Vinpearl Joint Stock Company
Consolidated statement of cash flows for the year ended 31 December 2020
(Indirect method – continued)

Form B 03 – DN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2020 VND million	2019 VND million
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from capital contributed by owners	31		59,294	-
Payments for capital refunds and shares redemptions	32		(88,167)	(3,093,749)
Proceeds from borrowings	33		66,013,227	24,958,915
Payments to settle loan principals	34		(52,403,980)	(14,861,500)
Payments of dividends	36		(7,188)	-
Net cash flows from financing activities	**40**		**13,573,186**	**7,003,666**
Net cash flows during the year (50 = 20 + 30 + 40)	**50**		**343,130**	**(1,354,505)**
Cash and cash equivalents at the beginning of the year	**60**		**447,452**	**1,804,829**
Effect of exchange rate fluctuations on cash and cash equivalents	**61**		**(290)**	**(2,872)**
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	**70**	**7**	**790,292**	**447,452**

25 March 2021

Prepared by:

Nguyen Thanh Tung
General Accountant

Do My Huong
Chief Accountant

Approved by:

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 42000...

Vo Thi Phuong Thao
Deputy General Director

The accompanying notes are an integral part of these consolidated financial statements

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. Reporting entity

(a) Ownership structure

Vinpearl Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam. The consolidated financial statements of the Company for the year ended 31 December 2020 comprise the Company and its subsidiaries, including a business operation under its control (hereinafter referred to as "its subsidiaries").

(b) Principal activities

The principal activities of the Company and its subsidiaries are to manage hotels, provide hospitality and entertainment, inbound tourism, passenger transportation, restaurant and food & beverage services, and to develop real estate projects.

(c) Normal operating cycle

The operating cycle of the Company and its subsidiaries' real estate transfer activity is within a period from 12 months to 36 months.

The normal operating cycle of the Company and its subsidiaries' other activities is generally within 12 months.

(d) Company structure

As at 31 December 2020, the Company had 1 business operation under its control, 1 subsidiary and no associates (1/1/2020: 5 subsidiaries and 1 associate). Details of the business combination of an operation under its control, combination of a subsidiary and loss of control over its subsidiaries and associates during the year are described in Notes 4, 5 and 8(c), respectively.

As at 31 December 2020, the Company had 11,751 employees (1/1/2020: 17,971 employees).

2. Basis of preparation

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

(b) Basis of measurement

The consolidated financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Annual accounting period

The annual accounting period of the Company and its subsidiaries is from 1 January to 31 December.

(d) Going concern assumption

The consolidated financial statements have been prepared on a going concern basis. The Company and its subsidiaries have incurred net loss after tax of VND9,575,723 million for the year ended 31 December 2020 (2019: VND4,754,187 million) and at the balance sheet date, current liabilities exceeded current assets by VND16,171,162 million (1/1/2020: current assets exceeded current liabilities by VND1,171,820 million). The relevance of the going concern assumption fundamentally depends on the parent company, Vingroup Joint Stock Company ("Vingroup JSC"), continuing to provide such financial assistance as is necessary to enable the Company and its subsidiaries to meet their liabilities as and when they fall due and to maintain the Company and its subsidiaries in existence as a going concern for the foreseeable future.

At the time of this report, there is no reason for the Board of General Directors to believe that Vingroup JSC will not continue its support.

(e) Accounting and presentation currency

The Company and its subsidiaries' accounting currency is Vietnam Dong ("VND"), which is also the currency used for financial statement presentation purposes.

All amounts have been rounded to the nearest million, unless otherwise indicated.

3. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Company and its subsidiaries in the preparation of these consolidated financial statements.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities and business operations controlled by the Company. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(ii) Non-controlling interests

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

Changes in the Company's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Company's share of net assets of the subsidiary and any consideration paid or received is recorded directly in retained profits under equity.

(iii) Loss of control

When the Company loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in the consolidated statement of income. Any interest retained in the former subsidiary when control is lost is stated at the carrying amount of the retained investment in the consolidated financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.

(iv) Associates

Associates are those entities in which the Company have significant influence, but not control, over the financial and operating policies.

