

NO VA LAND INVESTMENT GROUP CORPORATION

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

NO VA LAND INVESTMENT GROUP CORPORATION

**SEPARATE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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 47th amended Business registration certificate No. 0301444753 dated 10 January 2019.

Board of Directors

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

Audit Committee

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

Board of Management

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

Legal representative

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

Registered office

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

Operation office

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

Auditor

PwC (Vietnam) Limited

NO VA LAND INVESTMENT GROUP CORPORATION

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

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

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

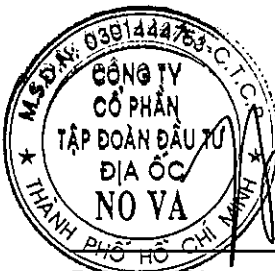
The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and which enable separate interim financial statements to be prepared which comply with the basis of accounting set out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

APPROVAL OF THE SEPARATE INTERIM FINANCIAL STATEMENTS

We hereby approve the accompanying separate interim financial statements as set out on pages 5 to 62 which give a true and fair view of the separate financial position of the Company as at 30 June 2019 and of the separate results of its operations and separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim financial statements.

Users of these separate interim financial statements of the Company should read them together with the consolidated interim financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2019 in order to obtain full information of the financial position and results of operations and cash flows of the Group.

On behalf of the Board of Management



Bùi Xuân Huy
General Director

Ho Chi Minh City, SR Vietnam
29 August 2019



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

We have reviewed the accompanying separate interim financial statements of No Va Land Investment Group Corporation ("the Company") which were prepared on 30 June 2019 and approved by the Board of Management on 29 August 2019. The separate interim financial statements comprise the separate interim balance sheet as at 30 June 2019, the separate interim income statement and separate interim cash flow statement for the six-month period then ended and explanatory notes to the separate interim financial statements including significant accounting policies, as set out on pages 5 to 62.

The Board of Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express a conclusion on this interim financial information based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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



Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2019, its separate financial performance and separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of the separate interim financial statements.

Other Matter

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

For and on behalf of PwC (Vietnam) Limited



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

Report reference number: HCM8579
Ho Chi Minh City, 29 August 2019

SEPARATE INTERIM BALANCE SHEET

Code	ASSETS	Note	As at	
			30.6.2019 VND	31.12.2018 VND
100	CURRENT ASSETS		6,149,992,188,437	9,842,808,514,571
110	Cash and cash equivalents	3	2,361,118,267,748	6,307,617,528,607
111	Cash		1,459,382,031,898	4,364,094,540,471
112	Cash equivalents		901,736,235,850	1,943,522,988,136
120	Short-term investments		118,247,420,635	3,317,247,322
123	Investments held to maturity	4(a)	118,247,420,635	3,317,247,322
130	Short-term receivables		1,141,191,151,863	978,301,813,696
131	Short-term trade accounts receivable	5	188,042,415,410	141,867,503,918
132	Short-term prepayments to suppliers	6	361,277,920,255	374,209,855,850
135	Short-term lending	7	7,520,000,000	7,520,000,000
136	Other short-term receivables	8(a)	584,350,816,198	454,704,453,928
140	Inventories		2,359,235,684,134	2,357,821,074,991
141	Inventories	10	2,359,235,684,134	2,357,821,074,991
150	Other current assets		170,199,664,057	195,750,849,955
151	Short-term prepaid expenses	11(a)	62,936,100,966	58,028,744,567
152	Value Added Tax to be reclaimed	18(a)	102,553,828,377	133,012,370,674
153	Other taxes receivable	18(a)	4,709,734,714	4,709,734,714

The notes on pages 10 to 62 are an integral part of these separate interim financial statements.

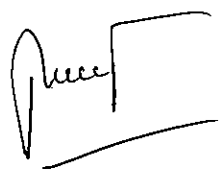
SEPARATE INTERIM BALANCE SHEET
(continued)

Code	ASSETS (continued)	Note	As at	
			30.6.2019 VND	31.12.2018 VND
200	LONG-TERM ASSETS		34,207,992,200,095	29,777,511,680,692
210	Long-term receivables		29,943,665,239	25,087,340,239
216	Other long-term receivables	8(b)	29,943,665,239	25,087,340,239
220	Fixed assets		619,073,803,580	567,016,293,701
221	Tangible fixed assets	12(a)	474,712,864,648	485,494,214,215
222	Historical cost		541,904,051,533	542,192,578,806
223	Accumulated depreciation		(67,191,186,885)	(56,698,364,591)
227	Intangible fixed assets	12(b)	144,360,938,932	81,522,079,486
228	Historical cost		160,509,157,417	91,532,544,197
229	Accumulated amortisation		(16,148,218,485)	(10,010,464,711)
230	Investment properties for leasing	13	1,291,975,127,539	1,292,989,706,133
231	Historical cost		1,318,044,394,089	1,316,000,730,094
232	Accumulated depreciation		(26,069,266,550)	(23,011,023,961)
240	Long-term assets in progress		211,729,736,014	263,991,199,358
241	Long-term work in progress	14	181,965,269,013	181,962,136,884
242	Construction in progress	15	29,764,467,001	82,029,062,474
250	Long-term investments		31,948,061,677,977	27,496,490,177,977
251	Investments in subsidiaries	4(b)	31,742,036,617,977	27,411,298,117,977
252	Investments in associates, joint ventures	4(b)	171,025,060,000	85,192,060,000
255	Investments held to maturity	4(a)	35,000,000,000	-
260	Other long-term assets		107,208,189,746	131,936,963,284
261	Long-term prepaid expenses	11(b)	106,232,316,174	130,961,089,712
262	Deferred income tax assets	23	975,873,572	975,873,572
270	TOTAL ASSETS		40,357,984,388,532	39,620,320,195,263

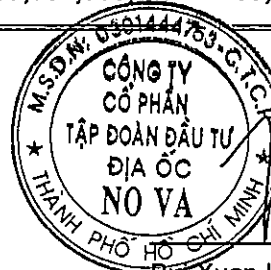
The notes on pages 10 to 62 are an integral part of these separate interim financial statements.

SEPARATE INTERIM BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at	
			30.6.2019 VND	31.12.2018 VND
300	LIABILITIES		23,868,299,112,063	23,324,963,926,892
310	Short-term liabilities		6,014,120,432,993	11,617,464,209,775
311	Short-term trade accounts payable	16	60,567,645,050	132,842,393,354
312	Short-term advances from customers	17	369,976,843,690	376,442,933,681
313	Tax and other payables to the State Budget	18(b)	11,136,412,805	302,622,383,493
314	Payable to employees		101,071,190,673	32,093,345,384
315	Short-term accrued expenses	19	797,082,682,135	1,183,462,917,145
318	Short-term unearned revenue	20(a)	8,452,489,786	1,489,172,289
319	Other short-term payables	21(a)	52,123,946,139	1,001,628,405,420
320	Short-term borrowings and finance lease liabilities	22(a)	4,608,160,357,420	8,581,333,793,714
322	Bonus and welfare funds		5,548,865,295	5,548,865,295
330	Long-term liabilities		17,854,178,679,070	11,707,499,717,117
336	Long-term unearned revenue	20(b)	63,691,562,175	64,377,614,795
337	Other long-term payables	21(b)	5,998,307,892,999	1,540,932,195
338	Long-term borrowings and finance lease liabilities	22(b)	11,792,179,223,896	11,641,581,170,127
400	OWNERS' EQUITY		16,489,685,276,469	16,295,356,268,371
410	Capital and reserves		16,489,685,276,469	16,295,356,268,371
411	Owners' capital	24	9,372,766,740,000	9,372,766,740,000
411a	- Ordinary shares with voting rights		9,304,466,740,000	9,304,466,740,000
411b	- Preference shares		68,300,000,000	68,300,000,000
412	Share premium	25	3,996,839,781,026	3,996,839,781,026
421	Undistributed earnings	25	3,120,078,755,443	2,925,749,747,345
421a	- Undistributed post-tax profits of previous years		2,925,749,747,345	1,456,189,367,998
421b	- Post-tax profit of current period/year		194,329,008,098	1,469,560,379,347
440	TOTAL RESOURCES		40,357,984,388,532	39,620,320,195,263


Do Phuong Thuy
Preparer


Tran Thi Thanh Van
Chief Accountant


Bui Xuan Huy
General Director
29 August 2019

The notes on pages 10 to 62 are an integral part of these separate interim financial statements.

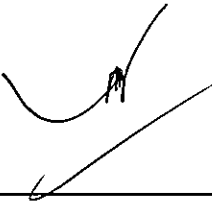
NO VA LAND INVESTMENT GROUP CORPORATION

Form B 02a – DN

SEPARATE INTERIM INCOME STATEMENT

Code	Note	For the six-month period ended	
		30.6.2019 VND	30.6.2018 VND
01	Revenue from sales of goods and rendering of services	502,811,327,368	684,003,789,988
02	Less deductions	(7,126,521,359)	-
10	Net revenue from sales of goods and rendering of services	495,684,806,009	684,003,789,988
11	Cost of goods sold and services rendered	(470,796,963,756)	(601,292,981,737)
20	Gross profit from sales of goods and rendering of services	24,887,842,253	82,710,808,251
21	Financial income	1,758,249,125,646	1,273,772,927,395
22	Financial expenses	(1,471,965,754,154)	(990,519,105,369)
23	- Including: Interest expenses	(880,209,881,228)	(824,749,851,630)
25	Selling expenses	(24,365,620,347)	(44,787,351,097)
26	General and administration expenses	(88,485,072,884)	(80,599,632,454)
30	Net operating profit	198,320,520,514	240,577,646,726
31	Other income	1,108,726,126	1,025,394,966
32	Other expenses	(5,100,238,542)	(6,767,218,399)
40	Net other expenses	(3,991,512,416)	(5,741,823,433)
50	Net accounting profit before tax	194,329,008,098	234,835,823,293
51	Business income tax - current	-	-
52	Business income tax - deferred	-	-
60	Net profit after tax	194,329,008,098	234,835,823,293


Do Phuong Thuy
Preparer


Tran Thi Thanh Van
Chief Accountant


Bui Xuan Huy
General Director
29 August 2019

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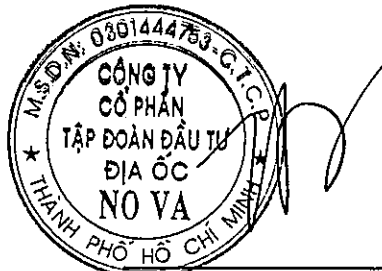
SEPARATE INTERIM CASH FLOW STATEMENT
(Indirect method)

