	Book value VND	Cost VND	Book value VND
Term deposits	466,222,941,609	466,222,941,609	95,691,805,879	95,691,805,879

Short-term deposits represent bank deposits in VND with original maturity of more than three months and not exceed twelve months at the commercial banks with interest rate from 6.2% per annum to 8.25% per annum (as at 31 December 2018: from 4.8% per annum to 8.2% per annum).

As at 31 December 2019, short term deposits of VND116,815 million (as at 31 December 2018: VND45,661 million) were pledged as collateral assets and no deposits (as at 31 December 2018: VND3,317 million) were managed by bank under purpose of borrowings for each project.

(ii) Long-term

	31.12.2019		31.12.2018	
	Cost VND	Book value VND	Cost VND	Book value VND
Term deposits	41,763,600,000	41,763,600,000	-	-

Long-term term deposits represent bank deposits in VND with the remaining term over twelve months at the commercial banks with interest rate at 7.5% per annum (as at 31 December 2018: nil).

As at 31 December 2019, long-term term deposits of VND41,764 million (as at 31 December 2018: nil) were pledged as collateral assets.

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5 INVESTMENTS (continued)

(b) Investments in associates

	31.12.2019			31.12.2018		
	Cost VND	Fair value VND	Provision VND	Cost VND (Restated)	Fair value VND (Restated)	Provision VND (Restated)
Investments in associates	5,694,610,841,185	(*)	-	7,694,964,022,477	(*)	-

Detail of investments in associates is as follows:

Name	Principal activity	31.12.2019			31.12.2018		
		Book value VND	Fair value VND	Provision VND	Book value VND (Restated)	Fair value VND (Restated)	Provision VND (Restated)
Thanh My Loi Joint Stock Company	Real estate trading	5,438,402,881,107	(*)	-	5,440,688,978,371	(*)	-
Nova SQN Investment Joint Stock Company (i)	Real estate trading	33,678,225,627	(*)	-	-	-	-
Ben Thanh Housing Service and Development Joint Stock Company	Real estate trading	71,625,904,472	(*)	-	68,903,452,997	(*)	-
234 Thanh My Loi Joint Stock Company	Real estate trading	-	-	-	9,455,467,548	(*)	-
Sai Gon Electronics and Industrial Service Joint Stock Company	Electronic equipments, telecommunications trading	2,643,029,559	(*)	-	4,149,777,349	(*)	-
Dat Viet Development Joint Stock Company (ii)	Real estate trading	-	-	-	2,025,100,993,856	(*)	-
Sai Gon Golf Company Limited (Note 1(iv))	Real estate trading	148,260,800,420	(*)	-	146,665,352,356	(*)	-
		5,694,610,841,185	-	-	7,694,964,022,477	-	-

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

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

	2019 VND	2018 VND (Restated)
Beginning of year	7,694,964,022,477	1,193,152,123,720
Additional investments	604,283,000,000	1,341,481,075,000
Increase due to acquisition during the year	-	5,444,758,705,148
(Loss)/profit sharing from investments in associates	(9,578,783,868)	1,318,760,717,206
Transfers from associates to subsidiaries	(2,583,098,255,939)	(1,601,388,598,597)
Dissolution of associate	(9,559,141,485)	-
Dividends received from associates	(2,400,000,000)	(1,800,000,000)
End of year	<u>5,694,610,841,185</u>	<u>7,694,964,022,477</u>

- (*) As at 31 December 2019 and 31 December 2018, 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.
- (i) According to Decision No.12/2019-QD.HPT dated 30 August 2019, the Board of Directors of Nova Hospitality Joint Stock Company ("Nova Hospitality") approved the acquisition of 980,000 shares in Nova SQN Investment Joint Stock Company ("SQN") at the par value of VND9,800,000,000, accounting for 49% of the contributed capital in SQN. According to Decision No.14/2019-QD-HPT dated 24 September 2019, the Board of Directors of Nova Hospitality Joint Stock Company approved Nova Hospitality to buy an additional 2,600,000 shares issued by SQN, equivalent to VND26,000,000,000. After buying additional shares, the total contributed capital of Nova Hospitality at SQN is 3,580,000 shares with the total par value of VND35,800,000,000, accounting for 49.72% of the charter capital.
- (ii) As at 8 January 2019, Dat Viet became a subsidiary of the Group after the Group completed the acquisition of 99.97% interest in Truong Tay (Note 3.1(a)).

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5 INVESTMENTS (continued)

(c) Investments in other entities

	31.12.2019			31.12.2018		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments in other entities	7,939,750,000	(*)	-	7,939,750,000	(*)	-

Detail of investments in other entities is as follows:

Name	Principal activity	31.12.2019			31.12.2018		
		Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Hue Travel Company Limited	Tourism services	7,939,750,000	(*)	-	7,939,750,000	(*)	-

(*) As at 31 December 2019 and 31 December 2018, 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) Investments in other entities (continued)**

Movements of the investments in other entities during the year are as follows:

	2019 VND	2018 VND
Beginning of year	7,939,750,000	-
Increase from subsidiary acquisition	-	7,939,750,000
End of year	<u>7,939,750,000</u>	<u>7,939,750,000</u>

6 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31.12.2019 VND	31.12.2018 VND
Trade receivables from sales of real estate		
Third parties (*)	964,108,260,507	622,706,858,764
Related parties (Note 41(b))	35,399,461,270	40,173,876,488
Trade receivables from rendering of services		
Third parties (*)	77,181,365,589	96,154,631,258
	<u>1,076,689,087,366</u>	<u>759,035,366,510</u>

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

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

7 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31.12.2019 VND	31.12.2018 VND (Restated)
Third parties		
<i>Silver Field International Trading Company Limited</i>	-	197,883,347,000
<i>Sai Gon General Services Joint Stock Company</i>	323,024,476,227	323,024,476,227
<i>Sai Gon Coop Investment and Development Joint Stock</i>	102,500,000,000	102,500,000,000
<i>Others</i>	408,380,616,420	800,038,875,291
	<u>833,905,092,647</u>	<u>1,423,446,698,518</u>

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

8 SHORT-TERM LENDING

	31.12.2019 VND	31.12.2018 VND
Third parties (*)	496,091,950,464	373,504,867,050
Related parties (Note 41(b))	272,629,003,300	57,149,003,300
	<u>768,720,953,764</u>	<u>430,653,870,350</u>

(*) These are the short-term lendings to third parties which are unsecured and earn interest at rate from 4.8% per annum to 18.0% per annum (as at 31 December 2018: from 5.0% per annum to 12.2% per annum). The maturity of these lendings are from 3 to 12 months.

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

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9 OTHER RECEIVABLES

(a) Short-term

	31.12.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND (Restated)	Provision VND (Restated)
Deposits for the acquisition of lands for projects	1,276,727,461,500	-	-	-
Deposits for the acquisition of shares (*)	475,200,461,660	-	702,640,000,000	-
Receivables relating to Saigon Golf (**)	388,560,000,000	-	1,034,004,132,075	-
Advances for projects	379,741,687,575	-	342,471,627,467	-
Deposits for projects	98,839,134,192	-	106,874,918,392	-
Project development and investment co-operation (***)	53,219,000,000	-	53,219,000,000	-
Interest receivable from deposits, lending and investment co-operation	103,019,159,618	-	85,134,153,924	-
Deposits for investment consultancy service agreement	-	-	273,253,992,251	-
Others	449,694,492,900	-	421,059,522,442	-
	3,225,001,397,445	-	3,018,657,346,551	-

9 OTHER RECEIVABLES (continued)**(a) Short-term (continued)**

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

	31.12.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND (Restated)	Provision VND (Restated)
Third parties	2,770,959,941,152	-	2,558,570,085,336	-
Related parties (Note 41(b))	454,041,456,293	-	460,087,261,215	-
	<u>3,225,001,397,445</u>	<u>-</u>	<u>3,018,657,346,551</u>	<u>-</u>

(*) 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) Long-term

	31.12.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND	Provision VND
Deposits for projects (*)	215,973,712,452	-	131,810,982,000	-
Project development and investment co-operation	124,221,000,000	-	46,000,000,000	-
Others	30,544,354,296	-	77,592,914,052	-
	<u>370,739,066,748</u>	<u>-</u>	<u>255,403,896,052</u>	<u>-</u>

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

9 OTHER RECEIVABLES (continued)**(b) Long-term (continued)**

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

	31.12.2019		31.12.2018	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	365,056,749,293	-	203,721,578,597	-
Related parties (Note 41(b))	5,682,317,455	-	51,682,317,455	-
	<u>370,739,066,748</u>	<u>-</u>	<u>255,403,896,052</u>	<u>-</u>