Associates are accounted for using the equity method (equity accounted investees). They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Company's share of the profit or loss of the equity accounted investees, after adjustments to align the accounting policies with those of the Company, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. The carrying amount of investments in equity accounted investees is also adjusted for the alterations in the investor's proportionate interest in the investees arising from changes in the investee's equity that have not been included in the income statement (such as revaluation of fixed assets, or foreign exchange translation differences, etc.).

When the Company's share of losses exceeds its interest in an associate, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Company and its subsidiaries have an obligation or have made payments on behalf of the associate.

(v) Transactions eliminated on consolidation

Intra-company and intra-group transactions, balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with associate are eliminated against the investment to the extent of the Company and its subsidiaries' interest in the associate.

(vi) *Business combination*

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Company. Control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Acquisition of assets

At the acquisition date, the Company determines whether the acquisition of the subsidiary is a business combination. The transaction qualifies as a business combination if the subsidiary has activities integrated with the assets acquired. In particular, the Company considers the materiality of processes acquired in accordance with guidance in Vietnamese Accounting Standard No. 11 - Business combination.

If the acquisition of the subsidiary is not a business combination, such transaction is accounted for as a purchase of a set of assets and liabilities. Consideration is allocated to the assets and liabilities acquired and no goodwill or deferred tax is recognised.

Business combinations involving entities under common control

Business combinations involving entities under common control are accounted for as follows:

- Assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill or gain from bargain purchase is recognised from the business combination;
- The consolidated statement of income reflects the results of the combined entities from the date of business combination;
- Any difference between the consideration paid and the net assets of the "acquiree" is recorded in equity.

(b) Foreign currency transactions

Transactions in currencies other than VND during the year have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rates and account transfer selling rates at the end of the annual accounting period quoted by the commercial bank where the Company and/or its subsidiaries most frequently conduct transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

(c) Cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Investments

(i) Trading securities

Trading securities are those held by the Company and its subsidiaries for trading purpose i.e. purchased for resale with the aim of making profits over a short period of time. Trading securities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less allowance for diminution in value. An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(ii) Held-to-maturity investments

Held-to-maturity investments are those that the Company or its subsidiaries' management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank, bonds and loans receivable held to maturity. These investments are stated at costs less allowance for doubtful debts.

(iii) Investments in equity instruments of other entities and investments in business operations through investment cooperation contracts

Investments in equity instruments of other entities and investments in business operations through investment cooperation contracts over which the Company has no control or significant influence are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Company or its subsidiaries' management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(e) Trade and other receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

(f) Inventories

(i) Property for sales under construction and completely constructed

Property for sales under construction and completely constructed is stated at the lower of cost and net realisable value. Cost is determined on a specific identification method and includes all costs incurred in obtaining the land use rights and other related construction costs including related infrastructure, equipment and costs for common areas. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expense.

(ii) Other inventories

Other inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expenses.

For inventories of hospitality section and related services, the Company and its subsidiaries apply the periodic method of accounting for inventories. For other inventories, the Company and its subsidiaries apply the perpetual method of accounting for inventories.

(g) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the year in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	5 – 50 years
▪ machinery and equipment	5 – 25 years
▪ motor vehicles	5 – 25 years
▪ office equipment	3 – 10 years
▪ perennial plants and animal	2 – 20 years
▪ other fixed assets	8 – 20 years

(h) Intangible fixed assets

(i) Land use rights

Land use rights comprise:

- those granted by the State for which land use payments are collected; and
- those acquired in a legitimate transfer.

Land use rights are stated at cost less accumulated amortisation. The initial cost of a land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Amortisation is computed on a straight-line basis over a period from 41 to 48 years.

(ii) Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 to 12 years.

(i) Investment property held to earn rental

(i) Cost

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by the Board of General Directors. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the consolidated statement of income in the year in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of investment property held to earn rental. The estimated useful lives are as follows:

▪ buildings and structures	10 – 48 years
▪ land use rights	10 – 48 years
▪ other property	2 – 10 years

(j) Construction in progress

Construction in progress represents the costs of construction and machinery which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(k) Long-term prepaid expenses

(i) Prepaid land costs

Prepaid land costs comprise prepaid land lease rentals, including those for which the Company and its subsidiaries obtained land use rights certificate but are not qualified as intangible fixed assets under Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance providing guidance on management, use and depreciation of fixed assets, and other costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the term of the lease.