		For the six-month period ended	
Code	Note	30.6.2019 VND	30.6.2018 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax	194,329,008,098	234,835,823,293
	Adjustments for:		
02	Depreciation and amortisation	20,665,114,103	15,876,433,162
04	Unrealised foreign exchange losses	29,852,864,239	83,449,812,195
05	Profits from investing activities	(1,755,806,216,068)	(1,238,256,570,138)
06	Interest expense	941,418,313,230	846,335,062,130
08	Operating loss before changes in working capital	(569,540,916,398)	(57,759,439,358)
09	Decrease in receivables	4,424,025,592	871,813,212,167
10	Increase in inventories	(8,498,283,585)	(128,003,851,817)
11	Increase/(decrease) in payables	4,941,344,454,614	(376,843,468,539)
12	Decrease/(increase) in prepaid expenses	19,821,417,139	(23,951,131)
14	Interest paid	(1,179,975,308,903)	(591,645,564,796)
15	Business income tax paid	(276,507,937,651)	-
20	Net cash inflows/(outflows) from operating activities	2,931,067,450,808	(282,463,063,474)
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(12,688,339,429)	(19,406,173,664)
22	Proceeds from disposals of fixed assets and long-term assets	-	264,545,455
23	Purchases of debt instruments of other entities	(153,247,420,635)	-
24	Proceeds from sales of debt instruments of other entities	3,317,247,322	526,383,076,974
25	Investments in other entities	(4,439,131,961,660)	(6,434,525,150,510)
27	Dividends and interest received	1,636,655,531,266	898,399,857,766
30	Net cash outflows from investing activities	(2,965,094,943,136)	(5,028,883,843,979)
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares and capital contribution	-	3,502,042,120,000
33	Proceeds from borrowings	1,928,537,386,725	7,810,981,762,034
34	Repayments of borrowings	(5,841,117,501,252)	(3,157,242,207,620)
40	Net cash (outflows)/inflows from financing activities	(3,912,580,114,527)	8,155,781,674,414
50	Net (decrease)/increase in cash and cash equivalents	(3,946,607,606,855)	2,844,434,766,961
60	Cash and cash equivalents at beginning of period	3	6,307,617,528,607
61	Effect of foreign exchange differences		108,345,996
70	Cash and cash equivalents at end of period	3	2,361,118,267,748
			4,300,564,308,322

Major non-cash transactions in the six-month period were presented in Note 36.


Do Phuong Thuy
Preparer


Tran Thi Thanh Van
Chief Accountant


Bui Xuan Huy
General Director
29 August 2019

The notes on pages 10 to 62 are an integral part of these separate interim financial statements.

**NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2019**
1 GENERAL INFORMATION

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

The Company stock was officially listed on Ho Chi Minh City Stock Exchange ("HOSE") on 28 December 2018 with stock symbol "NVL" pursuant to Decision No 500/QĐ-SGDHCM issued by General Director of HOSE on 19 December 2016.

The principal activities of the Company are real estate trading; civil and industrial construction; providing design and management consultancy services and providing real estate brokerage services.

The normal business cycle of each project of the Company is within 36 months.

As at 30 June 2019, the Company had 35 direct subsidiaries and 4 direct associates as presented in Note 4(b) – Equity investments in other entities. Besides, the Company had 29 indirect subsidiaries and 1 indirect associate as below:

No.	Name	Place of incorporation and operation	Principal activity	% of voting rights %	Charter capital VND
1	CQ89 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.59	4,902,700,000,000
2	350 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.99	2,906,570,000,000
3	The 21st Century International Development Company Limited	Ho Chi Minh City	Real estate trading	98.97	2,534,458,265,952
4	Thinh Vuong Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	1,239,000,000,000
5	Nova Riverside Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.98	1,115,144,468,745
6	Gia Phu Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	1,065,000,000,000
7	Phuc Binh Real Estate Company Limited	Ho Chi Minh City	Real estate trading	97.95	974,600,000,000
8	Dinh Phat Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.92	954,650,000,000
9	Thai Binh Real Estate Trading Joint Stock Company	Ho Chi Minh City	Real estate trading	99.96	750,000,000,000
10	Nova Richstar Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	724,000,000,000
11	Saigon Golf Company Limited	Ho Chi Minh City	Golf business, office for lease and Real estate trading	100.00	588,560,000,000
12	Nhat Hoa Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	510,000,000,000
13	Nha Rong Investment and Trade Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	327,426,000,000
14	Phu Tri Real Estate Investment Commercial Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	363,000,000,000
15	Vuong Gia Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.83	240,087,000,000
16	Mega Tie Company Limited	Ho Chi Minh City	Real estate trading	99.99	191,400,000,000
17	Phuong Dong Building Joint Stock Company	Ho Chi Minh City	Real estate trading	99.89	166,000,000,000

1 GENERAL INFORMATION (continued)

No.	Name	Place of incorporation and operation	Principal activity	% of voting rights %	Charter capital VND
18	Merufa-Nova Company Limited	Ho Chi Minh City	Real estate trading	99.90	125,000,000,000
19	Truong Tay Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	1,635,510,000,000
20	Dat Viet Joint Stock Company	Ho Chi Minh City	Real estate trading	99.69	2,020,000,000,000
21	An Phu Dong Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	80.00	20,000,000,000
22	Aqua City Limited Company	Dong Nai Province	Real estate trading	70.00	845,210,000,000
23	Huynh Gia Huy Joint Stock Company	Binh Thuan Province	Short-day accommodation services	99.98	225,000,000,000
24	Building 38 Trading and Investment Limited Company	Ho Chi Minh City	Real estate trading	99.99	1,625,000,000,000
25	Hoa Thang Tourist Joint Stock Company	Binh Thuan Province	Short-day accommodation services	95.80	500,000,000,000
26	Thu Minh Nguyen Investment Joint Stock Company	Binh Thuan Province	Short-day accommodation services	96.15	340,000,000,000
27	Khanh An Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	727,800,000,000
28	Carava Resort Limited Company	Khanh Hoa Province	Real estate trading	99.98	250,000,000,000
29	Ho Tram Botanical Garden Limited Company	Ba Ria - Vung Tau Province	Botanical garden activities and safari	99.00	20,000,000,000
Indirect associate:					
1	Thanh My Loi Joint Stock Company (*)	Ho Chi Minh City	Real estate trading	55.88	2,162,154,260,000

(*) As at 30 June 2019, the Company held 55.88% interest in Thanh My Loi Joint Stock Company ("Thanh My Loi") and had significant influence but had not controlled due to the terms of shareholders agreement, therefore Thanh My Loi was accounted as an associate of the Company.

As at 30 June 2019, the Company had 1,849 employees (as at 31 December 2018: 1,074 employees).

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

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

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

Separately, the Company has also prepared consolidated interim financial statements for the Company and its subsidiaries (together, "the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. In the consolidated interim financial statements, subsidiary undertakings – which are those companies over which the Group has the power to govern the financial and operating policies – have been fully consolidated.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.1 Basis of preparation of separate interim financial statements (continued)**

Users of these separate interim financial statements should read them together with the consolidated interim financial statements of the Group for the year ended 30 June 2019 in order to obtain full information of the financial position and results of operations and cash flows of the Group as a whole.

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

2.2 Fiscal year

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

2.3 Currency

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

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

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

2.4 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.

2.5 Trade receivables

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

2.6 Inventories

Properties acquired or being constructed for sale under 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 land costs and construction costs of infrastructure and apartments, other direct and overhead expenses incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution. Provision is made, where necessary, for degraded, slow-moving, defective inventory items and where cost is higher than net realisable value. The difference between the provision of this period and the provision of the previous period is recognised as an increase or decrease of operating expenses in the period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.7 Investments****(a) Investments held-to-maturity**

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

Investments held to maturity include term deposits. Those investments are accounted for at cost less provision.

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

(b) Lending

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

Allowance for doubtful lending is made for each lending based on overdue days in payment of lending principals according to initial payment commitment (exclusive of the payment rescheduling between parties), or based on a review by the Board of Management of all outstanding amounts at the period end.

(c) Investment in subsidiaries

Subsidiaries are all entities over which the Company has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

Investments in subsidiaries are accounted for at cost less provision for diminution in value. Provision for diminution in value is made when there is an impairment of the investments.

(d) Investments in associates

Associates are investments that the Company has significant influence but not control and would generally have from 20% to under 50% voting rights of these investees.

Investments in associates are accounted for at cost less provision for diminution in value. Provision for diminution in value is made when there is a reduction in value of the investments.

(e) Investments in equity of other entities

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Fixed assets***Tangible fixed assets and intangible fixed assets*

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

Depreciation

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

Buildings and structures	5 – 50 years
Machinery	3 – 7 years
Motor vehicles	4 – 8 years
Office equipment	3 – 8 years
Software and trademark	3 – 7 years
Others	2 – 3 years

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

Disposals

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

Construction in progress

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

2.9 Leased 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 separate income statement on a straight-line basis over the period of the lease.

2.10 Investment properties for leasing

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.10 Investment properties for leasing (continued)***Depreciation*

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

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

Disposals

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

2.11 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the balance sheet and are mainly prepaid selling expenses and renovation. Prepaid expenses are recorded at historical cost and allocated to expenses using the straight line method over the allocation period, except for selling expenses relating to projects which are allocated to expenses on the basis of matching with revenue recorded when the Company has handed over significant risks and rewards of ownership to the buyers.

2.12 Payables

Classifications of payables are based on their nature.

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

2.13 Borrowing costs

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

2.14 Borrowings

Borrowings with payment period of more than 12 months from the date of the separate interim financial statements are presented as long-term borrowings. Borrowings fall due for settlement within the next 12 months from the date of the separate interim financial statements are presented as short-term borrowings. Borrowing expenses directly relate to the borrowings (other than payable interest), such as expenses for verification, audit, application... are recognised into financial expenses. Where these expenses arise from borrowings for purposes of investment, construction or production of assets in progress, they shall be capitalised in accordance with the accounting policy stated in Note 2.13.

2.15 Accrued expenses

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.16 Provisions**

Provisions are recognised when: the Company 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 interest expenses.

2.17 Provisions for severance allowance

In accordance with Vietnamese labour laws, employees of the Company 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 Company less the period during which the employee participates in the unemployment insurance scheme in accordance with the labour regulations and the working period for which the employee has received severance allowance from the Company.

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

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

2.18 Unearned revenue

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

2.19 Convertible bonds

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

At initial recognition, the Company 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 owner's equity item. Subsequently, the Company regularly records bond interest using the effective interest rate. The costs of issuing convertible bonds are deducted to the bond's liability component and allocated to financial expenses/capitalised on straight line basis.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.20 Owners' capital**

Contributed capital of the shareholders is recorded according to actual amount contributed and is 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 Company's results (profit, loss) after business income tax at the reporting date.

2.21 Appropriation of net profit

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

The bonus and welfare fund is appropriated from the Company's net profit and subject to shareholders' approval at the General Meeting.

2.22 Revenue recognition**(a) Revenue from sale of real estate**

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

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

(b) Revenue from rendering of services

Revenue from rendering of services is recognised in the separate 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 Company;
- The percentage of completion of the transaction at the separate 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.22 Revenue recognition (continued)****(c) Interest income**

Interest income is recognised on an earned basis.