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

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10 DOUBTFUL DEBTS

	31.12.2019				31.12.2018			
	Cost VND	Recoverable amount VND	Provision VND	Number of overdue days Day	Cost VND	Recoverable amount VND	Provision VND	Number of overdue days Day
Short-term trade receivables which were past due								
Hoang Phuc House Construction								
Development Investment								
Company Limited	10,263,645,778	-	10,263,645,778	1505	10,263,645,778	-	10,263,645,778	1140
	=====	=====	=====	=====	=====	=====	=====	=====

11 INVENTORIES**(a) Inventories**

	31.12.2019		31.12.2018	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
			(Restated)	
Properties under construction (i)	51,233,696,639,571	-	19,096,666,088,142	-
Finished properties (ii)	5,834,252,601,525	(3,643,929,970)	11,871,883,992,461	(5,867,148,345)
Property merchandises	134,544,508,215	-	155,096,506,823	(1,711,899,581)
Other goods	6,943,380,879	-	6,819,609,042	-
	<u>57,209,437,130,190</u>	<u>(3,643,929,970)</u>	<u>31,130,466,196,468</u>	<u>(7,579,047,926)</u>
Provision for decline in value of inventories	(3,643,929,970)		(7,579,047,926)	
	<u>57,205,793,200,220</u>		<u>31,122,887,148,542</u>	

Movements in the provision for decline in value of inventories during the year are as follows:

	2019	2018
	VND	VND
Beginning of year	(7,579,047,926)	(7,521,680,252)
Increase	-	(3,792,850,224)
Reversal	3,935,117,956	3,735,482,550
End of year	<u>(3,643,929,970)</u>	<u>(7,579,047,926)</u>

(i) As at 31 December 2019, the properties in construction progress mainly include land costs, consulting and designing fees, construction costs and other costs relating to the projects.

(ii) As at 31 December 2019, the balance presents the properties in construction completion for sale.

As at 31 December 2019, the Group's inventories of VND14,969,163 million (as at 31 December 2018: VND7,404,683 million) were pledged as collateral assets for borrowings.

Total interest expenses capitalised into value of inventories during the year ended 31 December 2019 was VND1,410,659 million (year ended 31 December 2018: VND684,531 million).

11 INVENTORIES (continued)**(b) Long-term work in progress**

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

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

	31.12.2019 VND	31.12.2018 VND (Restated)
Tools and equipment	2,654,165,805	2,857,427,925
Prepaid interest expenses	-	27,597,380,840
Other deferred expenses	72,826,173,364	103,445,974,854
	<u>75,480,339,169</u>	<u>133,900,783,619</u>

(b) Long-term

	31.12.2019 VND	31.12.2018 VND
Prepayment expenses for office and rental property renovation	72,207,090,994	82,749,424,868
Deferred expenses in accordance with revenue	53,464,458,773	86,735,761,736
Compensation cost for land clearance	41,881,487,734	42,449,725,618
Tools and equipment	13,645,182,869	1,935,214,411
Prepayment expenses for parking lot	-	114,578,565,290
Other deferred expenses	81,601,646,473	85,666,335,635
	<u>262,799,866,843</u>	<u>414,115,027,558</u>

Movements in long-term prepaid expenses during the year are as follows:

	2019 VND	2018 VND
Beginning of year	414,115,027,558	449,352,171,677
Purchase	206,913,430,452	182,961,420,973
Transfers from construction in progress (Note 16)	-	58,419,635,995
Change from acquisition of subsidiaries	(99,318,908,130)	121,994,349
Allocation	(258,909,683,037)	(276,740,195,436)
End of year	<u>262,799,866,843</u>	<u>414,115,027,558</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 2019 (Restated)	653,476,267,623	16,025,696,657	135,088,324,591	33,694,081,027	341,609,091	838,625,978,989
New purchases	1,694,313,348	3,441,833,574	8,089,840,182	10,603,870,579	-	23,829,857,683
Transfers from construction in progress (Note 16)	25,229,038,713	10,914,220,240	-	-	-	36,143,258,953
Increase from acquisition of subsidiaries	9,384,980,781	8,226,923,462	4,105,493,211	2,504,247,880	-	24,221,645,334
Disposal	(354,000,000)	-	(15,166,727,273)	-	(124,000,000)	(15,644,727,273)
As at 31 December 2019	689,430,600,465	38,608,673,933	132,116,930,711	46,802,199,486	217,609,091	907,176,013,686
Accumulated depreciation						
As at 1 January 2019 (Restated)	(98,225,199,652)	(12,571,042,626)	(35,491,319,061)	(17,707,740,779)	(323,156,800)	(164,318,458,918)
Charge for the year	(17,841,730,216)	(1,622,111,804)	(17,768,325,175)	(6,464,832,569)	(11,654,078)	(43,708,653,842)
Increase from acquisition of subsidiaries	(3,211,767,187)	(406,565,658)	(626,314,972)	(2,254,415,912)	-	(6,499,063,729)
Disposals	354,000,000	-	5,288,237,408	-	124,000,000	5,766,237,408
As at 31 December 2019	(118,924,697,055)	(14,599,720,088)	(48,597,721,800)	(26,426,989,260)	(210,810,878)	(208,759,939,081)
Net book value						
As at 1 January 2019 (Restated)	555,251,067,971	3,454,654,031	99,597,005,530	15,986,340,248	18,452,291	674,307,520,071
As at 31 December 2019	570,505,903,410	24,008,953,845	83,519,208,911	20,375,210,226	6,798,213	698,416,074,605

Historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2019 was VND36,025 million (as at 31 December 2018: VND26,554 million).

Tangible fixed assets pledged as security for the borrowings granted to the Group was VND424,886 million (as at 31 December 2018: nil).

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14 INTANGIBLE FIXED ASSETS

	Land use rights VND	Brand name and Trademark VND	Software VND	Total VND
Historical cost				
As at 1 January 2019 (Restated)	68,582,465,587	30,000,000	23,202,334,010	91,814,799,597
Additions	-	-	11,093,259,845	11,093,259,845
Transfers from construction in progress (Note 16)	119,702,360	-	65,643,483,220	65,763,185,580
Increase from acquisition of subsidiaries	-	-	35,585,000	35,585,000
As at 31 December 2019	68,702,167,947	30,000,000	99,974,662,075	168,706,830,022
Accumulated amortisation				
As at 1 January 2019 (Restated)	-	(30,000,000)	(10,241,886,780)	(10,271,886,780)
Charge for the year	-	-	(16,770,879,742)	(16,770,879,742)
Increase from acquisition of subsidiaries	-	-	(35,585,000)	(35,585,000)
As at 31 December 2019	-	(30,000,000)	(27,048,351,522)	(27,078,351,522)
Net book value				
As at 1 January 2019 (Restated)	68,582,465,587	-	12,960,447,230	81,542,912,817
As at 31 December 2019	68,702,167,947	-	72,926,310,553	141,628,478,500

Historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2019 was VND10,304 million (as at 31 December 2018: VND2,951 million).

Intangible fixed assets pledged as security for the borrowings granted to the Group was VND33,822 million (as at 31 December 2018: nil).

15 INVESTMENT PROPERTIES

	Land use rights VND	Buildings VND	Total VND
Historical cost			
As at 1 January 2019	1,080,322,321,985	2,119,133,997,514	3,199,456,319,499
Transfers from construction in progress (Note 16)	-	5,950,477,083	5,950,477,083
Transfers from inventories	-	744,375,307,588	744,375,307,588
Increase from acquisition of subsidiaries	-	178,628,541,211	178,628,541,211
Transfers to inventories	-	(37,195,313,098)	(37,195,313,098)
Decrease due to divestment of subsidiaries	(74,272,375,621)	(21,400,470)	(74,293,776,091)
Other decrease	-	(5,012,499,521)	(5,012,499,521)
As at 31 December 2019	1,006,049,946,364	3,005,859,110,307	4,011,909,056,671
Accumulated amortisation			
As at 1 January 2019	-	(142,670,962,782)	(142,670,962,782)
Charge for the year	-	(53,548,692,375)	(53,548,692,375)
Transfers to inventories	-	3,779,703,034	3,779,703,034
Disposal	-	30,819,394	30,819,394
Increase from acquisition of subsidiaries	-	(21,079,753,576)	(21,079,753,576)
Decrease due to divestment	-	21,400,470	21,400,470
As at 31 December 2019	-	(213,467,485,835)	(213,467,485,835)
Net book value			
As at 1 January 2019	1,080,322,321,985	1,976,463,034,732	3,056,785,356,717
As at 31 December 2019	1,006,049,946,364	2,792,391,624,472	3,798,441,570,836

Investment properties are mainly for leases. As at 31 December 2019, investment properties with a carrying value of VND2,229,357 million (as at 31 December 2018: VND2,169,471 million) were pledged with banks as security for short-term and long-term borrowings granted to the Group.

