

NO VA LAND INVESTMENT GROUP CORPORATION

**SEPARATE FINANCIAL STATEMENTS
QUARTER II 2019**



NO VA LAND INVESTMENT GROUP CORPORATION

**SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2019**

CONTENT	PAGE
Corporate information	1
Statement by the Board of Management	2
Separate interim balance sheet (Form B 01a – DN)	3
Separate interim income statement (Form B 02a – DN)	6
Separate interim cash flow statement (Form B 03a – DN)	8
Notes to the separate interim financial statements (Form B 09a – DN)	10

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 Mr. Bui Xuan Huy Ms. Hoang Thu Chau Ms. Nguyen Thanh Bich Thuy Mr. Pham Tien Van Mr. David Frederick Proctor	Chairman Member Member Independent Member Independent Member (from 26 April 2019) Independent Member (to 20 March 2019)
Audit committee	Ms. Nguyen Thanh Bich Thuy Ms. Nguyen Thi Minh Thanh Ms. Vo Thi Thu Van Mr. David Frederick Proctor	Chief Internal Auditor Member Member Member (to 6 March 2019)
Board of Management	Mr. Bui Xuan Huy Ms. Hoang Thu Chau	General Director Deputy General Director
Legal representative	Mr. Bui Thanh Nhon Mr. Bui Xuan Huy Ms. Luong Thi Thu Huong	Chairman General Director Director
Registered office	313B - 315 Nam Ky Khoi Nghia Street, Ward 7, District 3, Ho Chi Minh City, Vietnam	
Operation office	65 Nguyen Du Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	

NO VA LAND INVESTMENT GROUP CORPORATION

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

The Board of Management of No Va Land Investment Group Corporation ("the Company") is responsible for preparing separate financial statements which give a true and fair view of the financial position of the Company as at 30 June 2019 and the results of its operations and cash flows for the period then ended. In preparing for these separate 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 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 financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the separate 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 fraud and other irregularities.

APPROVAL OF THE SEPARATE FINANCIAL STATEMENTS

I hereby approve the accompanying separate financial statements as set out on pages 3 to 55 which give a true and fair view of the financial position of the Company as at 30 June 2019 and of the results of its operations and cash flows for the period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Company and its subsidiaries ("the Group") for the 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.



Bui Xuan Huy
General Director

Ho Chi Minh City, SR Vietnam
30 July 2019

SEPARATE BALANCE SHEET

Code	ASSETS	Note	As at	
			30/06/2019 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	10	2,359,235,684,134	2,357,821,074,991
141	Inventories		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(b)	102,553,828,377	133,012,370,674
153	Other taxes receivable	18(b)	4,709,734,714	4,709,734,714

SEPARATE BALANCE SHEET
(continued)

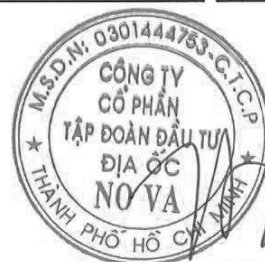
Code	ASSETS (continued)	Note	As at	
			30/06/2019 VND	31/12/2018 VND
200	LONG-TERM ASSETS		34,207,992,200,095	29,777,511,680,692
210	Long-term receivables		29,943,665,239	25,087,340,239
216	Other long-term receivables	8(b)	29,943,665,239	25,087,340,239
220	Fixed assets		619,073,803,580	567,016,293,701
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 depreciation		(16,148,218,485)	(10,010,464,711)
230	Investment properties	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 55 are an integral part of these separate financial statements.

SEPARATE BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at	
			30/06/2019 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(a)	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	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	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	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	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	24.25	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 the previous years		2,925,749,747,345	1,456,189,367,998
421b	- Post-tax profit of current 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 AccountantBui Xuan Huy
General Director
30 July 2019

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 02a – DN

SEPARATE INCOME STATEMENT

Code	Items	Note	For the six-months period ended		
			Quarter 2/2019	Quarter 2/2018	30/06/2018
			VND	VND	VND
01	Sales of goods and rendering of services	27	257,111,029,731	413,852,529,127	502,811,327,368
02	Less deductions		(4,181,727,745)	-	(7,126,521,359)
					-
10	Net revenue from sales of goods and rendering of services		252,929,301,986	413,852,529,127	495,684,806,009
11	Cost of goods sold and services	28	(237,709,813,082)	(356,378,062,791)	(470,796,963,756)
					684,003,789,988
20	Gross profit from sales of goods and rendering of services		15,219,488,904	57,474,466,336	24,887,842,253
21	Financial income	29	1,069,037,547,354	708,169,578,101	1,758,249,125,646
22	Financial expenses	30	(904,559,390,548)	(536,466,687,237)	(1,471,965,754,154)
23	- Including: Interest expenses		(389,277,214,831)	(439,496,558,468)	(880,209,881,228)
25	Selling expenses	31	(18,810,358,529)	(38,341,472,990)	(24,365,620,347)
26	General and administration expenses	32	(70,780,020,874)	(54,884,535,884)	(88,485,072,884)
					(44,787,351,097)
					(80,599,632,454)
30	Net operating profit		90,107,266,307	135,951,348,326	198,320,520,514
31	Other income		284,523,069	499,030,549	1,108,726,126
32	Other expenses		(3,740,793,810)	(72,566,973)	(5,100,238,542)
40	Net other income/(expenses)	33	(3,456,270,741)	426,463,576	(3,991,512,416)
					240,577,646,726
					1,025,394,966
					(6,767,218,399)
					(5,741,823,433)
50	Net accounting profit before tax		86,650,995,566	136,377,811,902	194,329,008,098
					234,835,823,293

The notes on pages 10 to 55 are an integral part of these separate financial statements.

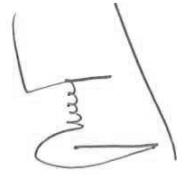


NO VA LAND INVESTMENT GROUP CORPORATION

Form B 02a – DN

SEPARATE INCOME STATEMENT
(continued)

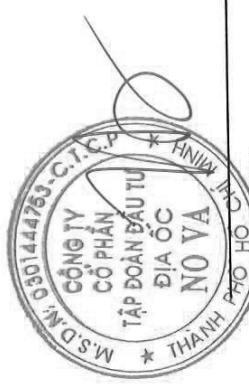
	Code	Note	For the six-months period ended		
			Quarter 2/2019 VND	Quarter 2/2018 VND	30/06/2018 VND
51	Business income tax - current	34	-	-	-
52	Business income tax - deferred	23, 34	-	-	-
60	Net profit after tax		86,650,995,566	136,377,811,902	194,329,008,098
					234,835,823,293



Do Phuong Thuy
Preparer



Tran Thi Thanh Van
Chief Accountant



Bui Xuan Huy
General Director
30 July 2019

The notes on pages 10 to 55 are an integral part of these separate financial statements.