(d) Dividend income

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

2.23 Sales deductions

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

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

2.24 Cost of goods sold and services rendered

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

2.25 Financial expenses

Financial expenses are expenses incurred in the period for financial activities including interest expenses, other borrowing related expenses and bond issuance expenses, losses incurred when selling foreign currencies, losses from foreign exchange differences, costs associated with the repurchase of convertible borrowings and payment discounts.

2.26 Selling expenses

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

2.27 General and administration expenses

General and administration expenses represent expenses for administrative purposes which mainly include salary expenses of administrative staffs (salaries, wages, allowances, etc.); social insurance, medical insurance, labour union fees, unemployment insurance of administrative staff, expenses of office materials, tools and supplies, outside services and other expenses.

2.28 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 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.28 Current and deferred income tax (continued)**

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 separate 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.

2.29 Dividend distribution

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

2.30 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 Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including directors of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

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

2.31 Segment reporting

A segment is a component which can be separated by the Company 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 Company's business segment or the Company's geographical segment.

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

3 CASH AND CASH EQUIVALENTS

	30.6.2019	31.12.2018
	VND	VND
Cash on hand	39,585,664	111,190,397
Cash at bank	1,459,342,446,234	4,363,983,350,074
Cash equivalents (*)	901,736,235,850	1,943,522,988,136
	<u>2,361,118,267,748</u>	<u>6,307,617,528,607</u>

(*) Cash equivalents are term deposits at banks with an original maturity of 3 months or less and earn an interest rate from 4.5% to 5.5% per annum (as at 31 December 2018: from 4.5% to 5.5% per annum).

As at 30 June 2019, cash and cash equivalents of VND582,679 million (as at 31 December 2018: VND582,679 million) were pledged as collateral assets for the bank loans and VND102,172 million (as at 31 December 2018: VND25,781 million) were managed by banks in relation to borrowings for project development.

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4 INVESTMENTS

(a) Investments held-to-maturity

		30.6.2019		31.12.2018	
		Cost VND	Book value VND	Cost VND	Book value VND
i. Short-term Term deposits (*)		118,247,420,635	118,247,420,635	3,317,247,322	3,317,247,322
ii. Long-term Term deposit (**)		35,000,000,000	35,000,000,000	-	-
		153,247,420,635	153,247,420,635	3,317,247,322	3,317,247,322

(*) Short-term investments held-to-maturity were deposits with maturity period from 6 to 12 months with interest from 3% per annum to 6.8% per annum (as at 31 December 2018: 5.1% per annum).

As at 30 June 2019, the short-term deposits of VND47,000 million (as at 31 December 2018: nil) were pledged as collateral assets and no term deposits (as at 31 December 2018: VND3,317 million) were managed by bank under purpose of borrowings for each project.

(**) Long-term investment held-to-maturity was deposit with 20 months maturity period, due in September 2020 with an interest of 6.9% per annum (as at 31 December 2018: nil).

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

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4 INVESTMENTS (continued)

(b) Investment in subsidiaries, associates

		As at 30.6.2019			As at 31.12.2018		
		Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments in subsidiaries (i)		31,742,036,617,977	(*)	-	27,411,298,117,977	(*)	-
Investments in associates (ii)		171,025,060,000	(*)	-	85,192,060,000	(*)	-
		31,913,061,677,977		-	27,496,490,177,977		-

(i) Investments in subsidiaries

Place of Incorporation and operation				30.6.2019				31.12.2018			
No	Company	Principal activities	Ownership and voting right %	Cost VND	Fair value VND	Provision VND	Ownership and voting right VND	Cost %	Fair value VND	Provision VND	
1	No Va My Dinh Land Joint Stock Company	Real estate trading	99.99	5,501,386,000,000	(*)	-	99.99	5,501,386,000,000	(*)	-	
2	Khai Hung Real Estate Company Limited	Real estate trading	96.94	5,020,965,000,000	(*)	-	96.94	5,020,965,000,000	(*)	-	
3	No Va Thao Dien Company Limited	Real estate trading	99.99	4,637,742,500,000	(*)	-	99.98	1,202,996,000,000	(*)	-	
4	Bach Hop Real Estate Company Limited	Real estate trading	99.77	2,148,356,560,000	(*)	-	99.77	2,148,356,560,000	(*)	-	
5	Thanh Nhon Investment and Real Estate Company Limited	Real estate trading	99.99	1,319,868,000,000	(*)	-	99.99	1,319,868,000,000	(*)	-	
6	Gia Duc Real Estate Company Limited	Real estate trading	99.99	1,243,200,000,000	(*)	-	99.99	1,243,200,000,000	(*)	-	
7	No Va Land Investment Joint Stock Company	Real estate trading	91.76	1,188,300,000,000	(*)	-	91.76	1,188,300,000,000	(*)	-	
8	Nova Nippon Joint Stock Company	Real estate trading	99.98	1,078,775,700,000	(*)	-	99.98	1,078,775,700,000	(*)	-	

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4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates (continued)

(i) Investments in subsidiaries (continued)

No	Company	Place of incorporation and operation	Principal activities	30.6.2019				31.12.2018			
				Ownership and voting right %	Cost VND	Fair value VND	Provision VND	Ownership and voting right VND	Cost %	Fair value VND	Provision VND
9	Sun City Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	49.00	955,500,000,000	(*)	-	49.00	955,500,000,000	(*)	-
10	Phu Dinh Port Joint Stock Company	Ho Chi Minh City	Transportation support, real estate trading	59.73	941,511,225,000	(*)	-	59.73	941,511,225,000	(*)	-
11	Nova Rivergate Company Limited	Ho Chi Minh City	Real estate trading	99.77	936,201,410,000	(*)	-	99.77	936,201,410,000	(*)	-
12	Thanh Nhon Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	51.00	732,869,100,000	(*)	-	51.00	732,869,100,000	(*)	-
13	The Prince Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	709,939,200,000	(*)	-	99.81	338,947,200,000	(*)	-
14	Ngoc Linh Hoa Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.83	579,000,000,000	(*)	-	99.83	579,000,000,000	(*)	-
15	Nova Sasco Company Limited	Ho Chi Minh City	Real estate trading	99.99	528,310,550,000	(*)	-	99.99	528,310,550,000	(*)	-
16	Nova Saigon Royal Real Estate Investment Company Limited	Ho Chi Minh City	Real estate trading	99.99	527,393,300,000	(*)	-	99.99	327,393,300,000	(*)	-
17	Phuoc Long Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.99	469,967,000,000	(*)	-	99.99	469,967,000,000	(*)	-
18	Nova Nam A Company Limited	Ho Chi Minh City	Real estate trading	92.70	374,918,018,977	(*)	-	92.70	374,918,018,977	(*)	-
19	Nova Princess Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.90	366,707,530,000	(*)	-	99.90	366,707,530,000	(*)	-
20	Nova Hospitality Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	346,395,720,000	(*)	-	99.98	21,395,720,000	(*)	-
21	Tuong Minh Investment and Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	325,665,604,000	(*)	-	99.99	325,665,604,000	(*)	-
22	Gia Huy Real Estate Investment & Development Company Limited	Ho Chi Minh City	Real estate trading	51.00	290,190,000,000	(*)	-	51.00	290,190,000,000	(*)	-
23	Nova Sagel Company Limited	Ho Chi Minh City	Real estate trading	73.00	267,910,000,000	(*)	-	73.00	267,910,000,000	(*)	-

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4 INVESTMENTS (continued)

b) Investments in subsidiaries, associates (continued)

(i) Investments in subsidiaries (continued)

No	Company	Place of Incorporation and operation	Principal activities	30.6.2019				31.12.2018			
				Ownership and voting right %	Cost VND	Fair value VND	Provision VND	Ownership and voting right %	Cost VND	Fair value VND	Provision VND
24	Nova An Phu Company Limited	Ho Chi Minh City	Real estate trading	92.27	234,500,000,000	(*)	-	92.27	234,500,000,000	(*)	-
25	Mega Housing Joint Stock Company	Ho Chi Minh City	Real estate trading	98.60	211,998,000,000	(*)	-	98.60	211,998,000,000	(*)	-
26	Nova Phuc Nguyen Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.89	189,981,000,000	(*)	-	99.89	189,981,000,000	(*)	-
27	No Va Festival Corporation	Ho Chi Minh City	Real estate trading	94.02	173,000,000,000	(*)	-	94.02	173,000,000,000	(*)	-
28	Nova Property Management Company Limited	Ho Chi Minh City	Real estate trading	99.99	138,986,100,000	(*)	-	99.99	138,986,100,000	(*)	-
29	Nova Lucky Palace Company Limited	Ho Chi Minh City	Real estate trading	100.00	99,995,000,000	(*)	-	100.00	99,995,000,000	(*)	-
30	No Va Land Company Limited	Ho Chi Minh City	Real estate trading	99.51	81,600,000,000	(*)	-	100.00	81,600,000,000	(*)	-
31	Phong Dien Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	50.99	49,014,100,000	(*)	-	50.99	49,014,100,000	(*)	-
32	Vung Tau Youth Hotel and Travel Joint Stock Company	Ho Chi Minh City	Real estate trading	65.00	45,500,000,000	(*)	-	65.00	45,500,000,000	(*)	-
33	Novaland Agent One Member Company Limited	Ho Chi Minh City	Real estate trading	100.00	20,000,000,000	(*)	-	100.00	20,000,000,000	(*)	-

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4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates (continued)

(i) Investments in subsidiaries (continued)

No	Company	Place of incorporation and operation	Principal activities	30.6.2019				31.12.2018			
				Ownership and voting right %	Cost VND	Fair value VND	Provision VND	Ownership and voting right %	Cost VND	Fair value VND	Provision VND
34	Sai Gon Housing And Infrastructure Development Joint Stock Company		Real estate trading	98.00	5,880,000,000	(*)	-	98.00	5,880,000,000	(*)	-
35	Ky Nguyen Urban Development Joint Stock Company		Real estate trading	51.00	510,000,000	(*)	-	51.00	510,000,000	(*)	-
					31,742,036,617,977		-		27,411,298,117,977		-

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

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4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates (continued)

(ii) Investments in associates

No	Company	Place of incorporation and operation	Principal activities	30.6.2019				31.12.2018			
				Ownership and voting right %	Cost VND	Fair value VND	Provision VND	Ownership and voting right %	Cost VND	Fair value VND	Provision VND
1	Van Phat Investment Real Estate Company Limited (**)	Ho Chi Minh City	Real estate trading	49.00	85,833,000,000	(*)	-	-	-	-	-
2	Ben Thanh Housing Service and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	25.00	60,600,000,000	(*)	-	25.00	60,600,000,000	(*)	-
3	Saigon Electronics and Industrial Service Joint Stock Company	Ho Chi Minh City	Trading electronic equipment, telecommunications	33.31	14,792,060,000	(*)	-	33.31	14,792,060,000	(*)	-
4	234 Thanh My Loi Joint Stock Company	Ho Chi Minh City	Real estate trading	49.90	9,800,000,000	(*)	-	49.90	9,800,000,000	(*)	-
					171,025,060,000		-		85,192,060,000		-

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

(**) As at 13 March 2019, the Company completely contributed capital of VND85,833,000,000 in order to own 49% interest in Van Phat Investment Real Estate Company Limited.