16 CONSTRUCTION IN PROGRESS

	31.12.2019 VND	31.12.2018 VND
Projects in construction progress	464,785,187,965	112,501,193,888
Purchase of assets	140,155,939,740	111,143,618,459
Office repairs and maintenance	17,767,992,676	19,493,162,674
Showhouses	42,431,128,278	2,303,440,369
Others	2,952,296,769	2,775,976,769
	668,092,545,428	248,217,392,159

16 CONSTRUCTION IN PROGRESS (continued)

Movements in the construction in progress during the year are as follows:

	2019 VND	2018 VND
Beginning of year	248,217,392,159	136,896,442,364
Increases	537,087,011,700	686,555,734,213
Transfers to fixed assets (Note 13)	(36,143,258,953)	(476,791,120,805)
Transfers to intangible fixed assets (Note 14)	(65,763,185,580)	(39,314,579,203)
Transfers to investment properties (Note 15)	(5,950,477,083)	-
Transfers to long-term prepaid expenses (Note 12(b))	-	(58,419,635,995)
Transfers to short-term prepaid expenses	-	(314,370,291)
Other decreases	(9,354,936,815)	(395,078,124)
End of the year	<u>668,092,545,428</u>	<u>248,217,392,159</u>

17 GOODWILL

Movements in goodwill during the year are as follows:

	2019 VND	2018 VND (Restated)
Beginning of year	6,355,909,039,839	2,265,883,994,496
Increases (*)	1,305,272,410,195	4,556,626,494,260
Decrease from disposal of subsidiaries	-	(55,496,126,738)
Allocation (Note 36)	(819,723,509,670)	(411,105,322,179)
End of year	<u>6,841,457,940,364</u>	<u>6,355,909,039,839</u>

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

	Goodwill VND	Allocation period Year
Group of companies: Truong Tay Real Estate Investment Joint Stock Company and Dat Viet Development Joint Stock Company	890,051,372,955	10
Aqua City Company Limited	220,668,749,763	10
Group of companies: Truong Thanh Real Estate Investment Joint Stock Company, Long Hung Phat Consulting Company Limited and Long Hung Phat Real Estate Investment Company Limited	194,552,287,477	10
	<u>1,305,272,410,195</u>	

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

18 SHORT-TERM TRADE ACCOUNTS PAYABLE

	31.12.2019		31.12.2018	
	Value	Able-to-pay	Value	Able-to-pay
	VND	amount	VND	amount
		VND	(Restated)	(Restated)
Third parties				
<i>Henry Enterprise Group</i>				
<i>Company Limited</i>	619,680,395,588	619,680,395,588	619,680,395,588	619,680,395,588
<i>Nova Homes Trading</i>				
<i>Joint Stock Company</i>	2,554,839	2,554,839	322,726,367,725	322,726,367,725
<i>Others</i>	1,924,602,250,778	1,924,602,250,778	1,575,240,488,899	1,575,240,488,899
Related parties (Note 41(b))	316,457,900	316,457,900	489,425,295	489,425,295
	<u>2,544,601,659,105</u>	<u>2,544,601,659,105</u>	<u>2,518,136,677,507</u>	<u>2,518,136,677,507</u>

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

19 SHORT-TERM ADVANCES FROM CUSTOMERS

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

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

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

Movements of tax and (receivables from)/payables to the State are as below:

	As at 1.1.2019 VND (Restated)	Receivables/payables during the year VND	Payment during the year VND	Net off VND	As at 31.12.2019 VND
(a) Tax receivables					
VAT to be reclaimed	(705,713,717,315)	(600,909,939,940)	-	327,697,480,721	(978,926,176,534)
BIT temporary paid	(76,162,454,487)	-	(24,088,159,733)	77,185,565,871	(23,065,048,349)
Overpaid business income tax	(8,893,236,939)	(2,543,725,911)	(229,777,442)	986,547,515	(10,680,192,777)
Others	(1,072,033,826)	(73,302,990,075)	(73,137,843)	67,289,095	(74,380,872,649)
	<u>(791,841,442,567)</u>	<u>(676,756,655,926)</u>	<u>(24,391,075,018)</u>	<u>405,936,883,202</u>	<u>(1,087,052,290,309)</u>
(b) Tax payables					
Land use tax	-	116,096,032,968	(116,096,032,968)	-	-
BIT	510,495,602,928	692,893,634,740	(946,929,843,769)	(78,172,113,386)	178,287,280,513
VAT on domestic sales	21,120,586,488	495,887,371,472	(182,571,268,781)	(327,697,480,721)	6,739,208,458
Personal income tax	13,932,100,758	84,321,731,061	(96,361,715,257)	(67,289,095)	1,824,827,467
Others	12,694,677,943	123,492,805,103	(117,325,749,729)	-	18,861,733,317
	<u>558,242,968,117</u>	<u>1,512,691,575,344</u>	<u>(1,459,284,610,504)</u>	<u>(405,936,883,202)</u>	<u>205,713,049,755</u>

21 PAYABLES TO EMPLOYEES

	31.12.2019 VND	31.12.2018 VND
Salary	499,876,797	242,838,365
13 th month salary, bonus	30,796,453,126	32,925,319,384
	<u>31,296,329,923</u>	<u>33,168,157,749</u>

22 SHORT-TERM ACCRUED EXPENSES

	31.12.2019 VND	31.12.2018 VND (Restated)
Constructions costs	1,661,156,307,763	1,456,748,802,039
Interest on borrowings and investment co-operation	725,859,264,145	793,230,782,566
Others	310,781,134,326	459,817,819,180
	<u>2,697,796,706,234</u>	<u>2,709,797,403,785</u>

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

Third parties	2,695,828,185,412	2,709,797,403,785
Related parties (Note 41(b))	1,968,520,822	-
	<u>2,697,796,706,234</u>	<u>2,709,797,403,785</u>

23 OTHER PAYABLES**(a) Short-term**

	31.12.2019 VND	31.12.2018 VND (Restated)
Project development and investment co-operation (Note 23(b)(*))	2,079,350,000,000	1,775,365,000,000
Payables relating to deposits received for contracts which were liquidated	492,000,000,000	-
Maintenance fund payables (i)	434,148,010,658	491,047,930,179
Deposits for purchases of real estates	88,824,850,000	96,978,456,978
Others	530,015,202,176	380,062,677,572
	<u>3,624,338,062,834</u>	<u>2,743,454,064,729</u>

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

23 OTHER PAYABLES (continued)**(b) Long-term**

	31.12.2019 VND	31.12.2018 VND (Restated)
Project development and investment co-operation (*)	14,127,007,050,899	2,564,610,000,000
Others	6,024,939,545	3,981,870,100
	<u>14,133,031,990,444</u>	<u>2,568,591,870,100</u>

(*) The balance represents the received amount for project development and investment cooperation with related parties and third-parties. The Group is obliged to refund this amount in full to counter parties at the end of the projects. The Group will share profit at the end of the projects based on the agreed sharing ratio between parties in the agreement. 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 December 2019 and 31 December 2018, there was no balance of other short-term payables which was past due or not past due but doubtful.

NO VA LAND INVESTMENT GROUP CORPORATION

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24 BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 1.1.2019 VND	Increase VND	Decrease VND	Current portion of long-term borrowings VND	As at 31.12.2019 VND
(a) Short-term					
- Bank loans (*)	1,788,874,788,035	381,324,369,652	(2,315,704,614,433)	1,906,625,151,717	1,761,119,694,971
- Bonds (**)	5,041,840,000,000	600,000,000,000	(5,041,840,000,000)	1,976,900,000,000	2,576,900,000,000
- Borrowings from third parties (***)	4,833,216,940,896	5,113,645,485,446	(8,148,542,426,342)	1,932,912,500,000	3,731,232,500,000
- Borrowings from related parties (Note 41(b))	-	384,230,000,000	-	-	384,230,000,000
- Costs of issuing bonds	(18,541,998,854)	(8,244,320,000)	25,790,010,174	(7,847,875,965)	(8,844,184,645)
	11,645,389,730,077	6,470,955,535,098	(15,480,297,030,601)	5,808,589,775,752	8,444,638,010,326
(b) Long-term					
- Bank loans (*)	3,942,190,026,837	10,973,146,862,215	(244,108,485,028)	(1,906,625,151,717)	12,764,603,252,307
- Bonds (**)	8,801,555,000,000	3,934,025,000,000	(400,000,000,000)	(1,976,900,000,000)	10,358,680,000,000
- Borrowings from third parties (***)	3,834,687,500,000	1,392,700,000,000	-	(1,932,912,500,000)	3,294,475,000,000
- Cost of issuing bonds	(315,746,329,873)	(52,230,181,903)	88,014,831,997	7,847,875,965	(272,113,803,814)
	16,262,686,196,964	16,247,641,680,312	(556,093,653,031)	(5,808,589,775,752)	26,145,644,448,493