SEPARATE CASH FLOW STATEMENT
(Indirect method)

Items	Code	Note	For the six-months period ended	
			30/06/2019 VND	30/06/2018 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	01		194,329,008,098	234,835,823,293
2. Adjustments for:				
- Depreciation and amortisation	02		20,665,114,103	15,876,433,162
- Unrealised foreign exchange losses	04		29,852,864,239	83,449,812,195
- Profits from investing activities	05		(1,755,806,216,068)	(1,238,256,570,138)
- Interest expenses, bond issuance costs	06		941,418,313,230	846,335,062,130
3. Operating profit before changes in working capital	08		(569,540,916,398)	(57,759,439,358)
- (Increase)/decrease in receivables	09		4,424,025,592	871,813,212,167
- Increase in inventories	10		(8,498,283,585)	(128,003,851,817)
- Increase/(decrease) in payables	11		4,941,344,454,614	(376,843,468,539)
- Increase/(decrease) in prepaid expenses	12		19,821,417,139	(23,951,131)
- Interest paid	14		(1,179,975,308,903)	(591,645,564,796)
- Business income tax paid	15		(276,507,937,651)	-
Net cash inflows/(outflows) from operating activities	20		2,931,067,450,808	(282,463,063,474)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(12,688,339,429)	(19,406,173,664)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	264,545,455
3. Loans granted, purchases of debt instruments of other entities	23		(153,247,420,635)	-
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		3,317,247,322	526,383,076,974
5. Investments in other entities	25		(4,439,131,961,660)	(6,434,525,150,510)
7. Dividends and interest received	27		1,636,655,531,266	898,399,857,766
Net cash outflows from investing activities	30		(2,965,094,943,136)	(5,028,883,843,979)

SEPARATE CASH FLOW STATEMENT
(Indirect method)
(continued)

Items	Code	Note	For the six-months period ended	
			30/06/2019 VND	30/06/2018 VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issue of shares and capital contribution	31		-	3,502,042,120,000
2. Proceeds from borrowings	33		1,928,537,386,725	7,810,981,762,034
3. Repayments of borrowings	34		(5,841,117,501,252)	(3,157,242,207,620)
Net cash inflows/(outflows) from financing activities	40		(3,912,580,114,527)	8,155,781,674,414
Net (decrease)/increase in cash and cash equivalents	50		(3,946,607,606,855)	2,844,434,766,961
Cash and cash equivalents at beginning of period	60		6,307,617,528,607	1,455,689,692,352
Effect of foreign exchange differences	61		108,345,996	439,849,009
Cash and cash equivalents at end of period	70		2,361,118,267,748	4,300,564,308,322



Do Phuong Thuy
Preparer



Tran Thi Thanh Van
Chief Accountant



Bui Xuan Huy
General Director
30 July 2019

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTHS 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 amended Business Registration Certificate No. 0301444753 dated 10 January 2019. The Company is formerly known as Thanh Nhon Trading Limited, which was established and operated under the Business registration certificate as above.

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

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

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

As at 30 June 2019, the Company had 35 direct subsidiaries and 04 direct associates as presented in Note 4(b) of the financial statements – Equity investments in other entities. Besides, the Company had 29 indirect subsidiaries and 01 indirect associate as below:

No.	Name	Principal activity	% of voting right	Charter capital VND
Indirect subsidiaries:				
1	CQ89 Real Estate Investment & Development Company Limited	Real estate trading	99.59	4,902,700,000,000
2	350 Real Estate Investment & Development Company Limited	Real estate trading	99.99	2,906,570,000,000
3	The 21st Century International Development Limited Company	Real estate trading	98.97	2,534,458,265,952
4	Thinh Vuong Real Estate Joint Stock Company	Real estate trading	100.00	1,239,000,000,000
5	Nova Riverside Real Estate Company Limited	Real estate trading	99.98	1,115,144,468,745
6	Gia Phu Real Estate Company Limited	Real estate trading	99.99	1,065,000,000,000
7	Phuc Binh Real Estate Company Limited	Real estate trading	97.95	974,600,000,000
8	Dinh Phat Real Estate Joint Stock Company	Real estate trading	99.92	954,650,000,000
9	Thai Binh Real Estate Trading Joint Stock Company	Real estate trading	99.96	750,000,000,000
10	Nova Richstar Joint Stock Company	Real estate trading	99.99	724,000,000,000
11	Sai Gon Golf Company Limited	Real estate trading	100.00	588,560,000,000
12	Nhat Hoa Real Estate Joint Stock Company	Real estate trading	99.98	510,000,000,000
13	Nha Rong Investment and Trade Joint Stock Company	Real estate trading	99.97	327,426,000,000
14	Phu Tri Real Estate Investment Commercial Joint Stock Company	Real estate trading	99.98	363,000,000,000

1 GENERAL INFORMATION (continued)

No.	Name	Principal activity	% of voting right	Charter capital VNĐ
Indirect subsidiaries (continued):				
15	Vuong Gia Real Estate Investment Joint Stock Company	Real estate trading	99.83	240,087,000,000
16	Mega Tie Company Limited	Real estate trading	99.99	191,400,000,000
17	Phuong Dong Building Joint Stock Company	Real estate trading	99.89	166,000,000,000
18	Merufa-Nova Company Limited	Real estate trading	99.90	125,000,000,000
19	Truong Tay Real Estate Investment Joint Stock Company	Real estate trading	99.98	1,635,510,000,000
20	Dat Viet Development Joint Stock Company	Real estate trading	99.69	2,020,000,000,000
21	An Phu Dong Real Estate Development Investment Company Limited	Real estate trading	80.00	20,000,000,000
22	Aqua City Company Limited	Real estate trading	70.00	845,210,000,000
23	Huynh Gia Huy Joint Stock Company	Short-term accommodation activities	99.98	225,000,000,000
24	38 Real Estate Investment and Trading Company Limited	Real estate trading	99.99	1,625,000,000,000
25	Hoa Thang Tourism Service Joint Stock Company	Short-term accommodation activities	95.80	500,000,000,000
26	Thu Minh Nguyen Investment Joint Stock Company	Short-term accommodation activities	96.15	340,000,000,000
27	Khanh An Real Estate Investment and Development Joint Stock Company	Real estate trading	99.99	727,800,000,000
28	Carava Resort Company Limited	Real estate trading	99.98	250,000,000,000
29	Ho Tram Botanic Garden Company Limited	Botanical and zoological gardens and nature reserves activities	99.00	20,000,000,000

Indirect associate:

1	Thanh My Loi Joint Stock Company (*)	Real estate trading	55.88	2,162,154,260,000
---	--------------------------------------	---------------------	-------	-------------------

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

(*) 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.

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

The separate 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 financial statements have been prepared under the historical cost convention.

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

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

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

Additionally, the Company has also prepared consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements for the Company and its subsidiaries (together, "the Group"). In the consolidated 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.

Users of these separate financial statements should read them together with the consolidated financial statements of the Group for the 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 as a whole.

2.2 Fiscal year

The Company's fiscal year is from 1 January to 31 December.

2.3 Currency

The separate 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 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 bank where the Company opens the foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the 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. In year, there was no balance of the short-term trade accounts receivable which was past due or not past due but impaired.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**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, construction costs, and 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 obsolete, slow-moving, defective inventory items and where cost is higher than net realisable values.

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) 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.

(c) 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 the investee.

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

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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Fixed assets (continued)***Depreciation and amortisation*

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	5 – 50 years
Machinery	3 – 7 years
Motor vehicles	4 – 8 years
Office equipment	3 – 8 years
Software and Trademark	3 – 7 years

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

Disposals

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

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost 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

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

Depreciation

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

Buildings and structures	6 – 50 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 net book value and are recognised as income or expense in the income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.11 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the balance sheet and are mainly prepaid selling expenses, bonds interest expenses and tools and equipment already put to use. Prepaid expenses are recorded at historical cost and allocated to expenses using the straight line method over the allocation period, except for selling expenses 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 balance sheet based on remaining period from the 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 income statement when incurred.

2.14 Borrowings

Borrowings with payment period of more than 12 months from the date of the financial statements are presented as long-term loans. Borrowings fall due for settlement within the next 12 months from the date of the financial statements are presented as short-term loans. Borrowing expenses directly relate to the borrowings (other than payable interest), such as expenses for verification, audit, application... are recognised in the income statement when incurred. 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.