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	30.6.2019 VND	31.12.2018 VND
Third parties	143,639,426,032	101,843,373,274
Related parties (Note 38(b))	44,402,989,378	40,024,130,644
	<u>188,042,415,410</u>	<u>141,867,503,918</u>

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

As at 30 June 2019 and 31 December 2018, there was no third party customer who has the balance accounting from 10% or more of the total balance of short-term trade accounts receivable.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30.6.2019 VND	31.12.2018 VND
Third parties		
<i>Saigon General Service Joint Stock Company</i>	323,024,476,227	323,024,476,227
<i>Others</i>	36,273,444,028	51,185,379,623
Related parties (Note 38(b))	1,980,000,000	-
	<u>361,277,920,255</u>	<u>374,209,855,850</u>

7 SHORT-TERM LENDING

	As at 1.1.2019 VND	Increase VND	Decrease VND	As at 30.6.2019 VND
Related parties (Note 38(b))	7,520,000,000	-	-	7,520,000,000

As at 30 June 2019, short-term lending presents short-term loan to a related party which is unsecured, earn an interest rate of 11.2% per annum (as at 31 December 2018: 11.2% per annum) and will fall due on October 2019.

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

8 OTHER RECEIVABLES

	As at 30.6.2019		As at 31.12.2018	
	Book value VND	Provision VND	Book value VND	Provision VND
(a) Other short-term receivables				
Deposits for investment				
consulting services	260,733,831,709	-	273,253,992,251	-
Dividend receivables	168,843,037,000	-	50,739,880,000	-
Deposits for share acquisitions	46,560,461,660	-	24,000,000,000	-
Deposits	25,397,741,862	-	25,338,241,862	-
Interest receivables from lending	17,678,581,142	-	16,631,053,340	-
Advances	2,039,868,772	-	465,814,040	-
Others	63,097,294,053	-	64,275,472,435	-
	<u>584,350,816,198</u>	<u>-</u>	<u>454,704,453,928</u>	<u>-</u>

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

	As at 30.6.2019		As at 31.12.2018	
	Book value VND	Provision VND	Book value VND	Provision VND
Third parties (*)	350,770,938,347	-	338,899,727,115	-
Related parties (Note 38(b))	233,579,877,851	-	115,804,726,813	-
	<u>584,350,816,198</u>	<u>-</u>	<u>454,704,453,928</u>	<u>-</u>

(*) Details of other short-term receivables from third parties accounting from 10% or more of the total balance were as follows:

Name	Nature	30.6.2019 VND	31.12.2018 VND
SSR Real Estate Investment and Development Company Limited	Deposits for investment consulting services	<u>260,733,831,709</u>	<u>260,733,831,709</u>

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

	30.6.2019		31.12.2018	
	Book value VND	Provision VND	Book value VND	Provision VND
Third parties (*)	24,261,347,784	-	19,405,022,784	-
Related parties (Note 38(b))	5,682,317,455	-	5,682,317,455	-
	<u>29,943,665,239</u>	<u>-</u>	<u>25,087,340,239</u>	<u>-</u>

(*) Detail of other long-term receivable of third party which account from 10% or more of the total balance was as follows:

Name	30.6.2019 VND	31.12.2018 VND
Thanh Nien Viet Nam Tourism One member Company Limited	16,500,000,000	16,500,000,000
Mr. Tran Ngoc Nam	4,176,000,000	-

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

9 DOUBTFUL DEBTS

The Company had no doubtful debt as at the separate interim balance sheet date.

10 INVENTORIES

	30.6.2019 VND	31.12.2018 VND
Properties in construction progress (i)	2,209,127,516,536	2,207,809,612,909
Property merchandises	124,255,571,254	140,018,384,477
Completed properties (ii)	22,602,722,597	6,325,993,180
Others	3,249,873,747	3,667,084,425
	<u>2,359,235,684,134</u>	<u>2,357,821,074,991</u>

(i) The properties in construction progress mainly include land costs, construction costs, consulting and designing fees and other costs relating to the projects. As at 30 June 2019, the projects were in construction progress and they were expected to be completed and handed over in 2019 and following years.

(ii) As at 30 June 2019, the balance of completed properties mainly represents the value of Lucky Dragon project which is located at No. 359, Do Xuan Hop street, Phuoc Long B Ward, District 9, Ho Chi Minh City; Orchard Garden project which is located at No. 128, Hong Ha street, Ward 9, Phuc Nhuan District, Ho Chi Minh City.

As at 30 June 2019 and 31 December 2018, there was no interest expenses capitalised into value of properties.

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11 PREPAID EXPENSES
(a) Short-term prepaid expenses

	30.6.2019 VND	31.12.2018 VND
Tools, supplies	34,633,076,958	9,334,172,012
Deferred expenses which were allocated based on revenue from sale of real estate	12,105,333,264	11,739,059,917
Prepaid interest expense	-	27,597,384,840
Others	16,197,690,744	9,358,127,798
	<u>62,936,100,966</u>	<u>58,028,744,567</u>

(b) Long-term prepaid expenses

	30.6.2019 VND	31.12.2018 VND
Renovation	71,480,465,559	82,749,424,868
Tools and supplies	2,310,079,558	1,576,053,604
Deferred expenses which were allocated based on revenue from sale of real estate	579,920,906	579,920,906
Others	31,861,850,151	46,055,690,334
	<u>106,232,316,174</u>	<u>130,961,089,712</u>

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

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	130,961,089,712	73,413,813,498
Transfers from construction in progress (Note 15)	-	58,419,635,995
Increase	5,010,959,272	79,999,138,334
Allocation in period/year	(29,739,732,810)	(80,871,498,115)
End of period/year	<u>106,232,316,174</u>	<u>130,961,089,712</u>

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12 FIXED ASSETS

(a) Tangible fixed assets

	Plant and buildings VND	Machinery VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Historical cost						
As at 1 January 2019	457,606,051,440	5,872,135,809	50,292,765,336	28,322,626,221	99,000,000	542,192,578,806
New purchases	-	94,900,000	-	918,300,000	-	1,013,200,000
Disposals	-	-	(1,301,727,273)	-	-	(1,301,727,273)
As at 30 June 2019	457,606,051,440	5,967,035,809	48,991,038,063	29,240,926,221	99,000,000	541,904,051,533
Accumulated depreciation						
As at 1 January 2019	(15,633,376,289)	(4,041,095,431)	(23,902,072,064)	(13,022,820,807)	(99,000,000)	(56,698,364,591)
Charge for the period	(4,885,448,753)	(236,466,668)	(3,968,547,386)	(2,378,654,933)	-	(11,469,117,740)
Disposals	-	-	976,295,446	-	-	976,295,446
As at 30 June 2019	(20,518,825,042)	(4,277,562,099)	(26,894,324,004)	(15,401,475,740)	(99,000,000)	(67,191,186,885)
Net book value						
As at 1 January 2019	441,972,675,151	1,831,040,378	26,390,693,272	15,299,805,414	-	485,494,214,215
As at 30 June 2019	437,087,226,398	1,689,473,710	22,096,714,059	13,839,450,481	-	474,712,864,648

Historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2019 was VND15,758 million (as at 31 December 2018: VND15,464 million).

12 FIXED ASSETS (continued)

(b) Intangible fixed assets

	Land use rights VND	Software and trade mark VND	Total VND
Historical cost			
As at 1 January 2019	68,582,465,587	22,950,078,610	91,532,544,197
New purchases	-	3,333,130,000	3,333,130,000
Transfers from construction in progress (Note 15)	-	65,643,483,220	65,643,483,220
As at 30 June 2019	68,582,465,587	91,926,691,830	160,509,157,417
Accumulated amortisation			
As at 1 January 2019	-	(10,010,464,711)	(10,010,464,711)
Charge for the period	-	(6,137,753,774)	(6,137,753,774)
As at 30 June 2019	-	(16,148,218,485)	(16,148,218,485)
Net book value			
As at 1 January 2019	68,582,465,587	12,939,613,899	81,522,079,486
As at 30 June 2019	68,582,465,587	75,778,473,345	144,360,938,932

Historical cost of fully amortised intangible fixed assets as at 30 June 2019 was VND2,754 million (as at 31 December 2018: VND2,754 million).

13 INVESTMENT PROPERTIES FOR LEASING

	Plant and buildings VND	Land use rights VND	Total VND
Historical cost			
As at 1 January 2019	309,950,783,731	1,006,049,946,363	1,316,000,730,094
Transfer from inventory	2,043,663,995	-	2,043,663,995
As at 30 June 2019	<u>311,994,447,726</u>	<u>1,006,049,946,363</u>	<u>1,318,044,394,089</u>
Accumulated depreciation			
As at 1 January 2019	(23,011,023,961)	-	(23,011,023,961)
Charge for the period	(3,058,242,589)	-	(3,058,242,589)
As at 30 June 2019	<u>(26,069,266,550)</u>	<u>-</u>	<u>(26,069,266,550)</u>
Net book value			
As at 1 January 2019	<u>286,939,759,770</u>	<u>1,006,049,946,363</u>	<u>1,292,989,706,133</u>
As at 30 June 2019	<u>285,925,181,176</u>	<u>1,006,049,946,363</u>	<u>1,291,975,127,539</u>

As at 30 June 2019 and 31 December 2018, there was an investment property in District 1 pledged as collateral assets for the loan at Kien Long Commercial Joint Stock Bank – Sai Gon Branch.

14 LONG-TERM WORK IN PROGRESS

This balance comprised of the work in progress amount of the projects located at Thao Dien Ward, District 2 and at Phu Huu Ward, District 9, Ho Chi Minh City. These projects are in the progress of completing the legal papers for future developments.

15 CONSTRUCTION IN PROGRESS

	30.6.2019 VND	31.12.2018 VND
Office renovation	24,636,431,901	19,493,162,674
Software	4,882,835,100	62,467,019,800
Others	245,200,000	68,880,000
	<u>29,764,467,001</u>	<u>82,029,062,474</u>

15 CONSTRUCTION IN PROGRESS (continued)

Movement of construction in progress during the period/year was as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	82,029,062,474	68,421,691,721
Purchase	8,342,009,429	64,000,655,069
Transfers from inventory	5,036,878,318	463,147,158,451
Transfers to long-term prepaid expenses (Note 11(b))	-	(58,419,635,995)
Transfers to tangible fixed assets	-	(415,806,227,569)
Transfers to intangible fixed assets (Note 12(b))	(65,643,483,220)	(39,314,579,203)
End of period/year	29,764,467,001	82,029,062,474

16 SHORT-TERM TRADE ACCOUNTS PAYABLE

	As at 30.6.2019		As at 31.12.2018	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties				
<i>MB Security Joint Stock Company</i>	7,600,000,000	7,600,000,000	-	-
<i>Alliance Construction and Trading Company Limited</i>	6,448,841,951	6,448,841,951	7,230,429,171	7,230,429,171
<i>Binh An Real Estate Investment Company</i>	-	-	41,102,838,283	41,102,838,283
<i>Standard Chartered Limited Bank (Viet Nam)</i>	-	-	26,266,850,000	26,266,850,000
<i>Others</i>	46,155,016,994	46,155,016,994	57,694,652,606	57,694,652,606
Related parties Note 38(b)	363,786,105	363,786,105	547,623,294	547,623,294
	60,567,645,050	60,567,645,050	132,842,393,354	132,842,393,354

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

17 SHORT-TERM ADVANCES FROM CUSTOMERS

The short-term advances from customers mainly include advances from customers according to the property transfer agreements of the Company's projects. The amount is recognised as revenue when the Company completes and hands over properties to customers.