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

	31.12.2019	31.12.2018
	VND	VND
Short-term		
Vietnam Prosperity Joint Stock Commercial Bank (i)	816,804,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Saigon Branch (ii)	224,711,513,310	226,342,014,763
Vietnam Prosperity Joint Stock Commercial Bank (iii)	190,000,000,000	190,000,000,000
Industrial and Commercial Bank of China Limited – Ha Noi Branch (iv)	118,000,000,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (xi)	136,818,182,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - District 4 Branch (v)	113,798,571,753	151,731,436,000
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (vi)	67,375,000,000	48,125,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (vii)	60,441,000,000	-
Deutsche Investitions-und Entwicklungsgesellschaft mbH (viii)	33,171,427,908	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (xvi)	-	444,108,485,028
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland	-	313,807,500,000
Maybank International Labuan Branch	-	188,284,500,000
Vietnam Prosperity Joint Stock Commercial Bank - Ho Chi Minh City Branch	-	94,666,000,000
The Shanghai Commercial & Savings Bank, Ltd. Offshore Banking Branch	-	62,761,500,000
Chailease International Financial Services Co., Ltd	-	41,841,000,000
Malayan Banking Berhad (Maybank) - Ho Chi Minh City Branch	-	20,016,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch	-	7,191,352,244
	<u>1,761,119,694,971</u>	<u>1,788,874,788,035</u>

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

	31.12.2019 VND	31.12.2018 VND
Long term		
Credit Suisse AG - Singapore Branch (ix)	3,458,200,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch (ix)	23,500,000,000	-
Credit Suisse AG - Singapore Branch (x)	2,322,000,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Branch (x)	23,500,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank (i)	1,783,196,000,000	2,000,000,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (xi)	1,368,181,818,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch (xii)	1,157,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (xiii)	673,380,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 (xiii)	23,000,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank (xiv)	600,000,000,000	-
Deutsche Investitions-unEntwicklungsgesellschaft mbH (viii)	431,228,572,092	-
Ho Chi Minh City Development Joint Stock Commercial Bank - Headquarter (viii)	700,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank (iii)	380,000,000,000	570,000,000,000
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (vi)	250,250,000,000	317,625,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (vii)	148,000,000,000	208,441,000,000
Phuong Dong Commercial Joint Stock Bank - District 4 Branch (xv)	122,466,862,215	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (xvi)	-	732,325,455,084
Sai Gon Thuong Tin Commercial Joint Stock Bank - District 4 Branch (v)	-	113,798,571,753
	<u>12,764,603,252,307</u>	<u>3,942,190,026,837</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 December 2019, the Group had outstanding balance of VND2,600,000,000,000. The interest rate is applied at the bank's highest rate of the twelve-month normal saving deposit to individuals (paid in arrears) plus a margin of 4.45% per annum to 4.8% per annum. These borrowings are secured by the shares and contributed capital of the Group's subsidiary and associate, and the property rights arising from compensation for land clearance in District 2, Ho Chi Minh City.
- (ii) 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 December 2019, the Group had the outstanding balance of VND224,711,513,310 which bears an interest rate from 6.7% per annum 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%.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (iii) These are borrowings in Vietnamese Dong with a credit limit of VND760,000,000,000 for a term of 60 months since the drawdown on 27 December 2017. The interest is applied at a rate of the twelve-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 4% per annum. These borrowings are secured by the land use right of a real estate in District 2, Ho Chi Minh City and the shares owned by the Company in a subsidiary.
- (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 December 2019, the Group had an outstanding balance of VND118,000,000,000 with an interest rate of 8.9% per annum. The loans are secured by shares of the Company owned by the shareholders.
- (v) These are borrowings in Vietnamese Dong with a credit limit of VND800,000,000,000, which are due for repayment within 36 month 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.
- (vi) 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 December 2019, the Group had the outstanding balance of VND317,625,000,000 which bears an interest rate of 10.47% per annum. These borrowings are secured by a real estate in District 1, Ho Chi Minh City.
- (vii) These are borrowings in Vietnamese Dong with a credit limit of VND232,000,000,000 for a term of 60 months and the grace period is 12 months since the drawdown date. The principal is 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).
- (viii) These are borrowings with a credit facility of USD20,000,000 and VND700,000,000 to No Va Land Investment Group Corporation, including 2 borrowings as follows:
 - 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 a 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 is 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) at Ho Chi Minh City Housing Development Joint Stock Commercial Bank plus a 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.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (ix) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 borrowings as follows:
- 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 December 2019, these borrowings were disbursed partially by USD149,000,000. These borrowings are secured by a project in District 2, Ho Chi Minh City.
 - The borrowings in Vietnamese Dong from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City 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.
- (x) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 borrowings as follows:
- 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. Until 31 December 2019, these borrowings were 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% per annum. These borrowings are secured by deposit contracts at the bank.
- (xi) 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 December 2019, the Group had outstanding balance of VND1,505,000,000,000. The interest rate is applied at the bank's interest rate of the thirteen-month saving deposit to individuals (paid in arrears) plus a margin of 4.0% per annum. These borrowings are secured by the contributed capital of the Group's subsidiary, real estates and property rights of a project in Long Hung Commune, Bien Hoa City, Dong Nai Province.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (xii) 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 December 2019, the outstanding balance is VND1,157,000,000,000. The loan bears an interest rate at 11.3% per annum and the 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 loans are 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.
- (xiii) 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 rate of 3-month LIBOR plus a margin of 5.5% per annum and the borrowing in Vietnamese Dong is bearing an interest rate 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.
- (xiv) 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. These loans bear 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 at 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.
- (xv) 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 Orient Commercial Joint Stock Bank 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.
- (xvi) These are borrowings in Vietnamese Dong with a credit limit of VND3,400,000,000,000, which are due for repayment within forty-eight (48) months duration since the first drawdown on 3 August 2016. The interest rates of these borrowings are equal to basic interest rate plus a margin of 4% per annum. These borrowings are secured by the total value of assets formed in the future of Binh Khanh Project. Until 31 December 2019, these borrowings were early repaid.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(**) Details of issued bonds are:**

	31.12.2019 VND	31.12.2018 VND
Short-term		
Bonds issued at par		
Tien Phong Commercial Joint Stock Bank (i)	800,000,000,000	-
Military Commercial Joint Stock Bank - North Sai Gon Branch (viii)	570,900,000,000	-
MB Securities Joint Stock Company (ii)	400,000,000,000	-
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (iii)	200,000,000,000	-
Bao Viet Group (iv)	200,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (v)	146,000,000,000	295,000,000,000
VietinBank Insurance Joint Stock Company (vi)	100,000,000,000	100,000,000,000
VietinBank Gold & Jewellery Company Limited (vi)	100,000,000,000	100,000,000,000
Tien Phong Commercial Joint Stock Bank (xii)	60,000,000,000	-
Vietnam Technological and Commercial Joint Stock Bank	-	1,500,000,000,000
Indovina Bank Limited	-	1,050,000,000,000
Techcom Securities Limited Company	-	750,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch	-	500,000,000,000
MB Securities Joint Stock Company	-	400,000,000,000
IB Securities Limited Company	-	346,840,000,000
	<u>2,576,900,000,000</u>	<u>5,041,840,000,000</u>
	31.12.2019 VND	31.12.2018 VND
Long-term		
Bonds issued at par		
The Bank of New York Mellon, London Branch (vii)	5,549,580,000,000	5,555,555,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (viii)	1,159,100,000,000	1,000,000,000,000
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (iii)	1,100,000,000,000	-
Tien Phong Commercial Joint Stock Bank (i)	700,000,000,000	1,500,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (ix)	600,000,000,000	-
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (x)	500,000,000,000	-
MB Securities Joint Stock Company (xi)	410,000,000,000	-
Tien Phong Commercial Joint Stock Bank (xii)	140,000,000,000	-
Agribank Securities Joint Stock Company (xiii)	200,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (v)	-	146,000,000,000
Military Commercial Joint Stock Bank (xiv)	-	400,000,000,000
Bao Viet Group (iv)	-	200,000,000,000
	<u>10,358,680,000,000</u>	<u>8,801,555,000,000</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(**) Details of issued bonds are: (continued)**

- (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: par value of VND500,000,000,000 with a term of eighteen (18) months, maturing in 2020.
- Bond B: par value of VND300,000,000,000 with a term of twenty four (24) months, maturing in 2020.
- Bond C: par value of VND700,000,000,000 with a term of thirty six (36) months, maturing in 2021.

The interest rate of these bonds is 10.5% per annum for the first period. The interest period is three (3) months. The interest rate applied for the remaining period will be defined at a rate of the twelve-month saving deposits in Vietnamese Dong from individuals (paid in arrears) of 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 the total par value of VND400,000,000,000, with VND200,000,000,000 maturing in March 2020 and VND200,000,000,000 maturing in May 2020, Bonds maturing in March 2020 bears a fixed interest rate of 10.8% per annum. Bonds maturing in May 2020 bears an interest rate of 11% per annum for the first period. The interest period is six (6) months. The interest rate will be adjusted for every six (6) months for the remaining period and will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by the average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders.