2.16 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**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 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.

2.20 Share capital

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.21 Appropriation of net profit**

Net profit after income tax could be distributed to owners/ shareholders after approval at General Meeting, and after appropriation to other funds in accordance with the 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 income statement when the real estate sale has been completed and the Company has handed over significant risks and rewards of ownership to the buyer. Revenue from the sale of real estate is recognised in the income statement when all five (5) following conditions are satisfied:

- The real estate has been completed, and the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- The Company no longer hold the right to manage the real estate as real estate's owner or the right to control the real estate;
- The amount of revenue can be measured reliably;
- The Company has received or enables 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) Sale of services

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

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

(c) Interest income

Interest income is recognised on an earned basis.

(d) Dividend income

Income from dividend is recognised when the 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.23 Sales deductions (continued)**

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

2.24 Cost of sales

Cost of goods sold or cost of services 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

Finance 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 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,...); social insurance, medical insurance, labour union fees, unemployment insurance of administrative staff, expenses of office materials, tools and supplies, outside services (electricity, water, telephone, fax, assets insurance, fire and explosive accidents insurance,...) and other cash 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.

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.29 Dividend distribution**

Dividend of the Company is recognised as a liability in the Company's 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

	30/06/2019	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
	2,361,118,267,748	6,307,617,528,607

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

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

4 INVESTMENTS

(a) Investments held-to-maturity

(i) Short-term:

	30/06/2019		31/12/2018			
	Cost VND	Provision VND	Book value VND	Cost VND	Provision VND	Book value VND
Short-term deposits	118,247,420,635	-	118,247,420,635	3,317,247,322	-	3,317,247,322

The short-term deposits represent bank deposits in VND with an original maturity of more than three months and the remaining term not exceed twelve months at the commercial banks with interest rate from 3.0% per annum to 6.8% per annum (as at 31 December 2018: interest rate of 5.5% per annum).

As at 30 June 2019, short-term deposits of VND47,000 million (as at 31 December 2018: nil) were pledged as collateral assets and the term deposits of VND 0 (as at 31 December 2018: VND3,317 million) were managed by bank granting loans to the Company.

(ii) Long-term:

	30/06/2019		31/12/2018			
	Cost VND	Provision VND	Book value VND	Cost VND	Provision VND	Book value VND
Long-term deposits	35,000,000,000	-	35,000,000,000	-	-	-

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

As at 30 June 2019, long-term deposits of VND35,000 million (as at 31 December 2018: nil) were pledged as collateral assets and the term deposits of VND 0 (as at 31 December 2018: nil) were managed by bank granting loans to the Company.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

4 INVESTMENTS (continued)

(b) Investments in subsidiaries and associates

(i) Investments in subsidiaries

No.	Name	Principal activity	30/06/2019				31/12/2018			
			Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND	Owner ship and voting rights %	Cost VND	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	Bach Hop Real Estate Company Limited	Real estate trading	99.77	2,148,356,560,000	(*)	-	99.77	2,148,356,560,000	(*)	-
4	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	(*)	-
5	Gia Duc Real Estate Company Limited	Real estate trading	99.99	1,243,200,000,000	(*)	-	99.99	1,243,200,000,000	(*)	-
6	No Va Thao Dien Company Limited	Real estate trading	99.99	4,637,742,500,000	(*)	-	99.98	1,202,996,000,000	(*)	-
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	(*)	-
9	Sun City Real Estate Investment & Development Company Limited	Real estate trading	49.00	955,500,000,000	(*)	-	49.00	955,500,000,000	(*)	-
10	Phu Dinh Port Joint Stock Company	Transportation support, real estate trading	59.73	941,511,225,000	(*)	-	59.73	941,511,225,000	(*)	-



NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

4 INVESTMENTS (continued)

(b) Investments in subsidiaries and associates (continued)

(i) Investments in subsidiaries (continued)

			30/06/2019				31/12/2018			
No.	Name	Principal activity	Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND	Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND
11	Nova Rivergate Company Limited	Real estate trading	99.77	936,201,410,000	(*)	-	99.77	936,201,410,000	(*)	-
12	Thanh Nhon Real Estate Joint Stock Company	Real estate trading	51.00	732,869,100,000	(*)	-	51.00	732,869,100,000	(*)	-
13	Ngoc Linh Hoa Investment Joint Stock Company	Real estate trading	99.83	579,000,000,000	(*)	-	99.83	579,000,000,000	(*)	-
14	Nova Sasco Company Limited	Real estate trading	99.99	528,310,550,000	(*)	-	99.99	528,310,550,000	(*)	-
15	Phuoc Long Investment and Development Company Limited	Real estate trading	99.99	469,967,000,000	(*)	-	99.99	469,967,000,000	(*)	-
16	Nova Nam A Company Limited	Real estate trading	92.70	374,918,018,977	(*)	-	92.70	374,918,018,977	(*)	-
17	Nova Princess Residence Joint Stock Company	Real estate trading	99.90	366,707,530,000	(*)	-	99.90	366,707,530,000	(*)	-
18	The Prince Residence Joint Stock Company	Real estate trading	99.81	709,939,200,000	(*)	-	99.81	338,947,200,000	(*)	-
19	Nova Saigon Royal Real Estate Investment Company Limited	Real estate trading	99.99	527,393,300,000	(*)	-	99.99	327,393,300,000	(*)	-
20	Tuong Minh Investment and Real Estate Company Limited	Real estate trading	99.99	325,665,604,000	(*)	-	99.99	325,665,604,000	(*)	-
21	Gia Huy Real Estate Investment & Development Company Limited	Real estate trading	51.00	290,190,000,000	(*)	-	51.00	290,190,000,000	(*)	-
22	Nova Sagel Company Limited	Real estate trading	73.00	267,910,000,000	(*)	-	73.00	267,910,000,000	(*)	-
23	Nova An Phu Company Limited	Real estate trading	92.27	234,500,000,000	(*)	-	92.27	234,500,000,000	(*)	-

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

4 INVESTMENTS (continued)

(b) Investments in subsidiaries and associates (continued)

(i) Investments in subsidiaries (continued)

			30/06/2019				31/12/2018			
No.	Name	Principal activity	Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND	Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND
24	Mega Housing Joint Stock Company	Real estate trading	98.60	211,998,000,000	(*)	-	98.60	211,998,000,000	(*)	-
25	Nova Phuc Nguyen Real Estate Company Limited	Real estate trading	99.89	189,981,000,000	(*)	-	99.89	189,981,000,000	(*)	-
26	No Va Festival Corporation	Real estate trading	94.02	173,000,000,000	(*)	-	94.02	173,000,000,000	(*)	-
27	Nova Property Management Company Limited	Real estate trading	99.99	138,986,100,000	(*)	-	99.99	138,986,100,000	(*)	-
28	Nova Lucky Palace Company Limited	Real estate trading	100.00	99,995,000,000	(*)	-	100.00	99,995,000,000	(*)	-
29	No Va Land Company Limited	Real estate trading	99.51	81,600,000,000	(*)	-	100.00	81,600,000,000	(*)	-
30	Phong Dien Real Estate Investment Joint Stock Company	Real estate trading	50.99	49,014,100,000	(*)	-	50.99	49,014,100,000	(*)	-
31	Vung Tau Youth Hotel and Travel Joint Stock Company	Real estate trading	65.00	45,500,000,000	(*)	-	65.00	45,500,000,000	(*)	-
32	Nova Hospitality Joint Stock Company	Real estate trading	99.98	346,395,720,000	(*)	-	99.98	21,395,720,000	(*)	-
33	Novaland Agent One Member Company Limited	Real estate trading	100.00	20,000,000,000	(*)	-	100.00	20,000,000,000	(*)	-
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 did not disclose the fair value of these investments as they have not been listed in the stock market. There were no fair value information available of these investments.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