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

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18 TAX AND OTHER (RECEIVABLES) FROM/PAYABLES TO THE STATE BUDGET

Movements in tax and other (receivables) from/payables to the State Budget during the period were as follows:

	As at 1.1.2019 VND	(Receivable)/payable during the period VND	Net-off during the period VND	Payment during the period VND	As at 30.6.2019 VND
a) Tax receivables					
VAT to be reclaimed	(133,012,370,674)	(19,436,779,233)	49,895,321,530	-	(102,553,828,377)
Overpaid value added tax	(1,044,485,377)	-	-	-	(1,044,485,377)
Business income tax temporarily paid 1%	(3,665,249,337)	-	114,661,572	-	(3,550,587,765)
Overpaid Business income tax	-	-	(114,661,572)	-	(114,661,572)
	<u>(137,722,105,388)</u>	<u>(19,436,779,233)</u>	<u>49,895,321,530</u>	<u>-</u>	<u>(107,263,563,091)</u>
b) Tax payables					
VAT on domestic sales	-	49,895,321,530	(49,895,321,530)	-	-
Business income tax	276,161,851,923	346,085,728	-	(276,507,937,651)	-
Personal income tax	13,789,245,236	31,058,453,027	-	(39,243,039,377)	5,604,658,886
Others	12,671,286,334	61,017,838,528	-	(68,157,370,943)	5,531,753,919
	<u>302,622,383,493</u>	<u>142,317,698,813</u>	<u>(49,895,321,530)</u>	<u>(383,908,347,971)</u>	<u>11,136,412,805</u>

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19 SHORT-TERM ACCRUED EXPENSES

	30.6.2019 VND	31.12.2018 VND
Interest expenses	527,443,050,337	857,276,333,771
Construction costs	231,447,811,278	223,943,287,387
Others	38,191,820,520	102,243,295,987
	<u>797,082,682,135</u>	<u>1,183,462,917,145</u>

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

	30.6.2019 VND	31.12.2018 VND
Third parties		
<i>GW Supernova Pte Ltd</i>	16,374,205,480	222,072,552,641
<i>Credit Suisse AG, Singapore Branch</i>	157,517,694,800	114,738,461,097
<i>0709 Investment Limited Company</i>		
– <i>Can Tho Branch</i>	80,076,425,879	56,548,441,970
<i>Others</i>	396,016,445,229	657,207,538,214
Related parties (Note 38(b))	90,549,468,777	189,444,365,193
	<u>797,082,682,135</u>	<u>1,183,462,917,145</u>

20 UNEARNED REVENUE
(a) Short-term

	30.6.2019 VND	31.12.2018 VND
Third parties	7,083,395,169	120,077,672
Related parties (Note 38(b))	1,369,094,617	1,369,094,617
	<u>8,452,489,786</u>	<u>1,489,172,289</u>

(b) Long-term

	30.6.2019 VND	31.12.2018 VND
Related parties (Note 38(b))	63,691,562,175	64,377,614,795

21 OTHER PAYABLES
(a) Other short-term payables

	30.6.2019 VND	31.12.2018 VND
Dividends payables	28,155,000,000	28,155,000,000
Maintenance funds payables (i)	6,196,234,447	53,409,370,899
Deposits (ii)	2,641,478,355	5,031,478,355
Project development and investment co-operation	-	904,000,000,000
Others	15,131,233,337	11,032,556,166
	<u>52,123,946,139</u>	<u>1,001,628,405,420</u>

21 OTHER PAYABLES (continued)**(a) Other short-term payables (continued)**

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

- (i) The maintenance fund payables represent 2% of the total net value of the sale contract which the Company collected from the residents for the maintenance of apartments. This amount will be transferred to the Residence Committee when the Residence Committee is established.
- (ii) These are deposits from customers for the purchase; deposit for decoration of apartments and commercial areas.

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

	30.6.2019 VND	31.12.2018 VND
Third parties	52,123,946,139	1,001,628,405,420

(b) Other long-term payables

	30.6.2019 VND	31.12.2018 VND
Project development and investment co-operation (*)	5,996,000,000,000	-
Others	2,307,892,999	1,540,932,195
	5,998,307,892,999	1,540,932,195

- (*) The balance represents the capital contribution for project development and investment cooperation from third parties and related parties. The Company is obliged to refund this amount in full to counter parties at the end of the projects. The Company shall share profits arising from the projects in accordance with agreed sharing ratio in agreements at the end of the projects.

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

	30.6.2019 VND	31.12.2018 VND
Third parties		
<i>Nova Homes Trading Joint Stock Company</i>	3,439,000,000,000	-
<i>Bao Phuc Real Estate Company Limited</i>	1,004,000,000,000	-
<i>Others</i>	2,307,892,999	1,540,932,195
Related parties (Note 38(b))	1,553,000,000,000	-
	5,998,307,892,999	1,540,932,195

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22 BORROWINGS

(a) Short-term borrowings

	As at 1.1.2019 VND	Increase VND	Foreign exchange differences VND	Reclassification	Current portion of long-term borrowings VND	Repayment/Bond issue fee allocation VND	As at 30.6.2019 VND
Bank loans (*)	901,177,514,763	66,390,659,539	1,513,800,000	-	28,875,000,000	(372,263,556,047)	625,693,418,255
Borrowings from related parties (**) (Note 38(b))	1,063,545,777,805	-	-	-	-	(682,728,945,205)	380,816,832,600
Borrowings from third parties (****)	1,593,312,500,000	-	87,500,000	(464,900,000,000)	431,062,500,000	(841,125,000,000)	718,437,500,000
Bonds (****)	5,041,840,000,000	400,000,000,000	-	-	1,000,000,000,000	(3,545,000,000,000)	2,896,840,000,000
Bond issuance costs	(18,541,998,854)	(6,600,000,000)	-	-	(5,458,187,879)	16,972,793,298	(13,627,393,435)
	8,581,333,793,714	459,790,659,539	1,601,300,000	(464,900,000,000)	1,454,479,312,121	(5,424,144,707,954)	4,608,160,357,420

(b) Long-term borrowings

	As at 1.1.2019 VND	Increase VND	Foreign exchange differences VND	Reclassification	Current portion of long-term borrowings VND	Repayment/Bond issue fee allocation VND	As at 30.6.2019 VND
Bank loans (*)	317,625,000,000	-	-	-	(28,875,000,000)	-	288,750,000,000
Borrowings from third parties (****)	3,834,687,500,000	-	2,100,000,000	464,900,000,000	(431,062,500,000)	-	3,870,625,000,000
Bonds (****)	7,801,555,000,000	1,500,000,000,000	25,095,000,000	-	(1,000,000,000,000)	(400,000,000,000)	7,926,650,000,000
Bond issuance costs	(312,286,329,873)	(31,253,272,814)	-	-	5,458,187,879	44,235,638,704	(293,845,776,104)
	11,641,581,170,127	1,468,746,727,186	27,195,000,000	464,900,000,000	(1,454,479,312,121)	(355,764,361,296)	11,792,179,223,895

22 BORROWINGS (continued)

(*) Details of closing balances of borrowings from banks were as follows:

	30.6.2019 VND	31.12.2018 VND
Short-term borrowings		
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (i)	210,150,000,000	313,807,500,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Nam Sai Gon Branch (ii)	148,309,418,255	226,342,014,763
Maybank International Labuan Branch (i)	126,090,000,000	188,284,500,000
Kien Long Commercial Joint Stock Bank – Sai Gon Branch (iii)	57,750,000,000	48,125,000,000
The Shanghai Commercial & Savings Bank, Ltd. – Offshore Banking Branch (i)	42,030,000,000	62,761,500,000
Chailease International Financial Services Co., Ltd (i)	28,020,000,000	41,841,000,000
Malayan Banking Berhad - Ho Chi Minh City Branch (i)	13,344,000,000	20,016,000,000
	<u>625,693,418,255</u>	<u>901,177,514,763</u>

As at 30 June 2019 and 31 December 2018, there was no balance of other short-term borrowings that was past due.

Long-term borrowings

Kien Long Commercial Joint Stock Bank – Sai Gon Branch (iii)	288,750,000,000	317,625,000,000
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- (i) This is a syndicated loan between Malayan Banking Berhad (Maybank) - Ho Chi Minh Branch, Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland, Maybank International Labuan Branch, The Shanghai Commercial & Savings Bank, Ltd. Offshore Banking Branch and Chailease International Financial Service Co., Ltd. Maybank – Ho Chi Minh Branch is the agent and representative to receive and deal with collaterals. Loan amount is USD30 million, in which with respective parties as Maybank – Ho Chi Minh Branch (USD1 million, equivalent to VND22.24 billion), Maybank Labuan (USD9 million), Vietinbank Filiale Deutschland (USD15 million), The Shanghai & Savings Bank - Offshore Banking (USD3 million) and Chailease International Financial Service (USD2 million) for a term of 30 months. The borrowing in USD is bearing an interest of 3-month LIBOR plus a margin of 5.5% per annum and borrowing in Vietnamese Dong is bearing an interest of basic lending interest of Maybank – Ho Chi Minh Branch plus a margin of 3.04% per annum. These borrowings are secured by parking areas of three Sunrise City projects (South, Central, North) and two commercial blocks of Sunrise City South project.