- (iii) 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.

- (iv) Bonds issued at par value in Vietnamese Dong to Bao Viet Group, maturing on 20 January 2020, bearing an interest rate of 10.4% per annum for the first interest period. The interest rate applied for the remaining period will be adjusted every twelve (12) months and defined as a reference rate plus 2.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by Ho Chi Minh City branches of four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Vietnam Bank for Agriculture and Rural Development. These bonds are secured by shares of the Company owned by shareholders.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(**) Details of issued bonds are: (continued)**

- (v) 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 December 2019, the Company repurchased total VND590,000,000,000 of par value, the remaining balance of bonds is VND146,000,000,000. 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.
- (vi) 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.
- (vii) 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 December 2019, the Group repurchased USD1,000,000 of par value, the remaining balance of bonds is USD239,000,000.
- (viii) 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.
- (ix) 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.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(**) Details of issued bonds are: (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 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.
- (xiii) 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.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(**) Details of issued bonds are: (continued)**

- (xiv) Bonds issued at par value in Vietnamese Dong to Military Joint Stock Commercial Bank – North Sai Gon Branch ("MB"). The package of bonds with a par value of VND400,000,000,000 has the last maturity in 2021, bearing an interest rate of 10.0% per annum for the first year. The interest rate applied for the remaining period will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders, the collateral assets including assets of The 21st Century International Development Company Limited relating to Lakeview City project, part of shares owned by the Company in subsidiary. Until 31 December 2019, these bonds were repurchased.

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

	31.12.2019	31.12.2018
	VND	VND
Short-term borrowings		
GPI3 Co., Ltd (i)	1,392,000,000,000	-
Nova Homes Trading Joint Stock Company (iv)	1,046,300,000,000	1,563,454,440,896
Credit Suisse AG- Singapore Branch (ii)	667,859,500,000	286,225,500,000
Crane Investment .Ltd (ii)	337,953,000,000	144,837,000,000
Credit Suisse AG- Singapore Branch		- 1,627,150,000,000
GW Supernova Pte. Ltd. (v)		- 1,162,250,000,000
Others (iv)	287,120,000,000	49,300,000,000
	<u>3,731,232,500,000</u>	<u>4,833,216,940,896</u>
Long-term borrowings		
Credit Suisse AG, Singapore Branch (iii)	1,393,200,000,000	-
Credit Suisse AG, Singapore Branch (ii)	954,085,000,000	1,621,944,500,000
Crane Investment Ltd. (ii)	482,790,000,000	820,743,000,000
GW Supernova Pte.Ltd. (v)	464,400,000,000	-
GPI3 Co., Ltd (i)		- 1,392,000,000,000
	<u>3,294,475,000,000</u>	<u>3,834,687,500,000</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)**(***) Details for the balances of third parties were as follows: (continued)**

- (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 mature 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 December 2019, 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 December 2019, these borrowings were repaid by USD18,750,000.
- (iii) 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 December 2019, an amount of USD60,000,000 was disbursed partially.
- (iv) These are borrowings in Vietnamese Dong, maturing in 5 months, bearing interest at the rate from 5.0% per annum to 5.5% per annum and are unsecured.
- (v) These borrowings are 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. These borrowings bear 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 December 2019, the borrowing of USD30,000,000 were settled.

25 PROVISION FOR LONG-TERM LIABILITIES

This balance represents the provision for warranty of properties that have been sold to customers.

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

	31.12.2019		31.12.2018	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	969,540,797	-	930,446,674	6,830,000
Number of shares issued	969,540,797	-	930,446,674	6,830,000
Number of existing shares in circulation	969,540,797	-	930,446,674	6,830,000

(b) Movement of share capital

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

Par value per share: VND10,000.

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27 MOVEMENTS IN OWNERS' EQUITY

	Ordinary shares VND	Preference shares VND	Share premium VND	Post-tax undistributed earnings VND	Non-controlling interests VND	Total VND
As at 1 January 2018 (Restated)	6,428,287,880,000	68,300,000,000	3,206,830,905,400	2,409,303,626,710	641,462,196,970	12,754,184,609,080
Issuance of ordinary shares for ESOP	98,099,620,000	-	-	-	-	98,099,620,000
Bonus shares issued from share premium	2,023,171,780,000	-	(2,023,171,780,000)	-	-	-
Issuance of ordinary shares	525,000,000,000	-	2,793,725,115,626	-	-	3,318,725,115,626
Issuance of ordinary shares for converting bonds	3,207,460,000	-	19,565,540,000	-	-	22,773,000,000
Issuance of ordinary shares for ESOP 2018	226,700,000,000	-	(110,000,000)	-	-	226,590,000,000
Net profit for the year	-	-	-	3,238,878,304,013	40,070,983,473	3,278,949,287,486
Dividends paid	-	-	-	(20,490,000,000)	(12,908,761,912)	(33,398,761,912)
New acquisition and establishment of subsidiaries	-	-	-	-	453,995,837,235	453,995,837,235
Change in ownership of subsidiaries	-	-	-	(8,993,760,894)	(141,125,256,414)	(150,119,017,308)
As at 31 December 2018 (Restated)	9,304,466,740,000	68,300,000,000	3,996,839,781,026	5,618,698,169,829	981,494,999,352	19,969,799,690,207
Issuance of ordinary shares for ESOP 2019 (i)	186,041,230,000	-	-	-	-	186,041,230,000
Issuance of ordinary shares for converting preference shares (ii)	204,900,000,000	(68,300,000,000)	(136,600,000,000)	-	-	(50,000,000)
Share issuance costs	-	-	(50,000,000)	-	-	-
Net profit for the year	-	-	-	3,431,331,162,442	(44,009,060,531)	3,387,322,101,911
Dividends paid	-	-	-	(21,076,808,219)	(19,719,873,178)	(40,796,681,397)
New acquisition and establishment of subsidiaries	-	-	-	-	1,328,995,600,196	1,328,995,600,196
Change in ownership of subsidiaries	-	-	-	(306,123,803,463)	(64,114,305,607)	(370,238,109,070)
As at 31 December 2019	9,695,407,970,000	-	3,860,189,781,026	8,722,828,720,589	2,182,647,360,232	24,461,073,831,847

27 MOVEMENTS IN OWNERS' EQUITY (continued)

- (i) According to the Resolution No. 12/2019-NQ.DHDCD-NVLG dated 26 April 2019 of the General Meeting of Shareholders and the Resolution No. 54/2019-NQ.HDQT-NVLG dated 17 October 2019, the Board of Directors approved the issuance of Shares under the Employee Stock Ownership Plan ("ESOP") with the maximum number of 18,608,933 shares. In 2019, the Company completed the issue of 18,604,123 ordinary shares to employees at par value of VND10,000 per share under the Resolution No. 70/2019-NQ.HDQT-NVLG. As the issuing price is equal to par value of VND10,000 per share, total value of issued share was recorded as the share capital.
- (ii) According to the Resolution No. 71/2019-NQ.HDQT-NVLG dated 3 December 2019, the Board of Directors has approved the issuance of ordinary shares to convert the dividend preference shares at a ratio of 1:3 (1 dividend preference share will receive 3 ordinary shares). In 2019, the Company completed the conversion of 6,830,000 preference shares into 20,490,000 ordinary shares for the preference shareholders.

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

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare fund by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares repurchased by the Company and held as treasury shares. The details were as follows:

	2019	2018 (Restated)
Net profit attributable to shareholders (VND)	3,431,331,162,442	3,238,878,304,013
Dividend on preference shares (VND)	(21,076,808,219)	(20,490,000,000)
Profit calculation of basic earnings per share (VND)	<u>3,410,254,354,223</u>	<u>3,218,388,304,013</u>
Weighted average number of ordinary shares in issue (shares)	952,771,601	887,112,850
Mandatorily convertible shares (shares)	-	20,490,000
Weighted average number of ordinary share including mandatorily convertible shares (shares)	<u>952,771,601</u>	<u>907,602,850</u>
Basic earnings per share (VND)	<u>3,579</u>	<u>3,546</u>

28 EARNINGS PER SHARE (continued)**(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.

	2019	2018 (Restated)
Net profit attributable to shareholders (VND)	3,431,331,162,442	3,238,878,304,013
Dividend on preference shares (VND)	(21,076,808,219)	(20,490,000,000)
Adjustment (VND) (*)	276,046,535,969	129,145,431,230
Profit calculation of diluted earnings per share (VND)	<u>3,686,300,890,192</u>	<u>3,347,533,735,243</u>
Weighted average number of ordinary shares in issue (shares)	952,771,601	887,112,850
Mandatorily convertible shares (shares)	-	20,490,000
Potential shares (shares) (*)	90,712,450	76,658,408
Weighted average number of ordinary shares including potential shares (shares)	<u>1,043,484,051</u>	<u>984,261,258</u>
Diluted earnings per share (VND)	<u>3,533</u>	<u>3,401</u>

(*) 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.