4 INVESTMENTS (continued)

(b) Investments in subsidiaries and associates (continued)

(ii) Investments in associates

		30/06/2019				31/12/2018			
No.	Name	Principal activity	Owner ship and voting rights %	Cost VND	Fair value VND	Provision VND	Owner ship and voting rights %	Cost VND	Fair value VND
1	Ben Thanh Housing Service and Development Joint Stock Company	Real estate trading	25.00	60,600,000,000	(*)	-	25.00	60,600,000,000	(*)
2	Saigon Electronics and Industrial Service Joint Stock Company	Trading electronic components and telecommunications trading	33.31	14,792,060,000	(*)	-	33.31	14,792,060,000	(*)
3	234 Thanh My Loi Joint Stock Company	Real estate trading	49.90	9,800,000,000	(*)	-	49.90	9,800,000,000	(*)
4	Van Phat Real Estate Investment Company Limited	Real estate trading	49.00	85,833,000,000	(*)	-	-	-	-
				171,025,060,000				85,192,060,000	

(*) As at 30 June 2019 and 31 December 2018, the Company did not disclose the fair value of this investments as it has not been listed in the stock market. There was no fair value information available of this investment.

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	30/06/2019 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
	188,042,415,410	141,867,503,918

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

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2019 VND	31/12/2018 VND
Third parties		
Saigon General Service Joint Stock Company	323,024,476,227	323,024,476,227
Others	36,273,444,028	51,185,379,623
Related parties (Note 38(b))	1,980,000,000	-
	361,277,920,255	374,209,855,850

7 SHORT-TERM LENDING

	As at 01/01/2019 VND	Increase VND	Decrease VND	As at 30/06/2019 VND
Related parties (Note 38(b))	7,520,000,000	-	-	7,520,000,000
	7,520,000,000	-	-	7,520,000,000

As at 30 June 2019, short-term lending presents short-term loans to related parties which are unsecured, earn an interest rate of 11.2% per annum (as at 31 December 2018: 11.2% per annum) and will fall due in 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**(a) Other short-term receivables**

	30/06/2019		31/12/2018	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
- Dividends receivable	168,843,037,000	-	50,739,880,000	-
- Deposits for investment consulting services	260,733,831,709	-	273,253,992,251	-
- Deposits	25,397,741,862	-	25,338,241,862	-
- Deposits for share acquisitions	46,560,461,660	-	24,000,000,000	-
- Interest receivable	17,678,581,142	-	16,631,053,340	-
- Advance	2,039,868,772	-	465,814,040	-
- Others	63,097,294,053	-	64,275,472,435	-
	584,350,816,198		454,704,453,928	

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

	30/06/2019		31/12/2018	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Third parties (*)	350,770,938,347	-	338,899,727,115	-
Related parties (Note 38(b))	233,579,877,851	-	115,804,726,813	-
	584,350,816,198		454,704,453,928	

(*) Details of the third party balance accounting for 10% or more of total the other short-term receivables are as follows:

Name	Nature	30/06/2019	31/12/2018
		VND	VND
SSR Real Estate Investment and Development Limited Company	Deposits for investment consulting services	260,733,831,709	260,733,831,709

(b) Other long-term receivables

	30/06/2019		31/12/2018	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Others	29,943,665,239	-	25,087,340,239	-
	29,943,665,239		25,087,340,239	

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

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

	30/06/2019		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	-
	29,943,665,239		25,087,340,239	

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

Name	30/06/2019		31/12/2018	
Vietnam Youth Tourist Joint Stock Company	16,500,000,000	-	16,500,000,000	-
Tran Ngoc Nam	4,176,000,000	-	-	-
	20,676,000,000		16,500,000,000	

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

9 DOUBTFUL DEBTS

The Company had no doubtful debt as at the date of the separate financial statements.

10 INVENTORIES

	30/06/2019 VND	31/12/2018 VND
Properties in construction progress (*)	2,209,127,516,536	2,207,809,612,909
Completed properties	22,602,722,597	6,325,993,180
Property merchandises	124,255,571,254	140,018,384,477
Other merchandises	3,249,873,747	3,667,084,425
	2,359,235,684,134	2,357,821,074,991

(*) 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.

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

	30/06/2019	31/12/2018
	VND	VND
Tools, supplies and deferred expenses	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 expenses	-	27,597,384,840
Short-term prepaid expenses	16,197,690,744	9,358,127,798
	62,936,100,966	58,028,744,567

(b) Long-term prepaid expenses

	30/06/2019	31/12/2018
	VND	VND
Office and real estate renovation costs	71,480,465,559	82,749,424,868
Long term prepaid expenses	31,861,850,151	46,055,690,334
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
	106,232,316,174	130,961,089,712

Movements in long-term prepaid expenses were as follows:

	For the period ended	
	30/06/2019	31/12/2018
	VND	VND
Opening balance	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	(29,739,732,810)	(80,871,498,115)
Closing balance	106,232,316,174	130,961,089,712

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

12 FIXED ASSETS

(a) Tangible fixed assets

	Buildings and structures VND	Machinery VND	Motor vehicles VND	Office equipment VND	Other fixed assets 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).

As at 30 June 2019 and 31 December 2018, there were no tangible fixed assets pledged as collateral assets for the bank loans.



12 FIXED ASSETS (continued)**(b) Intangible fixed assets**

	Land use rights VND	Software and Trademark VND	Total VND
Historical cost			
As at 1 January 2019	68,582,465,587	22,950,078,610	91,532,544,197
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 but still in use as at 30 June 2019 was VND2,754 million (as at 31 December 2018: VND2,754 million).

As at 30 June 2019 and 31 December 2018, there were no intangible fixed assets pledged as collateral assets for the bank loans.

13 INVESTMENT PROPERTIES

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

As at 30 June 2019 and 31 December 2018, 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 a project located at Thao Dien Ward, District 2, and at District 9, Ho Chi Minh City. These projects are in the progress of completing the legal papers for future developments.

15 CONSTRUCTION IN PROGRESS

	30/06/2019 VND	31/12/2018 VND
Software	4,882,835,100	62,467,019,800
Office renovation	24,636,431,901	19,493,162,674
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 period ended	
	30/06/2019	31/12/2018
	VND	VND
Beginning of the period/year	82,029,062,474	68,421,691,721
Purchases	8,342,009,429	64,000,655,069
Increase due to transfer from inventory	5,036,878,318	463,147,158,451
Transfers to tangible fixed assets	-	(415,806,227,569)
Transfers to intangible fixed assets	(65,643,483,220)	(39,314,579,203)
Transfers to long-term prepaid expenses (Note 11b)	-	(58,419,635,995)
	29,764,467,001	82,029,062,474

16 SHORT-TERM TRADE ACCOUNTS PAYABLE

	30/06/2019	31/12/2018
	VND	VND
Third parties		
- Binh An Real Estate Investment and Development Joint Stock Company	-	41,102,838,283
- Lien Minh Construction and Trading Company Limited	6,448,841,951	7,230,429,171
- Standard Chartered Bank (Hong Kong) Limited	-	26,266,850,000
- Others	53,755,016,994	57,694,652,606
Related parties (Note 38(b))	363,786,105	547,623,294
	60,567,645,050	132,842,393,354

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

17 SHORT-TERM ADVANCES FROM CUSTOMERS

The short-term advances from customers are 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 from 10% or more of the total balance.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