22 BORROWINGS (continued)

- (ii) These are borrowings in Vietnamese Dong under a credit facility of VND250,000,000,000 for a term of twelve months (12) to finance working capital of the Company. Interest rates are being specified in each drawdown. As at 30 June 2019, the Company had the outstanding balance of VND148,309,418,255 which bears an interest rate from 7.1% to 7.2% per annum. These borrowings are guaranteed by the Company's deposit contracts at the lender ensuring the total value of collateral assets over the outstanding balance, at all time, not exceed 10% of the credit facility.
- (iii) These are borrowings in Vietnamese Dong with a credit limit of VND385,000,000,000 for a term of sixty (60) months since the drawdown date. Interest rate is 9.65% per annum for the first month and 10.5% per annum for the next two (2) months, then adjusted every three (3) months at a rate of the thirteen-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 3.69% per annum and not lower than current interest rate quoted at the time of adjustment (for loans with the same type and method). As at 30 June 2019, the Company had the outstanding balance of VND346,500,000,000 which bears an interest rate of 10.43% per annum. These borrowings are secured by a real estate in District 1, Ho Chi Minh City.
- (**) These are loans from related parties, maturing in July and August 2019, bearing interest at a rate from 4.9% per annum to 11% per annum and are unsecured.
- (***) Details of closing balances of borrowings from third parties were as follows:

	30.6.2019 VND	31.12.2018 VND
Short-term borrowings		
Credit Suisse AG, Singapore Branch (ii)	477,042,500,000	286,225,500,000
Crane Investments Limited In Respect Of Series 211 (ii)	241,395,000,000	144,837,000,000
GW Supernova Pte.Ltd. (i)	-	1,162,250,000,000
	<u>718,437,500,000</u>	<u>1,593,312,500,000</u>
Long-term borrowings		
GPI3 Company Limited (iii)	1,392,000,000,000	1,392,000,000,000
Credit Suisse AG, Singapore Branch (ii)	1,335,719,000,000	1,621,944,500,000
Crane Investments Limited In Respect Of Series 211 (ii)	675,906,000,000	820,743,000,000
GW Supernova Pte.Ltd. (i)	467,000,000,000	-
	<u>3,870,625,000,000</u>	<u>3,834,687,500,000</u>

22 BORROWINGS (continued)

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

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22 BORROWINGS (continued)

(****) Details for the closing balances of issued bonds were as follows:

	30.6.2019 VND	31.12.2018 VND
Short-term bonds		
Bonds issued at par value		
Vietnam Technological and Commercial Joint Stock Bank (i)	500,000,000,000	1,500,000,000,000
Techcom Securities Limited Company (i)	500,000,000,000	750,000,000,000
Tien Phong Commercial Joint Stock Bank (ii)	500,000,000,000	-
MB Securities Joint Stock Company (iii)	400,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – HCM Branch (iv)	250,000,000,000	295,000,000,000
Bao Viet Group (v)	200,000,000,000	-
Vietnam Public Joint Stock Commercial Bank – Sai Gon Branch (vi)	200,000,000,000	-
IB Securities Joint Stock Company (vii)	146,840,000,000	346,840,000,000
VietinBank Insurance Joint Stock Company (viii)	100,000,000,000	100,000,000,000
VietinBank Gold and Jewelry Company Limited (viii)	100,000,000,000	100,000,000,000
Indovina Bank Limited (i)	-	1,050,000,000,000
Military Joint Stock Commercial Bank – North Sai Gon Branch	-	500,000,000,000
MB Securities Joint Stock Company	-	400,000,000,000
	<u>2,896,840,000,000</u>	<u>5,041,840,000,000</u>
Long-term bonds		
Bonds issued at par value		
The Bank of New York Mellon – London Branch (ix)	5,580,650,000,000	5,555,555,000,000
Vietnam Public Joint Stock Commercial Bank – Sai Gon Branch (vi)	1,100,000,000,000	-
Tien Phong Commercial Joint Stock Bank (ii)	1,000,000,000,000	1,500,000,000,000
MB Securities Joint Stock Company (iii)	200,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh Branch (iv)	46,000,000,000	146,000,000,000
Military Joint Stock Commercial Bank – North Sai Gon Branch	-	400,000,000,000
Bao Viet Group (v)	-	200,000,000,000
	<u>7,926,650,000,000</u>	<u>7,801,555,000,000</u>

22 BORROWINGS (continued)

(i) Bonds issued at par value in Vietnamese Dong, include:

- Bonds issued at par value in Vietnamese Dong with total par value of VND1,000,000,000,000, maturing in August 2019 and bearing an interest of 10.9% per annum for the first two (2) interest periods. The interest rate applied for the remaining period will be defined as a reference rate plus 4.5% per annum. The reference interest rate is calculated as the average of the interest rate for individual deposits (interest paid in arrears) in Vietnam Dong, the term of twelve (12) months (or equivalent) announced on the seventh working day before the first day of the interest rate determination period of four (4) banks: Bank for Investment and Development of Vietnam - Transaction Center 1, Joint Stock Commercial Bank for Foreign Trade of Vietnam - Transaction Center, Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch Hanoi and Vietnam Bank for Agriculture and Rural Development - Transaction Center. These bonds are secured by shares of the Company owned by shareholders. The initial bond buyers were Vietnam Technological and Commercial Joint Stock Bank and Techcom Securities Limited Company with respective value of VND500,000,000,000 and VND500,000,000,000.
- Package of bonds with a par value of VND500,000,000,000, with the initial buyer was Indovina Limited Bank. These bonds had matured in February 2019.
- Package of bonds with a par value of VND1,800,000,000,000, with the initial buyers were Indovina Limited Bank, Vietnam Technology and Commercial Joint Stock Bank and Techcom Securities Company Limited with respective value of VND550,000,000,000, VND1,000,000,000,000 and VND250,000,000,000. These bonds had matured in March 2019.

(ii) 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 of the first three (3)-month period is 10.5% per annum. The interest rate applied for the remaining period will be defined at a rate of the twelve (12)-month saving deposits (or equivalent) in Vietnamese Dong from individuals (paid in arrears) of Tien Phong Commercial Joint Stock Bank plus a margin of 4.0% per annum. These bonds are secured by the development right of the Grand Manhattan project and shares owned by the shareholders of the Grand Manhattan project.

22 BORROWINGS (continued)

(iii) Bonds issued at par value in Vietnamese Dong, include:

- Bonds issued at par value of VND400,000,000,000 in Vietnamese Dong include bonds with par value of VND200,000,000,000 maturing in March 2020, bearing fixed interest rate at 10.8% per annum, and bonds with par value of VND200,000,000,000 maturing in May 2020, bearing interest rate at 11.0% per annum for the first interest period. The interest rate then will be adjusted on a six (6)-month basis and will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by the average of the interest rate offered for twelve (12)-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.
- Bonds issued at par value of VND200,000,000 in Vietnamese Dong to MB Securities Joint Stock Company matures in May 2021. The interest rate for the first interest period is 11.0% per annum. Then, the interest rate is adjusted every six (6) months and defined as a reference rate plus 4.0% per annum. The reference rate is calculated by average of the interest rate offered for twelve (12)-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders.

(iv) Bonds issued at par value in Vietnamese Dong to Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch. These bonds with a par value of VND736,000,000,000, maturing in August 2020, bearing an interest rate of 10% per annum for the first three months. The interest rate will be adjusted for every three (3) months at the interest rate of the twelve-month deposit from individuals (paid in arrears) in Vietnamese Dong plus a margin of 4.0% per annum. The reference rate is calculated by average of the interest rates offered for the twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) on the date of interest rate determination. As at 30 June 2019, the Company repurchased total VND440,000,000,000 of par value, the remaining balance of bonds is VND296,000,000,000. These bonds are secured by shares of the Company owned by shareholders, receivables relating to a Company's project, part of shares of a subsidiary owned by the Company.

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

22 BORROWINGS (continued)

- (vi) 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 (3)-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 (12)-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.
- (vii) Bonds with a par value of VND146,840,000,000 in Vietnamese Dong, advised by IB Securities Joint Stock Company, maturing in October 2019, bear an interest rate of 10.6% per annum and are secured by shares of the Company owned by shareholders.
- (viii) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong, advised by VietinBank Insurance Joint Stock Company which will be matured in July 2019, bearing an interest rate of 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders.
- (ix) These are 800 convertible bonds issued on 27 April 2018 ("Issue Date") and additional 400 convertible bonds issued on 14 December 2018 at par value in USD to international investors which The Bank of New York Mellon - London Branch is trustee, Credit Suisse - Singapore Branch is arranger and issuance agents. These convertible bonds amounted of USD240,000,000 with a par value of USD200,000 per bond will mature on 27 April 2023 ("Maturity Date"), subject to a bond coupon interest of 5.5% per annum which will be repaid every six (6) months and a redemption yield of 6.25% per annum which is calculated on a six (6) month basis. These bonds are unsecured and could be converted into shares of the Company since the 41st day from the Issue Date until the 10th day before the Maturity Date. The initial conversion price was determined at VND74,750 per share, and was adjusted to VND71,000 per share on 27 October 2018, corresponding to the conversion rate of 64,149.3 shares per convertible bond and may be adjusted in the following cases: (1) business events resulting in a change in the share value, and/or (2) adjustment corresponding to the decrease in NVL share price with an adjustment not exceeding 75% of the Initial Conversion Price, VND56,062.5 per share. Up to 30 June 2019, the Company converted bonds into shares with total par value of USD1,000,000, the value of remaining convertible bonds is USD239,000,000. Up to 30 June 2019, the Company converted bonds into shares with total par value of USD1,000,000, the value of remaining convertible bonds is USD239,000,000.

23 DEFERRED INCOME TAX

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

	30.6.2019 VND	31.12.2018 VND
Deferred tax assets:		
Deferred tax assets to be recovered after more than 12 months	975,873,572	975,873,572

Movements in the deferred income tax were as follows:

	For the six-month period ended 30.6.2019 VND	For the year ended 31.12.2018 VND
Beginning of period/year	975,873,572	975,873,572
Income statement charge (Note 34)	-	-
End of period/year	975,873,572	975,873,572

The deferred income tax assets mainly arise from the temporary differences relating to depreciation of fixed assets, capitalised interest expense and accrual for other operating expenses. The Company uses tax rate of 20% in year 2019 (2018: 20%) for determining deferred tax assets and deferred tax liabilities.

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

The Company's tax losses can be carried forward to offset against future taxable income 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 Company's future taxable income is:

Year of tax loss	Status of tax authorities' review	Loss incurred VND	Loss utilised VND	Loss carried forward VND
2016	Finalised	181,172,619,981	(82,691,950,982)	98,480,668,999
2017	Finalised	876,255,296,654	-	876,255,296,654
2018	Finalised	1,754,193,537,110	-	1,754,193,537,110
6 first months in 2019	Outstanding	1,484,999,290,270	-	1,484,999,290,270

23 DEFERRED INCOME TAX (continued)

The Company 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 income currently cannot be assessed as probable.

As at the date of issuance of these separate interim financial statements, the Company is on process of finalisation with Tax Authority for the Tax Authority's review of 2017 and 2018.

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

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

(b) Movement of share capital

	Ordinary shares	Preference shares	Total
As at 1 January 2018	642,828,788	6,830,000	649,658,788
Issuance of ordinary shares under ESOP to employees	32,479,962	-	32,479,962
Bonus shares issued from share premium	202,317,178	-	202,317,178
Issuance of ordinary shares	52,500,000	-	52,500,000
Issuance of ordinary shares for converting bonds	320,746	-	320,746
As at 31 December 2018	930,446,674	6,830,000	937,276,674
As at 30 June 2019	930,446,674	6,830,000	937,276,674

Par value per share: VND10,000.