These are the adjustments of net profit attributable to shareholders corresponding with the adjustments of potential shares with assumption they will be converted in the future from convertible bonds.

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

	2019	2018
Foreign currencies (USD)	<u>15,465,950</u>	<u>132,996,989</u>

(b) Operating lease assets

The future minimum lease receipts under non-cancellable operating leases were presented in Note 42.

30 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	2019 VND	2018 VND (Restated)
Revenue from sales of goods and rendering of services		
Revenue from sales of real estates	10,131,286,857,382	15,208,973,643,057
Rendering of services for corporate management, project development and sales consultancy	686,543,413,433	270,405,836,179
Revenue from leasing properties	145,750,926,845	93,784,549,745
Others	62,651,799,893	62,140,083,712
	<u>11,026,232,997,553</u>	<u>15,635,304,112,693</u>
Sales deductions		
Trade discounts	(64,977,626,473)	(129,481,199,377)
Sales rebates	(1,378,181,818)	-
Sales returns	(28,894,077,342)	(215,546,180,923)
	<u>(95,249,885,633)</u>	<u>(345,027,380,300)</u>
Net revenue from sales of goods and rendering of services		
Net revenue from sales of real estates	10,036,036,971,749	14,863,946,262,757
Net revenue from rendering of services for corporate management, project development and sales consultancy	686,543,413,433	270,405,836,179
Net revenue from leasing properties	145,750,926,845	93,784,549,745
Others	62,651,799,893	62,140,083,712
	<u>10,930,983,111,920</u>	<u>15,290,276,732,393</u>

31 COST OF GOODS SOLD AND SERVICES RENDERED

	2019 VND	2018 VND (Restated)
Cost of real estates sold	7,056,259,636,988	9,795,542,246,989
Cost of rendering of services for corporate management, project development and sales consultancy	555,260,697,725	190,683,761,578
Cost of leasing properties	84,844,148,120	66,485,446,940
Others	82,960,695,243	79,588,930,207
	<u>7,779,325,178,076</u>	<u>10,132,300,385,714</u>

32 FINANCIAL INCOME

	2019 VND	2018 VND (Restated)
Revaluation of investments at each business combination stage (*)	460,281,890,852	803,210,831,450
Interest income from deposits at banks	265,587,601,766	214,170,315,597
Gain from divestment of subsidiaries (**)	214,601,984,325	61,630,398,838
Interest income from lending	46,470,491,854	82,178,294,689
Foreign exchange gains	36,015,567,528	2,808,935,427
Interest income from co-operation contracts	372,602,740	64,553,619,208
Interest income from late payment	694,003,345	64,998,281,511
Others	3,184,278,964	3,056,017,213
	<u>1,027,208,421,374</u>	<u>1,296,606,693,933</u>

(*) This income was earned from the revaluation of the initial investment of the Group in Dat Viet Development Joint Stock Company, Long Hung Phat Consulting Company Limited, Van Phat Investment Development Real Estate Joint Stock Company at the acquisition date (Note 3.1).

(**) This is the gain from disposal of No Va Land Company Limited (Note 3.2)

33 FINANCIAL EXPENSES

	2019 VND	2018 VND (Restated)
Interest expenses	1,145,609,766,192	1,383,337,897,930
Borrowing related costs (*)	558,194,907,075	209,316,830,346
Expenses on cross currency swap contracts	166,652,685,235	43,611,441,769
Interest expenses on investment co-operation contracts	123,121,422,247	66,424,277,992
Cost of issuing bonds	41,082,232,900	60,395,142,297
Foreign exchange losses	40,209,102,733	157,630,916,852
Payment discount	-	4,101,055,850
Others	9,944,363,842	7,618,496,526
	<u>2,084,814,480,224</u>	<u>1,932,436,059,562</u>

(*) Borrowing related costs included mostly the cost related to repurchasing conversion loan (Note 24) and borrowing arrangement fee.

34 SHARE OF PROFIT FROM ASSOCIATES

For the year ended 31 December 2018, share of profit from associates included VND1,311,089,626,408 which is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in Thai Binh Real Estate Trading Joint Stock Company and Dat Viet Development Joint Stock Company.

For the year ended 31 December 2019, there was no share of profit from associates arising from the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment.

35 SELLING EXPENSES

	2019 VND	2018 VND
Staff costs	22,724,795,329	29,079,769,779
Material and package costs	10,650,000	79,851,600
Tools and supplies	45,335,080	1,720,366,776
Depreciation and amortisation	4,275,111,791	1,366,951,618
Outside services expenses	201,651,983,874	236,580,019,305
Other expenses	66,161,206,425	155,390,350,048
	<u>294,869,082,499</u>	<u>424,217,309,126</u>

36 GENERAL AND ADMINISTRATION EXPENSES

	2019 VND	2018 VND (Restated)
Staff costs	63,919,829,149	53,490,433,210
Tools and supplies	1,428,465,492	345,452,957
Stationary expenses	3,616,299,216	1,489,777,297
Depreciation and amortisation	13,425,693,396	5,806,083,380
Tax and other fees	6,603,231,960	2,623,320,186
Provisions	2,229,746,091	2,530,435,437
Outside services expenses	173,979,970,633	124,390,485,535
Other expenses	112,292,425,998	126,033,029,767
Goodwill allocation (Note 17)	819,723,509,670	411,105,322,179
	<u>1,197,219,171,605</u>	<u>727,814,339,948</u>

37 OTHER INCOME AND OTHER EXPENSES

	2019 VND	2018 VND (Restated)
Other income		
Gain on bargain purchase (*)	3,684,174,254,384	-
Fines received on contract violation	155,721,996,209	65,880,231,420
Income from sales of tools and scrap	184,718,636	1,187,240,505
Net gains on disposal of fixed assets	-	598,603,810
Others	7,053,775,969	3,553,725,270
	<u>3,847,134,745,198</u>	<u>71,219,801,005</u>
Other expenses		
Fines paid on contract violation	156,129,392,640	56,010,884,822
Net losses on disposal of fixed assets	3,189,421,674	15,189,551,130
Others	7,965,091,434	3,281,103,998
	<u>167,283,905,748</u>	<u>74,481,539,950</u>

(*) For the year ended 31 December 2019, gain on bargain purchase is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in Huynh Gia Huy; group of companies 38 Real Estate, Hoa Thang and Thu Minh Nguyen; group of companies Khanh An and Carava Resort; group of companies Van Phat and Forest City; group of companies Ngoc Uyen, Bao Phuc, Nova Lexington, KM and Delta Valley; group of companies Thuan Phat and Cuu Long (Note 3.1).

38 BUSINESS INCOME TAX ("BIT")**(a) Deferred BIT**

Deferred BIT 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 BIT relate to the same taxation authority.

Movements in deferred BIT are as follows:

	2019 VND	2018 VND
Deferred BIT assets	69,958,310,238	115,761,289,160
Deferred BIT liabilities	(2,298,846,949,689)	(1,263,436,653,583)
Beginning of year	(2,228,888,639,451)	(1,147,675,364,423)
Income statement charged (Note 38(b))	(192,385,441,843)	(420,493,495,532)
Impact of business combination during the year (*)	(3,757,727,455,735)	(660,719,779,496)
End of year	<u>(6,179,001,537,029)</u>	<u>(2,228,888,639,451)</u>
In which:		
Deferred BIT assets	76,536,421,869	69,958,310,238
Deferred BIT liabilities	<u>(6,255,537,958,898)</u>	<u>(2,298,846,949,689)</u>

38 BIT (continued)**(a) Deferred BIT (continued)**

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

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

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

Deferred BIT 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.

The Group's tax losses can be carried forward to offset against future taxable profit for a maximum period of no more than five consecutive years from the year right after the year in which the loss was incurred. The actual amount of tax losses that can be carried forward is subject to review and approval of the tax authorities and may be different from the figures presented. The estimated amount of tax losses available for offset against the Group's future taxable profit are:

Year of tax loss	Loss carried forward VND
2015	88,763,066,258
2016	304,593,365,848
2017 (*)	2,497,913,009,927
2018 (*)	2,762,667,803,917
2019 (*)	3,450,134,645,609

(*) As at the issuance date of these separate financial statements, the tax loss is not taken to account for the impact of Decree No. 20/2017/ND-CP dated 27 February 2017 because this degree is on draft.

The Group did not recognise deferred income tax assets relating to the above tax losses carried forward, as the realisation of the related tax benefit through future taxable profit currently cannot be assessed as probable.