18 TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Movements in tax and other payables to the State Budget during the year were as follows:

	As at 01/01/2019 VND	Payable during the period VND	Net off VND	Settled during the period VND	As at 30/06/2019 VND
(a) Tax payables					
Personal income tax	13,789,245,236	31,058,453,027	-	(39,243,039,377)	5,604,658,886
Business income tax	276,161,851,923	346,085,728	-	(276,507,937,651)	-
Others	12,671,286,334	110,913,160,058	(49,895,321,530)	(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>
(b) Tax receivables					
VAT to be reclaimed	(133,012,370,674)	(19,436,779,233)	49,895,321,530	-	(102,553,828,377)
Overpaid VAT	(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)
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>

19 SHORT-TERM ACCRUED EXPENSES

	30/06/2019	31/12/2018
	VND	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
	797,082,682,135	1,183,462,917,145

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

	30/06/2019	31/12/2018
	VND	VND
Third parties	706,533,213,358	994,018,551,952
Related parties (Note 38(b))	90,549,468,777	189,444,365,193
	797,082,682,135	1,183,462,917,145

20 UNEARNED REVENUES

At as 30 June 2019, the unearned revenue mainly represents the amount of rental fee for Tropic Garden 1 parking lot paid in advance with the lease term of 49 years.

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

	30/06/2019	31/12/2018
	VND	VND
Dividends payables	28,155,000,000	28,155,000,000
Maintenance fund 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
	52,123,946,139	1,001,628,405,420

(i) The maintenance fund payables represent 2% of the total net value of the 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 of apartments and commercial areas or interior decoration.

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

	30/06/2019	31/12/2018
	VND	VND
Third parties	52,123,946,139	1,001,628,405,420
	52,123,946,139	1,001,628,405,420

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

	30/06/2019 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

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

	30/06/2019 VND	31/12/2018 VND
Third parties	4,445,307,892,999	1,540,932,195
Related parties (Note 38)	1,553,000,000,000	-
	5,998,307,892,999	1,540,932,195

(*) The balance represents the capital contribution for project development and investment cooperation from third 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 ratios in agreements at the end of the projects.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

22 BORROWINGS

	As at 01/01/2019 VND	Increase VND	Decrease VND	Foreign exchange differences VND	Current portion of long-term borrowings VND	As at 30/06/2019 VND
(a) Short-term borrowings						
- Bank loans(*)	901,177,514,763	66,390,659,539	(372,263,556,047)	1,513,800,000	28,875,000,000	625,693,418,255
- Borrowings from third parties (**)	1,593,312,500,000	-	(1,306,025,000,000)	87,500,000	431,062,500,000	718,437,500,000
- Bonds (***)	5,041,840,000,000	400,000,000,000	(3,545,000,000,000)	-	1,000,000,000,000	2,896,840,000,000
- Bond issuance costs (****)	(18,541,998,854)	(6,600,000,000)	16,972,793,298	-	(5,458,187,879)	(13,627,393,435)
- Borrowings from related parties (*****) (Note 38 (b))	1,063,545,777,805	-	(682,728,945,205)	-	-	380,816,832,600
	8,581,333,793,714	459,790,659,539	(5,889,044,707,954)	1,601,300,000	1,454,479,312,121	4,608,160,357,420
(b) Long-term borrowings						
- Bank loans(*)	317,625,000,000	-	-	-	(28,875,000,000)	288,750,000,000
- Borrowings from third parties (**)	3,834,687,500,000	464,900,000,000	-	2,100,000,000	(431,062,500,000)	3,870,625,000,000
- Bonds (***)	7,801,555,000,000	1,500,000,000,000	(400,000,000,000)	25,095,000,000	(1,000,000,000,000)	7,926,650,000,000
- Bond issuance costs (****)	(312,286,329,873)	(31,253,272,814)	44,235,638,704	-	5,458,187,879	(293,845,776,104)
	11,641,581,170,127	1,933,646,727,186	(355,764,361,296)	27,195,000,000	(1,454,479,312,121)	11,792,179,223,896

22 BORROWINGS (continued)

(*) Details of closing balance of borrowings from bank were as follows:

	30/06/2019 VND	31/12/2018 VND
(a) Short-term borrowings		
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (i)	210,150,000,000	313,807,500,000
Maybank International Labuan Branch (i)	126,090,000,000	188,284,500,000
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
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Nam Sai Gon Branch (ii)	148,309,418,255	226,342,014,763
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (iii)	57,750,000,000	48,125,000,000
	625,693,418,255	901,177,514,763
(b) Long-term borrowings		
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (iii)	288,750,000,000	317,625,000,000
	288,750,000,000	317,625,000,000

(i) This is 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.

(ii) This is 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%.

(iii) These are borrowings in Vietnamese Dong with a credit limit of VND385,000,000,000 for a term of 60 months since the drawdown date. Interest rate is 9.65% per annum for the first month and 10.5% per annum for the next two months, then adjusted every three (3) months at a rate of the thirteen-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 3.69% per annum and not lower than current interest rate quoted at the time of adjustment (for loans with the same type and method). As at 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.

22 BORROWINGS (continued)

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

	30/06/2019 VND	31/12/2018 VND
(a) Short-term borrowings		
GW Supernova Pte.Ltd. (i)	-	1,162,250,000,000
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
	718,437,500,000	1,593,312,500,000
(b) Long-term borrowings		
GW Supernova Pte. Ltd. (i)	467,000,000,000	-
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
GPI3 Company Limited (iii)	1,392,000,000,000	1,392,000,000,000
	3,870,625,000,000	3,834,687,500,000

(i) This borrowing is denominated in USD from GW Supernova Pte. Ltd., with a credit facility of USD50,000,000, maturing in thirty-six (36) months since the first drawdown in December 2016, including a portion of non-convertible borrowing amounting to USD20,000,000 and the other portion of convertible borrowing amounting to USD30,000,000. These borrowings are unsecured. The maturity date of the borrowing of USD20,000,000 was adjusted to 31 March 2021. This borrowing bears an interest rate of 6% per annum and is repayable every six (6) months, the principal is repayable at the maturity date. If the Company makes repayment or early repayment at any time before 21 December 2019, the Company has to pay an additional amount to ensure that lender receives a target IRR of 15% 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. Until 30 June 2019, the borrowing of USD30,000,000 were settled.

(ii) These are borrowings according to the loan agreement and appendices with a credit facility of USD125,000,000, which Credit Suisse AG, Singapore Branch is the facility agent and the arranger agent. In 2017, Credit Suisse AG, Singapore Branch transferred a portion of borrowing amounting to USD42,000,000 to Crane Investments Limited In Respect Of Series 211. The loan duration is forty-two (42) months from the first date of drawdown, the principal is repayable every six (6) months from the eighteenth (18th) month since the first date of drawdown to maturity. Interest rate is defined as LIBOR rate plus a margin of 5.5% per annum and repayable every three (3) months. At maturity or early repayment or conversion, the Company would pay an additional amount to ensure that lender receives a target IRR of 13% per annum. These borrowings are unsecured.

(iii) These are borrowings in Vietnamese Dong with a credit limit of USD90 million, in which Standard Chartered Bank is the arranger and bookrunner and Standard Chartered Bank (Hong Kong) Limited is the facility agent and security agent. The borrowings will be matured in September 2020 with the principal being paid on the maturity date. The interest of these borrowings is paid on every six (6) month at the rate of 6% per annum. At maturity or early repayment, the Company would pay an additional amount to ensure that lender receives a target internal rate of return of 11% per annum. These borrowings are secured by shares of the Company owned by shareholders. Until 30 June 2019, an amount of USD60,000,000 was fully disbursed.