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25 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital			Share premium VND	Post-tax undistributed earnings VND	Total VND
	Ordinary share VND	Preference share VND				
As at 1 January 2018	6,428,287,880,000	68,300,000,000		3,206,830,905,400	1,476,679,367,998	11,180,098,153,398
Issuance of ordinary shares under ESOP to employees						
Bonus shares issued from share premium	324,799,620,000			(110,000,000)	-	324,689,620,000
Issuance of ordinary shares	2,023,171,780,000			(2,023,171,780,000)	-	-
Issuance of ordinary shares for converting bonds	525,000,000,000			2,793,725,115,626	-	3,318,725,115,626
Dividends paid	3,207,460,000			19,565,540,000	-	22,773,000,000
Profit for the year				-	(20,490,000,000)	(20,490,000,000)
				-	1,469,560,379,347	1,469,560,379,347
As at 31 December 2018	9,304,466,740,000	68,300,000,000		3,996,839,781,026	2,925,749,747,345	16,295,356,268,371
Profit for the period				-	194,329,008,098	194,329,008,098
As at 30 June 2019	9,304,466,740,000	68,300,000,000		3,996,839,781,026	3,120,078,755,443	16,489,685,276,469

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26 OFF BALANCE SHEET ITEMS
(a) Foreign currencies

	30.6.2019	31.12.2018
Foreign currencies (USD)	<u>960,391.51</u>	<u>62,070,830.21</u>

(b) Operating lease assets

The future minimum lease payments under non-cancellable operating leases were VND501,359,136,294 and VND350,315,032,136 for the six-month period ended 30 June 2019 and for the year ended 31 December 2018, respectively (Note 39).

27 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Sales from sale of real estate and rendering of services		
Revenue from sale of real estate	5,625,545,927	166,692,801,269
Rendering of services for corporate management, project development consultancy, sale consultancy and others	461,788,237,585	450,122,478,745
Revenue from transfers of real estate sales and purchase agreement	-	37,047,779,505
Revenue from leasing properties	35,397,543,856	30,140,730,469
	<u>502,811,327,368</u>	<u>684,003,789,988</u>
Sales deductions		
Sale returns	<u>(7,126,521,359)</u>	<u>-</u>
Net revenue from sale of real estate and rendering of services		
Net revenue from sale of real estate	(1,500,975,432)	166,692,801,269
Net revenue from rendering of services for corporate management, project development consultancy, sale consultancy and others	461,788,237,585	450,122,478,745
Net revenue from transfers of real estate sales and purchase agreement	-	37,047,779,505
Net revenue from leasing properties	35,397,543,856	30,140,730,469
	<u>495,684,806,009</u>	<u>684,003,789,988</u>

28 COST OF GOODS SOLD AND SERVICES RENDERED

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Cost of sale of real estate sales	(964,834,277)	106,964,579,903
Cost of rendering of services for corporate management, project development consultancy, sale consultancy and others	460,275,944,393	449,433,677,448
Cost of transfers of real estate sales and purchase agreement	-	36,938,574,745
Cost of leasing properties	11,485,853,640	7,956,149,641
	<u>470,796,963,756</u>	<u>601,292,981,737</u>

29 FINANCIAL INCOME

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Dividend income	1,699,921,675,870	1,166,800,646,000
Interest income from deposits and loans	55,884,540,198	71,193,613,888
Interest income from investment co-operation	-	35,178,919,275
Realised foreign exchange gains	2,442,659,734	-
Others	249,844	599,748,232
	<u>1,758,249,125,646</u>	<u>1,273,772,927,395</u>

30 FINANCIAL EXPENSES

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Interest expense	880,209,881,228	824,749,851,630
Borrowing related costs (*)	424,646,035,725	52,286,517,704
Expenses on cross currency swap contracts	74,281,073,671	-
Bond issuance fee	61,208,432,002	21,585,210,500
Realised foreign exchange losses	1,464,801,155	6,175,448,779
Net loss from foreign currency translation at period-end	29,852,864,239	83,449,812,195
Others	302,666,134	2,272,264,561
	<u>1,471,965,754,154</u>	<u>990,519,105,369</u>

(*) For the six-month period ended 30 June 2019, the borrowing related costs included mostly the cost related to repurchase convertible borrowing (Note 22).

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31 SELLING EXPENSES

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Staff costs	3,216,175,865	619,961,834
Depreciation	1,071,041,990	900,881,153
Tools and equipment	2,277,295	618,291,807
Outside services	11,265,599,833	24,866,587,723
Others	8,810,525,364	17,781,628,580
	<u>24,365,620,347</u>	<u>44,787,351,097</u>

32 GENERAL AND ADMINISTRATION EXPENSES

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Staff costs	29,290,857,390	4,062,743,813
Depreciation	3,005,631,237	5,204,012,887
Office stationary	900,474,972	2,136,706,448
Tax and other fees	38,543,787	117,874,182
Tools and supplies	391,798,771	80,727,591
Outside services	25,447,256,501	46,710,760,495
Others	29,410,510,226	22,286,807,038
	<u>88,485,072,884</u>	<u>80,599,632,454</u>

33 OTHER INCOME AND OTHER EXPENSES

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Other income		
Fines	828,800,000	594,947,553
Gains on disposal of fixed assets	-	264,545,455
Others	279,926,126	165,901,958
	<u>1,108,726,126</u>	<u>1,025,394,966</u>
Other expenses		
Fines	(4,740,411,912)	(6,627,229,067)
Others	(359,826,630)	(139,989,332)
	<u>(5,100,238,542)</u>	<u>(6,767,218,399)</u>
Net other expenses	<u>(3,991,512,416)</u>	<u>(5,741,823,433)</u>

34 BUSINESS INCOME TAX

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% (2018: 20%) as follows:

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Profit before tax	194,329,008,098	234,835,823,293
Tax calculated at a rate of 20% (2018: 20%)	38,865,801,620	46,967,164,659
Effect of:		
Income not subject to tax	(339,984,335,174)	(233,360,129,200)
Expenses not deductible for tax purposes	4,118,675,500	752,121,176
Tax losses for which no deferred income tax assets was recognised	296,999,858,054	185,640,843,365
Business income tax charge	-	-
Charged to income statement		
Business income tax - current	-	-
Business income tax - deferred	-	-
	-	-

The business income tax charge for the six-month period is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

35 EXPENSES BY FACTOR

	For the six-month period ended	
	30.6.2019 VND	30.6.2018 VND
Construction costs and land costs	1,867,916,311	222,935,654,543
Labour costs	401,137,101,379	385,641,530,002
Depreciation	20,665,114,103	15,876,433,162
Outside services	69,407,650,893	71,577,348,218
Others	48,933,417,632	43,022,035,646
	542,011,200,318	739,053,001,571

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

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Transfer from inventory to construction in progress	5,036,878,318	-
Transfer from inventory to investment properties	2,043,663,995	453,957,582,687
Transfer from construction in progress to intangible fixed assets	65,643,483,220	-
Issue bonus shares from share premium	-	2,023,171,780,000

(b) Amount of loans, purchases of debt instruments of other entities paid during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Loans granted, purchases of debt instruments of other entities.	153,247,420,635	-

(c) Amount of loans, proceeds from sales of debt instruments of other entities collected during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Proceeds from sales of debt instruments of other entities.	3,317,247,322	526,383,076,974

(d) Amount of borrowings actually withdrawn during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Proceeds from borrowings following normal borrowing contracts	66,390,659,539	3,409,973,256,047
Proceeds from bonds issuance and bond issue fee	1,862,146,727,186	4,401,008,505,987
	1,928,537,386,725	7,810,981,762,034

(e) Amount borrowings principal actually repaid during the period

	For the six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
Repayments for borrowings following normal borrowing contracts	1,896,117,501,252	2,337,242,207,620
Repayments for bonds	3,945,000,000,000	820,000,000,000
	5,841,117,501,252	3,157,242,207,620

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37 SEGMENT REPORTING

The Board of Management of the Company determines that the management decisions of the Company are primarily based on the types of products and services provided by the Company. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segment.

Information of segment revenue and cost of sale based on the activities of the Company were as follows:

For the six-month period ended 30 June 2019

	Transfers of real estate				Total
	Sale of real estate	Consultancy services	sales and purchase	Leasing properties	VND
	VND	and others	agreement	VND	
		VND	VND		
Net Revenue	(1,500,975,432)	461,788,237,585	-	35,397,543,856	495,684,806,009
Cost	964,834,277	(460,275,944,393)	-	(11,485,853,640)	(470,796,963,756)
Gross profit	(536,141,155)	1,512,293,192	-	23,911,690,216	24,887,842,253

For the six-month period ended 30 June 2018

	Transfers of real estate				Total
	Sale of real estate	Consultancy services	sales and purchase	Leasing properties	VND
	VND	and others	agreement	VND	
		VND	VND		
Net Revenue	166,692,801,269	450,122,478,745	37,047,779,505	30,140,730,469	684,003,789,988
Cost	(106,964,579,903)	(449,433,677,448)	(36,938,574,745)	(7,956,149,641)	(601,292,981,737)
Gross profit	59,728,221,366	688,801,297	109,204,760	22,184,580,828	82,710,808,251

38 RELATED PARTY DISCLOSURES

(a) Related party transactions

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

	For six-month period ended	
	30.6.2019 VND	30.6.2018 VND
<i>i) Sales of goods and services (VAT inclusive)</i>		
The 21st Century International Development Company Limited	33,302,817,203	60,941,332,005
Nova Riverside Real Estate Company Limited	25,914,513,451	55,383,609,567
Sun City Real Estate Investment & Development Company Limited	22,360,359,602	12,426,996,600
Viet Land Development Corporation	21,977,643,600	-
Gia Phu Real Estate Company Limited	18,314,593,531	46,102,544,768
Nova An Phu Company Limited	12,829,130,398	35,371,344,053
Thai Binh Real Estate Trading Joint Stock Company	11,696,517,434	25,421,161,746
Novaland Agent Company Limited	10,999,641,852	21,555,350,549
Nova Richstar Joint Stock Company	10,431,707,088	29,422,300,680
Nha Rong Investment and Commercial Joint Stock Company	10,354,659,524	26,231,773,320
Nova Nam A Company Limited	7,331,908,497	8,066,082,680
Nova Sagel Company Limited	7,114,689,562	5,206,398,605
Nhat Hoa Real Estate Joint Stock Company	6,955,617,359	20,162,219,616
Nova Sasco Company Limited	5,538,341,371	19,266,130,000
Vung Tau Youth Hotel and Travel Joint Stock Company	5,151,385,800	6,197,743,200
Merufa - Nova Company Limited	3,378,904,848	4,578,747,600
Nova Rivergate Company Limited	2,867,566,029	11,903,380,944
Phu Dinh Port Joint Stock Company	2,585,470,800	2,585,470,800
Nova Property Management Company Limited	817,507,126	193,562,400
No Va Festival Corporation	420,000,002	420,000,000
No Va Land Investment Joint Stock Company	191,742,533	423,341,607
Nova Lucky Palace Company Limited	115,880,411	2,964,763,130
Phu Tri Land Investment Trading Corporation	62,042,750	-
Nova Princess Residence Joint Stock Company	59,324,244	5,064,392,990
Nova Phuc Nguyen Real Estate Company Limited	57,532,936	8,199,078,343
No Va Thao Dien Company Limited	41,999,998	42,000,000
No Va Land Company Limited	41,999,998	42,000,000
Nova Saigon Royal Real Estate Investment Company Limited	41,999,998	42,000,000
Sai Gon Housing And Infrastructure Development Joint Stock Company	41,999,998	42,000,000
Thanh Nhon Real Estate Joint Stock Company	41,999,998	42,000,000
Phuoc Long Investment and Development Company Limited	41,999,998	42,000,000