38 BIT (continued)**(b) BIT**

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

	2019 VND	2018 VND
Net accounting profit before tax	4,272,235,676,472	4,685,614,310,237
Tax calculated at a rate of 20%	854,447,135,294	937,122,862,047
Effect of:		
Goodwill allocation	163,944,701,934	82,221,064,436
Expenses not deductible for tax purposes	9,055,649,681	8,911,014,815
Income not subject to tax	-	(780,912,000)
Tax losses utilisation	(16,607,252,646)	(45,801,020,818)
Tax loss for which deferred tax asset is not recognised	606,214,484,847	424,151,803,703
Difference on gain from transfers of subsidiaries	89,168,478,764	(292,488,368)
Gain from revaluation of previous investments at the date of control of subsidiaries	(89,098,889,973)	-
Share of profit from associates	1,867,585,071	(1,534,218,160)
Gain from subsidiaries acquisitions	(736,834,850,877)	(174,822,805)
Adjustments for business income tax of previous years	2,756,532,466	2,841,739,901
BIT charge (*)	884,913,574,561	1,406,665,022,751
Charged to consolidated income statement:		
BIT - current	692,528,132,718	986,171,527,219
BIT - deferred (Note 38(a))	192,385,441,843	420,493,495,532
	884,913,574,561	1,406,665,022,751

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

39 COSTS OF OPERATIONS BY FACTOR

Costs of operation by factor represent all costs incurred during the year, excluding cost of merchandises for trading activities. The details are as follows:

	2019 VND	2018 VND (Restated)
Real estate development costs	33,622,732,922,002	15,766,639,285,450
Labour costs	820,865,284,212	673,783,996,538
Outside services expenses	525,055,503,514	474,497,283,986
Depreciation, amortisation and goodwill allocation	933,751,735,629	481,127,522,226
Other expenses	190,157,614,171	287,682,148,631
	<u>36,092,563,059,528</u>	<u>17,683,730,236,831</u>

40 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE CONSOLIDATED CASH FLOW STATEMENT**(a) Significant non-cash transactions affect of cash flow statement**

	2019 VND	2018 VND
Bonus shares issued from share premium	-	2,023,171,780,000
Issuance of ordinary shares for converting debts	-	22,773,000,000
	<u>-</u>	<u>22,773,000,000</u>

(b) Amount of borrowings actually drawn down during the year

	2019 VND	2018 VND (Restated)
Proceeds from borrowings following normal borrowing contracts	16,579,388,731,867	13,151,307,736,734
Issuing bonds	3,881,023,998,097	9,001,741,752,275
	<u>20,460,412,729,964</u>	<u>22,153,049,489,009</u>

(c) Amount of borrowings actually repaid during the year

	2019 VND	2018 VND (Restated)
Repayments of borrowings under normal borrowing contracts	(10,708,355,525,803)	(11,746,863,168,477)
Repayments of bonds	(5,441,840,000,000)	(3,025,000,000,000)
	<u>(16,150,195,525,803)</u>	<u>(14,771,863,168,477)</u>

41 RELATED PARTY DISCLOSURES

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

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

(a) Related party transactions

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

	2019 VND	2018 VND (Restated)
i) Purchase of services		
Ben Thanh Housing Service and Development Joint Stock Company	40,563,316,278	55,056,246,652
ii) Interest on lending		
Sai Gon Electronics and Industrial Service Joint Stock Company	805,628,445	-
Thanh My Loi Joint Stock Company	6,054,738,414	5,181,762,538
Saigon Golf Company Limited	1,142,493,151	-
	8,002,860,010	5,181,762,538
iii) Interest expense		
Thai Binh Real Estate Trading Joint Stock Company (*)	-	5,032,465,753
Saigon Golf Company Limited	1,968,520,822	-
	1,968,520,822	5,032,465,753
iv) Other expense		
Saigon Golf Company Limited	2,398,134,247	-
v) Compensation of key management		
Gross salaries and other benefits	21,405,636,681	23,726,625,300

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

	31.12.2019 VND	31.12.2018 VND (Restated)
<i>i) Short-term trade account receivables (Note 6)</i>		
NSQ Investment Development Joint Stock Company	30,410,645,644	40,024,130,644
Ben Thanh Housing Service and Development Joint Stock Company	4,988,815,626	149,745,844
	<u>35,399,461,270</u>	<u>40,173,876,488</u>
<i>ii) Short-term lendings (Note 8)</i>		
Thanh My Loi Joint Stock Company	49,629,003,300	49,629,003,300
Saigon Golf Company Limited	223,000,000,000	-
Sai Gon Electronics and Industrial Service Joint Stock Company	-	7,520,000,000
	<u>272,629,003,300</u>	<u>57,149,003,300</u>
<i>iii) Other short-term receivables (Note 9(a))</i>		
Saigon Golf Company Limited	389,702,493,151	388,560,000,000
Ben Thanh Housing Service and Development Joint Stock Company	36,821,810,338	38,324,741,374
Sai Gon Electronics and Industrial Service Joint Stock Company	15,000,000,000	26,740,105,439
Thanh My Loi Joint Stock Company	12,517,152,804	6,462,414,402
	<u>454,041,456,293</u>	<u>460,087,261,215</u>
<i>iv) Other long-term receivables (Note 9(b))</i>		
Ben Thanh Housing Service and Development Joint Stock Company	5,682,317,455	5,682,317,455
Dat Viet Development Joint Stock Company (*)	-	46,000,000,000
	<u>5,682,317,455</u>	<u>51,682,317,455</u>

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

	31.12.2019 VND	31.12.2018 VND (Restated)
v) Short-term trade accounts payable (Note 18)		
Ben Thanh Housing Service and Development Joint Stock Company	316,457,900	489,425,295
vi) Short-term accrued expenses (Note 22)		
Saigon Golf Company Limited	1,968,520,822	-
vii) Borrowings (Note 24)		
Saigon Golf Company Limited	384,230,000,000	-

(*) During the year ended and as at 31 December 2019, these companies became the Group's subsidiaries and were consolidated in the consolidated financial statement of the Group.

42 COMMITMENTS UNDER OPERATING LEASES

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

	Office rental	
	2019 VND	2018 VND (Restated)
Within one year	70,712,545,970	31,642,142,336
From one to five years	127,176,250,710	52,541,621,124
Over five years	295,203,538,968	268,351,209,756
Total minimum payments	493,092,335,648	352,534,973,216

43 CAPITAL COMMITMENTS

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

	2019 VND	2018 VND (Restated)
Construction cost of projects	3,521,454,232,828	3,388,907,840,847

44 SEGMENT REPORTING*Business activity segments:*

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

Geographical segments:

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

45 COMPARATIVE FIGURES

As disclosed on the notes to the Group's consolidated financial statements in the previous periods, on 26 November 2018, Thanh Nhon Real Estate Joint Stock Company ("Thanh Nhon Real Estate") and Saigontourist Holding Company ("Saigon Tourist") signed the agreement to cancel the Capital transfer contract at Saigon Golf Company Limited ("Saigon Golf") which was signed on 3 March 2017 and completed the transfer in 2017. According to this Cancellation agreement, the parties agreed to return to each other all that had been received from the other, the parties will coordinate to carry out the procedures for amending the Charter and Business registration certificate of Saigon Golf, and Saigon Tourist will appoint a representative of the capital contribution at Saigon Golf.

On 9 January 2019, Saigon Tourist has refunded to Thanh Nhon Real Estate the capital transfer with the amount of VND645,444,132,075. On 26 June 2019, Saigon Tourist has appointed a representative of the capital contribution at Saigon Golf according to the Cancellation agreement. Following procedures of this Cancellation agreement are continuing to be performed. As at the date of these consolidated financial statements, based on the content and progress of the Cancellation agreement, The Board of Management assessed and decided that the capital transfer transaction and the accounting treatment of Saigon Golf business combination carried out in 2017 were canceled. Accordingly, the Board of Management decided to retrospectively adjust the consolidated financial statements of 2017 and 2018 in order to not consolidate Saigon Golf because it was not a subsidiary, but was identified as an associate, therefore, was presented under the equity method on the Group's consolidated financial statements of 2017 and 2018.