22 BORROWINGS (continued)

(*** Details of closing balance of issued bonds are as follows:

	30/06/2019 VND	31/12/2018 VND
(a) Current portion of long-term bonds		
Bonds issued at par		
The Vietnam Technological and Commercial Joint Stock Bank (i)	500,000,000,000	1,500,000,000,000
Indovina Bank Limited (i)	-	1,050,000,000,000
Techcom Securities Limited Company (i)	500,000,000,000	750,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (ii)	-	500,000,000,000
MB Securities Joint Stock Company (iii)	400,000,000,000	400,000,000,000
IB Securities Joint Stock Company (iv)	146,840,000,000	346,840,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch (v)	250,000,000,000	295,000,000,000
Bao Viet Group (x)	200,000,000,000	-
VietinBank Insurance Joint Stock Company (vi)	100,000,000,000	100,000,000,000
VietinBank Gold & Jewellery Trading Company Limited (vi)	100,000,000,000	100,000,000,000
Tien Phong Commercial Joint Stock Bank (viii)	500,000,000,000	-
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (xii)	200,000,000,000	-
	2,896,840,000,000	5,041,840,000,000
(b) Long-term issued bonds		
Bonds issued at par		
The Bank of New York Mellon - London Branch (vii)	5,580,650,000,000	5,555,555,000,000
Tien Phong Commercial Joint Stock Bank (viii)	1,000,000,000,000	1,500,000,000,000
Military Commercial Joint Stock Bank - North Sai Gon Branch (ix)	-	400,000,000,000
Bao Viet Group (x)	-	200,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch (v)	46,000,000,000	146,000,000,000
Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch (xii)	1,100,000,000,000	-
MB Securities Joint Stock Company (xi)	200,000,000,000	-
	7,926,650,000,000	7,801,555,000,000

22 BORROWINGS (continued)

(***) Details of closing balance of issued bonds are as follows (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 (02) 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 to Military Joint Stock Commercial Bank – North Sai Gon Branch include package of bonds with a par value of VND500,000,000,000, maturing in 2019, bearing an interest rate of 10.0% per annum for the first year period. The interest rate applied for the remaining period will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by the collateral assets including: development rights of Golden Mansion Project and shares of the Company owned by shareholders. Until 30 June 2019, these bonds were repurchased.

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

- Bonds issued at par value of VND400,000,000,000 in Vietnamese Dong issued in 2018 expires in February and May 2019.

- 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-month basis and will be defined as a reference rate plus 3.5% per annum. The reference rate is calculated by the average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Military Joint Stock Commercial Bank. These bonds are secured by shares of the Company owned by shareholders.

(iv) These are bonds issued at par value in Vietnamese Dong, advised by IB Securities including VND200,000,000,000 par value matured in June 2019 with par value of VND146,840,000,000 which will be matured in October 2019. These bonds bear an interest rate of 10.6% per annum and are secured by shares of the Company owned by shareholders.

22 BORROWINGS (continued)

(***) Details of closing balance of issued bonds are as follows (continued):

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

(vi) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong, advised by VietinBank Securities 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.

(vii) These are 800 convertible bonds issued on 27 April 2018 ("Issue Date") and additional 400 convertible bonds issued on 14 December 2018 at par value in USD to international investors which The Bank of New York Mellon - London Branch is trustee, Credit Suisse - Singapore Branch is arranger and issuance agents. The package of convertible bonds amounted of USD240,000,000 with a par value of USD200,000 per bond will mature on 27 April 2023 ("Maturity Date"), subject to a bond coupon interest of 5.5% per annum which will be repaid every 6 months and a redemption yield of 6.25% per annum which is calculated on a 6 month basis. These bonds are unsecured and could be converted into shares of No Va Land Investment Group Corporation (NVL) since the 41st day from the Issue Date until the 10th day before the Maturity Date. The initial conversion price was determined at VND74,750 per share, and was adjusted to 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. Until 30 June 2019, total bonds converted into shares was USD1,000,000 of par value, the remaining balance of bonds is USD239,000,000.

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

- Bond A: total par value of VND500,000,000,000 with a term of 18 months, maturing in 2020.
- Bond B: total par value of VND300,000,000,000 with a term of 24 months, maturing in 2020.
- Bond C: total par value of VND700,000,000,000 with a term of 36 months, maturing in 2021.

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

(ix) Bonds issued at par value in Vietnamese Dong to Military Joint Stock Commercial Bank – North Sai Gon Branch ("MB"). The package of bonds with a par value of VND400,000,000,000 have the last maturity in 2021, bearing an interest rate of 10.0% per annum for the first year. The interest rate applied for the remaining period will be defined as a reference rate plus 3.5% per annum. These bonds are secured by shares of the Company owned by shareholders, the collateral assets including assets of The 21st Century International Development Company Limited relating to Lakeview City project, part of shares owned by the Company in subsidiary. Until 30 June 2019, these bonds were repurchased.

22 BORROWINGS (continued)

(***) Details of closing balance of issued bonds are as follows (continued):

(x) Bonds issued at par value in Vietnamese Dong to Baoviet Holdings, maturing on 20 January 2020, bearing an interest rate of 10.4% per annum for the first interest periods. 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 (12) 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.

(xi) Bonds issued at par value 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-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.

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

(****) These are borrowings from related parties, maturing in August 2019, bear interest at the rate from 5.5% per annum and are unsecured.

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 are as follows:

	30/06/2019 VND	31/12/2018 VND
Deferred income tax assets:		
Deferred tax assets to be recovered after more than 12 months	975,873,572	975,873,572

The movement in the deferred income tax, taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

	For the six-months period ended	
	30/06/2019 VND	31/12/2018 VND
Beginning of period	975,873,572	975,873,572
End of period	975,873,572	975,873,572

23 DEFERRED INCOME TAX (continued)

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% at 30 June 2019 (as at 31 December 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	Tax loss incurred	Loss utilised	Tax loss carried forward
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 months /2019	Outstanding	1,484,999,290,274	-	1,484,999,290,274

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

	30/06/2019		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 01 January 2018	642,828,788	6,830,000	649,658,788
New shares issued for ESOP	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 bond	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.

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09a – DN

25 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital		Share premium	Undistributed earnings	Total
	Ordinary shares	Preference shares			
	VND	VND	VND	VND	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	324,799,620,000	-	(110,000,000)	-	324,689,620,000
Bonus shares issued from share premium	2,023,171,780,000	-	(2,023,171,780,000)	-	-
Issuance of ordinary shares	525,000,000,000	-	2,793,725,115,626	-	3,318,725,115,626
Issuance of ordinary shares for converting bonds	3,207,460,000	-	19,565,540,000	-	22,773,000,000
Dividends paid	-	-	-	(20,490,000,000)	(20,490,000,000)
Profit for the year	-	-	-	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

26 OFF BALANCE SHEET ITEMS**(a) Foreign currencies and precious metals**

	30/06/2019	31/12/2018
USD	960,391.51	62,070,830.21

(b) Operating lease assets

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

27 REVENUE

	For the six-months period ended	
	30/06/2019	30/06/2018
	VND	VND
Sales of goods 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 and sale consultancy	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
	502,811,327,368	684,003,789,988
Sales deductions		
Sale returns	(7,126,521,359)	-
Net revenue from goods and rendering of services		
Net Revenue from sale of real estate	(1,500,975,432)	166,692,801,269
Net Rendering of services for corporate management, project development consultancy and sale consultancy	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
	495,684,806,009	684,003,789,988