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38 RELATED PARTY DISCLOSURES (continued)
(a) Related party transactions (continued)

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

	For six-month period ended	
	30.6.2019	30.6.2018
	VND	VND
i) Sales of goods and services (VAT inclusive) (continued)		
Nova Nippon Joint Stock Company	41,999,998	42,000,000
No Va My Dinh Land Joint Stock Company	41,999,998	42,000,000
Thanh Nhon Investment Real estate Company Limited	41,999,998	42,000,000
Mega Housing Joint Stock Company	41,999,998	42,000,000
Bach Hop Real Estate Company Limited	41,999,998	42,000,000
Gia Duc Real Estate Company Limited	41,999,998	42,000,000
Ngoc Linh Hoa Investment Joint Stock Company	41,999,998	-
Era Urban Development Joint Stock Company	41,999,998	42,000,000
Dinh Phat Real Estate Joint Stock Company	41,999,998	-
Nova Hospitality Joint Stock Company	41,999,998	42,000,000
Phuong Dong Buildings Joint Stock Company	6,413,886	8,150,838,403
Tuong Minh Investment and Real Estate Company Limited	2,785,714	9,428,571
Vuong Gia Investment Real Estate Joint Stock Company	2,785,714	18,964,286
50 Investment and Development Real Estate Company Limited	2,785,714	-
Saigon Golf Company Limited	-	271,032,300
Mega Tie Company Limited	-	330,000,000
	<u>221,516,268,947</u>	<u>417,455,988,763</u>
ii) Purchases of goods and services		
Ben Thanh Housing Service and Development Joint Stock Company	<u>25,816,371,816</u>	<u>27,490,791,345</u>
iii) Transfer of real estate from subsidiaries		
No Va Festival Corporation	-	2,301,129,408
Nova Phuc Nguyen Real Estate Company Limited	-	3,780,925,653
Nova Rivergate Company Limited	-	763,707,328
Gia Phu Real Estate Company Limited	-	29,171,086,377
	<u>-</u>	<u>36,016,848,766</u>

38 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

		For six-month period ended	
		30.6.2019	30.6.2018
		VND	VND
iv)	<i>Receipt from business co-operation</i>		
	Thanh Nhon Real Estate Joint Stock Company	660,000,000,000	-
	Nova Riverside Real Estate Company Limited	376,000,000,000	-
	Thai Binh Real Estate Trading Joint Stock Company	517,000,000,000	-
		<u>1,553,000,000,000</u>	<u>-</u>
v)	<i>Repayment of investment co-operation</i>		
	Nova Richstar Joint Stock Company	-	244,000,000,000
vi)	<i>Borrowings</i>		
	Thai Binh Real Estate Trading Joint Stock Company	-	208,600,000,000
vii)	<i>Repayments of borrowings</i>		
	The 21st Century International Development Company Limited	355,628,945,205	3,500,000,000
	Phuong Dong Buildings Joint Stock Company	187,600,000,000	140,000,000,000
	Gia Phu Real Estate Company Limited	85,000,000,000	-
	Thai Binh Real Estate Trading Joint Stock Company	41,500,000,000	47,000,000,000
	Nova Rivergate Company Limited	13,000,000,000	-
	Nova Sasco Company Limited	-	78,000,000,000
	No Va Festival Corporation	-	11,000,000,000
	Nova Sagel Company Limited	-	12,000,000,000
		<u>682,728,945,205</u>	<u>291,500,000,000</u>

38 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

		For six-month period ended	
		30.6.2019	30.6.2018
		VND	VND
viii)	Interest income		
	Saigon Electronics and Industrial Service Joint Stock Company	423,459,556	2,379,536,608
	Khai Hung Real Estate Company Limited	-	5,727,677,349
	Nova Saigon Royal Real Estate Investment Company Limited	-	25,814,535,158
	Nova Sasco Company Limited	-	7,215,661,111
	Nova Nam A Company Limited	-	2,535,803,561
	Nova Phuc Nguyen Real Estate Company Limited	-	1,350,904,686
		<u>423,459,556</u>	<u>45,024,118,473</u>
ix)	Interest expense		
	The 21st Century International Development Company Limited	11,522,549,116	26,874,021,310
	Nova Rivergate Company Limited	10,610,698,801	18,150,310,857
	Phuong Dong Buildings Joint Stock Company	3,964,338,889	5,946,716,477
	Gia Phu Real Estate Company Limited	2,010,890,412	3,818,356,165
	Thai Binh Real Estate Trading Joint Stock Company	976,664,383	2,359,753,425
	Nova Sasco Company Limited	-	512,876,712
	No Va Festival Corporation	-	5,343,147,812
	Nova Sagel Company Limited	-	41,666,667
		<u>29,085,141,601</u>	<u>63,046,849,425</u>
x)	Compensation of key management		
	Gross salaries and other benefits	<u>11,075,100,954</u>	<u>12,991,209,922</u>

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38 RELATED PARTY DISCLOSURES (continued)
(b) Period/ year end balances with related parties

	30.6.2019 VND	31.12.2018 VND
i) Trade accounts receivable (Note 5)		
Diamond Properties Joint Stock Company	40,024,130,644	40,024,130,644
Carava Resort Company Limited	4,378,858,734	-
	<u>44,402,989,378</u>	<u>40,024,130,644</u>
ii) Short-term prepayments to suppliers (Note 6)		
The 21st Century International Development Company Limited	<u>1,980,000,000</u>	<u>-</u>
iii) Short-term lending (Note 7)		
Saigon Electronics and Industrial Service Joint Stock Company	<u>7,520,000,000</u>	<u>7,520,000,000</u>
iv) Other short-term receivables (Note 8(a))		
No Va Thao Dien Company Limited	63,993,412,000	-
Nova Lucky Palace Company Limited	61,400,000,000	-
Ben Thanh Housing Service and Development Joint Stock Company	37,573,275,856	38,324,741,374
Nova Phuc Nguyen Real Estate Company Limited	35,725,000,000	50,725,000,000
Saigon Electronics and Industrial Service Joint Stock Company	27,163,564,995	26,740,105,439
Khai Hung Real Estate Company Limited	7,709,745,000	-
Nova Princess Residence Joint Stock Company	14,880,000	14,880,000
	<u>233,579,877,851</u>	<u>115,804,726,813</u>
v) Other long-term receivables (Note 8(b))		
Ben Thanh Housing Service and Development Joint Stock Company	<u>5,682,317,455</u>	<u>5,682,317,455</u>
vi) Short-term trade account payables (Note 16)		
Ben Thanh Housing Service and Development Joint Stock Company	363,786,105	489,425,295
Nova Riverside Real Estate Company Limited	-	58,197,999
	<u>363,786,105</u>	<u>547,623,294</u>

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38 RELATED PARTY DISCLOSURES (continued)

	30.6.2019	31.12.2018
	VND	VND
vii) Short-term accrued expenses (Note 19)		
Nova Rivergate Company Limited	90,549,468,777	79,938,769,976
The 21st Century International Development Company Limited	-	64,202,860,046
Phuong Dong Buildings Joint Stock Company	-	30,242,187,224
Gia Phu Real Estate Company Limited	-	10,028,082,194
Thai Binh Real Estate Trading Joint Stock Company	-	5,032,465,753
	<u>90,549,468,777</u>	<u>189,444,365,193</u>
viii) Short-term unearned revenue (Note 20(a))		
Nova Property Management Company Limited	<u>1,369,094,617</u>	<u>1,369,094,617</u>
ix) Long-term unearned revenue (Note 20(b))		
Nova Property Management Company Limited	<u>63,691,562,175</u>	<u>64,377,614,795</u>
x) Short-term borrowings (Note 22(a))		
Nova Rivergate Company Limited	380,816,832,600	393,816,832,600
The 21st Century International Development Company Limited	-	355,628,945,205
Phuong Dong Buildings Joint Stock Company	-	187,600,000,000
Gia Phu Real Estate Company Limited	-	85,000,000,000
Thai Binh Real Estate Trading Joint Stock Company	-	41,500,000,000
	<u>380,816,832,600</u>	<u>1,063,545,777,805</u>
xi) Other long-term payables (Note 21(b))		
Thanh Nhon Real Estate Joint Stock Company	660,000,000,000	-
Thai Binh Real Estate Trading Joint Stock Company	517,000,000,000	-
Nova Riverside Real Estate Company Limited	376,000,000,000	-
	<u>1,553,000,000,000</u>	<u>-</u>

39 COMMITMENTS UNDER OPERATING LEASES

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

	30.6.2019 VND	31.12.2018 VND
Within one year	64,460,462,448	30,849,306,236
Between one and five years	127,852,349,592	51,114,516,144
Over five years	309,046,324,254	268,351,209,756
Total minimum payments	<u>501,359,136,294</u>	<u>350,315,032,136</u>

40 CAPITAL COMMITMENTS

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

	30.6.2019 VND	31.12.2018 VND
Construction cost	<u>214,843,296,512</u>	<u>120,334,805,289</u>

41 SUBSEQUENT EVENTS AFTER INTERIM FINANCIAL STATEMENTS DATE**(a) Guarantee for syndicated borrowing of Nova Hospitality Joint Stock Company**

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

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

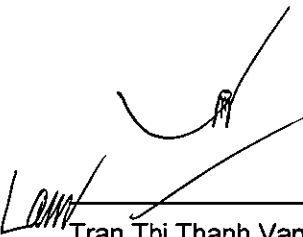
On 15 July 2019, the Board of Directors approved the issuance of corporate bond via private placements. Details of this issuance are as below:

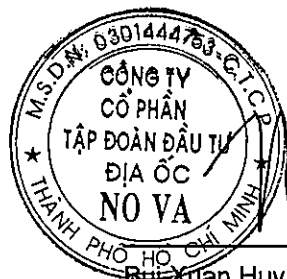
Type of bond:	Non-convertible, without warrant, secured corporate bond
Currency:	Vietnamese Dong (VND)
Par value:	VND1,000,000,000 (One billion Vietnamese Dong) per bond
Quantity of issue:	Maximum 200 bonds
Issuance price:	At par value
Total value of issue:	Maximum VND200,000,000,000 (Two hundred billion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

NO VA LAND INVESTMENT GROUP CORPORATION

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



Do Phương Thủy
Preparer

Trần Thị Thanh Vân
Chief Accountant

Bùi Xuân Huy
General Director