45 COMPARATIVE FIGURES (continued)

Details of the restatement are as follows:

CONSOLIDATED BALANCE SHEET

Code	ASSETS	As at 31 December 2018		
		As previously reported VND	Restatements VND	As restated VND
100	CURRENT ASSETS	50,860,944,465,153	(779,922,884,784)	50,081,021,580,369
110	Cash and cash equivalents	12,326,942,295,680	(11,771,532,069)	12,315,170,763,611
111	Cash	7,595,717,278,814	(11,771,532,069)	7,583,945,746,745
130	Short-term receivables	4,665,352,597,458	956,177,038,693	5,621,529,636,151
132	Short-term prepayments to suppliers	1,501,273,791,900	(77,827,093,382)	1,423,446,698,518
136	Other short-term receivables	1,984,653,214,476	1,034,004,132,075	3,018,657,346,551
140	Inventories	32,826,041,845,846	(1,703,154,697,304)	31,122,887,148,542
141	Inventories	32,833,620,893,772	(1,703,154,697,304)	31,130,466,196,468
150	Other current assets	946,915,920,290	(21,173,694,104)	925,742,226,186
151	Short-term prepaid expenses	133,941,405,843	(40,622,224)	133,900,783,619
152	Value Added Tax to be reclaimed	726,686,085,221	(20,972,367,906)	705,713,717,315
153	Other taxes receivable	86,288,429,226	(160,703,974)	86,127,725,252
200	LONG-TERM ASSETS	19,051,268,698,390	(10,163,333,578)	19,041,105,364,812
220	Fixed assets	787,142,924,879	(31,292,491,991)	755,850,432,888
221	Tangible fixed assets	705,600,012,062	(31,292,491,991)	674,307,520,071
222	Historical cost	875,356,758,139	(36,730,779,150)	838,625,978,989
223	Accumulated depreciation	(169,756,746,077)	5,438,287,159	(164,318,458,918)
227	Intangible fixed assets	81,542,912,817	-	81,542,912,817
228	Historical cost	91,934,799,597	(120,000,000)	91,814,799,597
229	Accumulated amortisation	(10,391,886,780)	120,000,000	(10,271,886,780)
250	Long-term investments	7,556,238,420,121	146,665,352,356	7,702,903,772,477
252	Investments in associates, joint ventures	7,548,298,670,121	146,665,352,356	7,694,964,022,477
260	Other long-term assets	6,965,518,571,578	(125,536,193,943)	6,839,982,377,635
262	Deferred income tax assets	70,055,011,414	(96,701,176)	69,958,310,238
269	Goodwill	6,481,348,532,606	(125,439,492,767)	6,355,909,039,839
270	TOTAL ASSETS	69,912,213,163,543	(790,086,218,362)	69,122,126,945,181

45 COMPARATIVE FIGURES (continued)

CONSOLIDATED BALANCE SHEET
(continued)

Code	RESOURCES	As at 31 December 2018		
		As previously reported VND	Restatements VND	As restated VND
300	LIABILITIES	49,452,086,677,765	(299,759,422,791)	49,152,327,254,974
310	Short-term liabilities	27,969,394,567,002	25,748,855,571	27,995,143,422,573
311	Short-term trade accounts payable	2,523,012,259,596	(4,875,582,089)	2,518,136,677,507
315	Short-term accrued expenses	2,711,170,532,425	(1,373,128,640)	2,709,797,403,785
319	Other short-term payables	2,711,456,498,429	31,997,566,300	2,743,454,064,729
330	Long-term liabilities	21,482,692,110,763	(325,508,278,362)	21,157,183,832,401
337	Other long-term payables	2,495,831,870,100	72,760,000,000	2,568,591,870,100
341	Deferred income tax liabilities	2,697,115,228,051	(398,268,278,362)	2,298,846,949,689
400	OWNERS' EQUITY	20,460,126,485,778	(490,326,795,571)	19,969,799,690,207
410	Capital and reserves	20,460,126,485,778	(490,326,795,571)	19,969,799,690,207
421	Undistributed earnings	6,107,694,627,582	(488,996,457,753)	5,618,698,169,829
421a	- Undistributed post-tax profits of previous years	2,886,728,106,652	(497,914,479,942)	2,388,813,626,710
421b	- Post-tax profit of current year	3,220,966,520,930	8,918,022,189	3,229,884,543,119
429	Non-controlling interests	982,825,337,170	(1,330,337,818)	981,494,999,352
440	TOTAL RESOURCES	69,912,213,163,543	(790,086,218,362)	69,122,126,945,181

45 COMPARATIVE FIGURES (continued)

CONSOLIDATED INCOME STATEMENT

		For the year ended 31 December 2018		
Code		As previously reported VND	Restatements VND	As restated VND
01	Revenue from sales of goods and rendering of services	15,635,421,288,785	(117,176,092)	15,635,304,112,693
10	Net revenue from sales of goods and rendering of services	15,290,393,908,485	(117,176,092)	15,290,276,732,393
11	Cost of goods sold and services rendered	(10,132,440,436,138)	140,050,424	(10,132,300,385,714)
20	Gross profit from sales of goods and rendering of services	5,157,953,472,347	22,874,332	5,157,976,346,679
21	Financial income	1,296,684,713,154	(78,019,221)	1,296,606,693,933
22	Financial expenses	(1,930,195,994,193)	(2,240,065,369)	(1,932,436,059,562)
23	- Including: Interest expense	(1,381,414,621,001)	(1,923,276,929)	(1,383,337,897,930)
24	Share of profit from associates	1,322,274,553,324	(3,513,836,118)	1,318,760,717,206
26	General and administration expenses	(743,726,773,586)	15,912,433,638	(727,814,339,948)
30	Net operating profit	4,678,772,661,920	10,103,387,262	4,688,876,049,182
31	Other income	71,083,646,568	136,154,437	71,219,801,005
40	Net other expenses	(3,397,893,382)	136,154,437	(3,261,738,945)
50	Net accounting profit before tax	4,675,374,768,538	10,239,541,699	4,685,614,310,237
52	Business income tax - deferred	(422,133,052,602)	1,639,557,070	(420,493,495,532)
60	Net profit after tax	3,267,070,188,717	11,879,098,769	3,278,949,287,486
Attributable to:				
61	Owners of the parent company	3,227,004,714,155	11,873,589,858	3,238,878,304,013
62	Non-controlling interests	40,065,474,562	5,508,911	40,070,983,473
70	Basic earnings per share	3,533	13	3,546
71	Diluted earnings per share	3,389	12	3,401

45 COMPARATIVE FIGURES (continued)

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

		For the year ended 31 December 2018		
Code		As previously reported VND	Restatements VND	As restated VND
CASH FLOWS FROM OPERATING ACTIVITIES				
01	Net profit before tax	4,675,374,768,538	10,239,541,699	4,685,614,310,237
	Adjustments for:			
02	Depreciation, amortisation, goodwill allocation and gain on bargain purchase	517,049,317,948	(20,176,035,165)	496,873,282,783
05	Profits from investing activities	(2,468,804,185,787)	3,444,575,327	(2,465,359,610,460)
06	Interest expense and bond issuance costs	1,441,738,182,823	1,994,857,404	1,443,733,040,227
08	Operating profit before changes in working capital	4,313,213,191,976	(4,497,060,735)	4,308,716,131,241
09	Decrease in receivables	2,824,622,148,839	(87,601,726,366)	2,737,020,422,473
10	Decrease in inventories	127,667,292,027	42,891,925,718	170,559,217,745
11	Increase in payables	(4,315,181,771,102)	48,546,817,786	(4,266,634,953,316)
12	Decrease in prepaid expenses	65,320,845,837	30,569,135	65,351,414,972
14	Interest paid	(1,793,288,879,653)	56,418,082	(1,793,232,461,571)
20	Net cash inflows from operating activities	575,268,253,692	(573,056,380)	574,695,197,312
CASH FLOWS FROM INVESTING ACTIVITIES				
21	Purchases of fixed assets and other long-term assets	(170,699,012,647)	301,017,739	(170,397,994,908)
27	Dividends and Interest received	364,661,390,314	(78,019,221)	364,583,371,093
30	Net cash outflows from investing activities	5,861,344,223,355)	222,998,518	(5,861,121,224,837)
CASH FLOWS FROM FINANCING ACTIVITIES				
33	Proceeds from borrowings	22,160,749,489,009	(7,700,000,000)	22,153,049,489,009
34	Repayments of borrowings	(14,779,563,168,477)	7,700,000,000	(14,771,863,168,477)
50	Net increase in cash and cash equivalents	5,676,501,642,583	(350,057,862)	5,676,151,584,721
60	Cash and cash equivalents at beginning of year	6,650,160,994,741	(11,421,474,207)	6,638,739,520,534
70	Cash and cash equivalents at end of year	12,326,942,295,680	(11,771,532,069)	12,315,170,763,611

46 EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

Utilise shares of No Va Land Investment Joint Stock Company (a subsidiary) to secure financial liabilities

According to the Decision No. 01/2020-NQ.HDQT-NVLG dated 22 January 2020, the Board of Directors approved for the Company utilising 11,833,000 shares of No Va Land Investment Joint Stock Company to secure for bonds with total maximum value of VND1,950 billions issued by No Va Land Investment Joint Stock Company to Military Commercial Joint Stock Bank – North Saigon Branch.

The consolidated financial statements were approved by the Board of Management on 24 February 2020



Nguyen Ngoc Bang
Preparer



Tran Thi Thanh Van
Chief Accountant



Bui Xuan Huy
General Director