28 COST OF SALES

	For the six-months period ended	
	30/06/2019	30/06/2018
	VND	VND
Cost of real estate sold	(964,834,277)	106,964,579,903
Cost of rendering of services for corporate management, project development consultancy and sale consultancy	460,275,944,393	449,433,677,452
Cost of transfers of real estate sales and purchase agreement	-	36,938,574,745
Cost of leasing properties	11,485,853,640	7,956,149,637
	470,796,963,756	601,292,981,737

29 FINANCIAL INCOME

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 VND
Dividend income	1,699,921,675,870	1,166,800,646,000
Interest income from deposits and loans	55,884,540,198	71,193,613,889
Realised foreign exchange gains	2,442,659,734	-
Interest income from investment co-operation	-	35,178,919,274
Others	249,844	599,748,232
	1,758,249,125,646	1,273,772,927,395

30 FINANCIAL EXPENSES

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 VND
Interest expenses	880,209,881,228	824,749,851,630
Expenses on cross-currency swap contracts	74,281,073,671	-
Bond issuance fee	61,208,432,002	21,585,210,500
Borrowing related costs	424,646,035,725	52,286,517,704
Realised foreign exchange losses	1,464,801,155	6,175,448,779
Loss from foreign currency translation at period-end	29,852,864,239	83,449,812,195
Others	302,666,134	2,272,264,561
	1,471,965,754,154	990,519,105,369

31 SELLING EXPENSES

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 VND
Staff costs	3,216,175,865	619,961,834
Tools and equipment	2,277,295	618,291,807
Depreciation charge	1,071,041,990	900,881,153
Outside services	11,265,599,833	24,866,587,723
Others	8,810,525,364	17,781,628,580
	24,365,620,347	44,787,351,097

32 GENERAL AND ADMINISTRATION EXPENSES

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 VND
Staff costs	29,290,857,390	4,062,743,813
Tools and supplies	391,798,771	80,727,591
Stationery expenses	900,474,972	2,136,706,448
Depreciation charge	3,005,631,237	5,204,012,887
Tax and other fees	38,543,787	117,874,182
Outside services	25,447,256,501	46,710,760,495
Others	29,410,510,226	22,286,807,038
	88,485,072,884	80,599,632,454

33 OTHER INCOME AND OTHER EXPENSES

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 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
	1,108,726,126	1,025,394,966
Other expenses		
Fines	4,740,411,912	6,627,229,067
Others	359,826,630	139,989,332
	5,100,238,542	6,767,218,399
Net other income/(expenses)	(3,991,512,416)	(5,741,823,433)

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-months period ended	
	30/06/2019 VND	30/06/2018 VND
Net accounting 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:		
Expenses not deductible for tax purposes	4,118,675,500	752,121,176
Income not subject to tax	(339,984,335,174)	(233,360,129,200)
Tax losses for which no deferred income tax assets	296,999,858,055	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 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-months period ended	
	30/06/2019 VND	30/06/2018 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 charge	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 SEGMENT REPORTING*Geographical segment*

The Company does not have any operations outside the territory of Vietnam, so it is not necessary to present information based on the geographical location.

Business activity segment

The Company's revenue and profit are mainly derived from the business activities of the real estate, services for management consultancy.

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

	For the six-months period ended	
	30/06/2019	30/06/2018
	VND	VND
Bonus shares issued from share premium	-	2,023,171,780,000

(b) Amount of borrowings actually withdrawn during the period

	For the six-months period ended	
	30/06/2019	30/06/2018
	VND	VND
Proceeds from borrowings following normal borrowing contracts	66,390,659,539	3,409,973,256,047
Proceeds from bonds issuance	1,862,146,727,186	4,401,008,505,987

(c) Amount of borrowings actually repaid during the period

	For the six-months period ended	
	30/06/2019	30/06/2018
	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

38 RELATED PARTY DISCLOSURES

In the period, the Company had transactions and balances with related parties as follows:

Relationship	Name
Subsidiary	No Va Land Investment Joint Stock Company
Subsidiary	No Va Thao Dien Company Limited
Subsidiary	Nova Festival Corporation
Subsidiary	No Va Land Company Limited
Subsidiary	Nova Saigon Royal Investment Limited Company
Subsidiary	Sai Gon Housing And Infrastructure Development J.S.C
Subsidiary	Nova Lucky Palace Company Limited
Subsidiary	The Prince Residence Joint Stock Company
Subsidiary	Thanh Nhon Real Estate Joint Stock Company
Subsidiary	Sai Gon Golf Company Limited
Subsidiary	Nova Sagel Company Limited
Subsidiary	Noaland Agent One Member Company Limited
Subsidiary	Phuoc Long Investment and Development Company Limited
Subsidiary	Vung Tau Youth Hotel and Travel Joint Stock Company
Subsidiary	Nova Richstar Joint Stock Company
Subsidiary	Nova Nippon Joint Stock Company
Subsidiary	Khai Hung Real Estate Company Limited
Subsidiary	Nova Nam A Company Limited
Subsidiary	Nova Sasco Company Limited
Subsidiary	No Va My Dinh Land Joint Stock Company
Subsidiary	Nova An Phu Company Limited
Subsidiary	Nova Phuc Nguyen Real Estate Company Limited
Subsidiary	Tuong Minh Investment and Real Estate Company Limited
Subsidiary	The 21st Century International Development Company Limited
Subsidiary	Phuong Dong Building Joint Stock Company
Subsidiary	Nova Rivergate Company Limited
Subsidiary	Nova Princess Residence Joint Stock Company
Subsidiary	Nha Rong Investment and Commercial Joint Stock Company
Subsidiary	Mega Housing Joint Stock Company
Subsidiary	Mega Tie Company Limited
Subsidiary	Bach Hop Real Estate Company Limited
Subsidiary	Phu Dinh Port Joint Stock Company
Subsidiary	Gia Duc Real Estate Company Limited
Subsidiary	Gia Phu Real Estate Company Limited
Subsidiary	Nova Riverside Real Estate Company Limited
Subsidiary	Nhat Hoa Real Estate Joint Stock Company
Subsidiary	Merufa-Nova Company Limited
Subsidiary	Nova Property Management Company Limited
Subsidiary	Thanh Nhon Investment Real Estate Company Limited
Subsidiary	Vuong Gia Real Estate Investment Joint Stock Company
Subsidiary	Ky Nguyen Urban Development Joint Stock Company
Subsidiary	Ngoc Linh Hoa Joint Stock Company
Subsidiary	350 Real Estate Investment & Development Company Limited
Subsidiary	CQ89 Real Estate Investment & Development Company Limited
Subsidiary	Sun City Real Estate Investment & Development Company Limited
Subsidiary	Phong Dien Real Estate Investment Joint Stock Company
Subsidiary	Thai Binh Real Estate Trading Joint Stock Company
Subsidiary	Nova Hospitality Joint Stock Company
Subsidiary	Dinh Phat Real Estate Joint Stock Company
Subsidiary	Viet Land Development Corporation
Subsidiary	Carava Resort Company Limited
Subsidiary	Phu Tri Real Estate Investment Commercial Joint Stock Company

38 RELATED PARTY DISCLOSURES (CONTINUED)

Associate	Sai Gon Electronics and Industrial Service Joint Stock Company
Associate	Ben Thanh Housing Development and Service Joint Stock Company
Company owned by the shareholder	Diamond Properties Joint Stock Company

(a) Related party transactions

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

	For the six-months period ended	
	30/06/2019 VND	30/06/2018 VND
i) Sales of goods and services (VAT inclusive)		
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 One Member 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	7,331,908,498	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
Nova 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 Real Estate Investment Commercial Joint Stock Company	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
Nova Saigon Royal Investment Limited Company	41,999,998	42,000,000
No Va Land Company Limited	41,999,998	42,000,000
Thanh Nhon Real Estate Joint Stock Company	41,999,998	42,000,000
No Va Thao Dien Company Limited	41,999,998	42,000,000
Mega Housing Joint Stock Company	41,999,998	42,000,000
No Va My Dinh Land Joint Stock Company	41,999,998	42,000,000
Bach Hop Real Estate Company Limited	41,999,998	42,000,000
Nova Nippon Joint Stock Company	41,999,998	42,000,000
Nova Hospitality Joint Stock Company	41,999,998	42,000,000
Gia Duc Real Estate Company Limited	41,999,998	42,000,000
Phuoc Long Investment and Development Company Limited	41,999,998	42,000,000
Thanh Nhon Investment Real Estate Company Limited	41,999,998	42,000,000
Ky Nguyen Urban Development Joint Stock Company	41,999,998	42,000,000

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

		For the six-months period ended	
		30/06/2019	30/06/2018
		VND	VND
i)	<i>Sales of goods and services (VAT inclusive) (continued)</i>		
	Sai Gon Housing And Infrastructure Development J.S.C	41,999,998	42,000,000
	Ngoc Linh Hoa Joint Stock Company	41,999,998	-
	Dinh Phat Real Estate Joint Stock Company	41,999,998	-
	Phuong Dong Building Joint Stock Company	6,413,886	8,150,838,403
	Vuong Gia Real Estate Investment Joint Stock Company	2,785,714	18,964,286
	Tuong Minh Investment and Real Estate Company Limited	2,785,714	9,428,571
	350 Real Estate Investment & Development Company Limited	2,785,714	-
	Mega Tie Company Limited	-	330,000,000
	Sai Gon Golf Company Limited	-	271,032,300
		221,516,268,948	417,455,988,763
ii)	<i>Purchase of services</i>		
	Ben Thanh Housing Development and Service Joint Stock Company	25,816,371,816	27,490,791,345
		25,816,371,816	27,490,791,345
iii)	<i>Transfer real estate from subsidiaries</i>		
	Gia Phu Real Estate Company Limited	-	29,171,086,377
	Nova Phuc Nguyen Real Estate Company Limited	-	3,780,925,653
	Nova Festival Corporation	-	2,301,129,408
	Nova Rivergate Company Limited	-	763,707,328
		-	36,016,848,766
iv)	<i>Loan collection</i>		
	Nova Phuc Nguyen Real Estate Company Limited	-	50,511,600,222
	Khai Hung Real Estate Company Limited	-	36,700,000,000
	Nova Saigon Royal Investment Limited Company	-	8,500,000,000
		-	95,711,600,222
v)	<i>Repayment of investment co-operation</i>		
	Nova Richstar Joint Stock Company	-	244,000,000,000
		-	244,000,000,000
vi)	<i>Receipt of investment co-operation</i>		
	Thanh Nhon Real Estate Joint Stock Company	660,000,000,000	-
	Thai Binh Real Estate Trading Joint Stock Company	761,000,000,000	-
	Nova Riverside Real Estate Company Limited	466,000,000,000	-
		1,887,000,000,000	-

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

		For the six-months period ended	
		30/06/2019	30/06/2018
		VND	VND
vii)	<i>Repayment of borrowings</i>		
	The 21st Century International Development Company Limited	355,628,945,205	3,500,000,000
	Phuong Dong Building 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
	Nova Sagel Company Limited	-	12,000,000,000
	Nova Festival Corporation	-	11,000,000,000
		682,728,945,205	291,500,000,000
viii)	<i>Interest income</i>		
	Nova Saigon Royal Investment Limited Company	-	25,814,535,158
	Nova Sasco Company Limited	-	7,215,661,111
	Khai Hung Real Estate Company Limited	-	5,727,677,349
	Sai Gon Electronics and Industrial Service Joint Stock Company	423,459,556	2,379,536,608
	Nova Nam A Company Limited	-	2,535,803,561
	Nova Phuc Nguyen Real Estate Company Limited	-	1,350,904,686
		423,459,556	45,024,118,473
ix)	<i>Interest expenses</i>		
	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 Building Joint Stock Company	3,964,338,889	5,946,716,477
	Nova Sasco Company Limited	-	512,876,712
	Nova Festival Corporation	-	5,343,147,812
	Gia Phu Real Estate Company Limited	2,010,890,412	3,818,356,165
	Nova Sagel Company Limited	-	41,666,667
	Thai Binh Real Estate Trading Joint Stock Company	976,664,383	2,359,753,425
		29,085,141,601	63,046,849,425
x)	<i>Compensation of key management</i>		
	Gross salaries and other benefits	11,075,100,954	12,991,209,922

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

	30/06/2019 VND	31/12/2018 VND
i) Short-term 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	-
	44,402,989,378	40,024,130,644
ii) Short-term lending (Note 7)		
Sai Gon Electronics and Industrial Service Joint Stock Company	7,520,000,000	7,520,000,000
	7,520,000,000	7,520,000,000
	30/06/2019 VND	31/12/2018 VND
iii) 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 Development and Service 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
Sai Gon 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
	233,579,877,851	115,804,726,813
iv) Other long-term receivables (Note 8(b))		
Ben Thanh Housing Development and Service Joint Stock Company	5,682,317,455	5,682,317,455
	5,682,317,455	5,682,317,455
v) Short-term prepayment to suppliers (Note 6)		
The 21st Century International Development Company Limited	1,980,000,000	-
	1,980,000,000	-
vi) Short-term trade accounts payable (Note 16)		
Ben Thanh Housing Development and Service Joint Stock Company	363,786,105	489,425,295
Nova Riverside Real Estate Company Limited	-	58,197,999
	363,786,105	547,623,294

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

	30/06/2019 VND	31/12/2018 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 Building 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
	90,549,468,777	189,444,365,193
viii) Long-term other 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	-
	1,553,000,000,000	-
ix) 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 Building 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
	380,816,832,600	1,063,545,777,805
x) Short-term unearned revenues		
Nova Property Management Company Limited	1,369,094,617	1,369,094,617
	1,369,094,617	1,369,094,617
xi) Long-term unearned revenues		
Nova Property Management Company Limited	63,691,562,175	64,377,614,795
	63,691,562,175	64,377,614,795
39 COMMITMENTS UNDER OPERATING LEASES		
The future minimum lease payments under non-cancellable operating leases are as follows:		
	30/06/2019 VND	31/12/2018 VND
Within one year	64,460,462,448	30,849,306,236
Between two and five years	127,852,349,592	51,114,516,144
Over five years	309,046,324,254	268,351,209,756
	501,359,136,294	81,963,822,380

40 CAPITAL COMMITMENTS

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

	30/06/2019 VND	31/12/2018 VND
Construction costs of projects	<u>214,843,296,512</u>	<u>120,334,805,289</u>

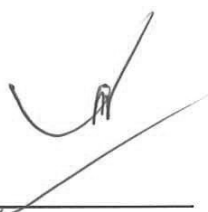
41 EVENTS AFTER THE BALANCE SHEET DATE

There has been no significant events occurring after the period ended 30 June 2019 to the date of the financial statements.

The separate financial statements were approved by the Board of Management on 30 July 2019.



Do Phuong Thuy
Preparer



Tran Thi Thanh Van
Chief Accountant



Bui Xuan Huy
General Director
30 July 2019