(ii) Overhaul expenses

Overhaul expenses are initially stated at cost and amortised on a straight-line basis over 3 years starting from the date of completion of the overhaul.

(iii) Tools and instruments

Tools and instruments include assets held for use by the Company and its subsidiaries in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulations. Cost of tools and instruments are amortised on a straight-line basis over 3 years.

(iv) Prepaid committed income from condotel and villa leasing management services

Committed income from condotel and villa leasing management services paid before the hand-over of condotel and villa is allocated within a period from 16 to 60 months from the hand-over date.

(l) Goodwill

Goodwill arises on the acquisition of subsidiaries and associates. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income.

Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over a period not exceeding 10 years. Carrying value of goodwill arising on acquisition of a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of equity accounted investees, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

(m) Trade and other payables

Trade and other payables are stated at their cost.

(n) Provisions

A provision is recognised if, as a result of a past event, the Company and its subsidiaries have a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Warranties

The provision for warranties relates mainly to property sold. The provision is based on estimates derived from historical warranty data associated with similar products.

(ii) Severance allowance

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more ("the eligible employees") voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee's compensation at termination. Provision for severance allowance has been provided based on employees' years of service and their average salary for the six-month period prior to the end of the annual accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Company and its subsidiaries are excluded.

(o) Bonds issued

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the term of the bond.

(p) Share capital

(i) Ordinary shares

Ordinary shares are recognised at par value. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from share premium.

(ii) Share premium

The difference between proceeds from the issuance of shares over the par value is recorded in share premium.

(q) Taxation

Income tax on the consolidated profit or loss for the year comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the end of the annual accounting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the annual accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(r) Revenue and other incomes

(i) Sale of inventory property

Revenue from sale of inventory property is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(ii) Services rendered

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iii) Construction contracts

Revenue from construction contracts is recognised in the consolidated statement of income in proportion to the stage of completion of the contract when the outcome of a construction contract can be estimated reliably. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iv) Rental income

Rental income under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income.

(v) *Goods sold*

Revenue from the sale of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue on sales of goods is recognised at the net amount after deducting sales discounts.

(vi) *Revenue from golf membership cards*

Income from sale of golf membership cards are recognised in the consolidated statement of income on a straight-line basis over the term of the golf membership cards.

(vii) *Income, expense from investment cooperation contracts in which the Company carries out business operations*

Revenues and expenses from business of entertainment, amusement activities are recognised as revenues and costs of goods sold and services rendered in the consolidated statement of income.

(viii) *Interest income*

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

(ix) *Dividend income*

Dividend income is recognised when the right to receive dividend is established.

(s) Leases

(i) *Leased assets*

Leases in terms of which the Company, as lessee, assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the shorter of the lease term and the estimated useful lives of the leased assets unless it is reasonably certain that the Company will obtain ownership by the end of the lease term. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in accounting policy Note 3(g).

Assets held under other leases are classified as operating leases and are not recognised in the Company's consolidated balance sheet.

(ii) Lease payments

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the consolidated statement of income as an integral part of the total lease expense, over the term of the lease.

Lease payments made under finance leases are apportioned between the finance expense and the reduction of the outstanding liability. The finance expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

(t) Borrowing costs

Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

(u) Losses per share

The Company presents basic losses per share for its ordinary shares. Basic losses per share is calculated by dividing the losses attributable to the ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year. During the year, the Company did not have dilutive potential shares. As a result, the Company did not disclose diluted losses per share.

(v) Segment reporting

A segment is a distinguishable component of the Company and its subsidiaries that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company's and its subsidiaries' primary format for segment reporting is based on business segments.

The Company and its subsidiaries did not present geographical segment because the Board of General Directors determines that the Company and its subsidiaries currently operate in a sole geographical segment which is Vietnam territory.

(w) Related parties

Parties are considered to be related to the Company and its subsidiaries if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company or its subsidiaries and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(x) Comparative information

Comparative information in these consolidated financial statements is presented as corresponding figures. Under this method, comparative information for the prior year are included as an integral part of the current year financial statements and are intended to be read only in relation to the amounts and other disclosures relating to the current year. Accordingly, the comparative information included in these consolidated financial statements is not intended to present the Company's consolidated financial position, results of operation or cash flows for the prior year.

4. Business combinations

(a) Combination of business operation under control of the Company

In January 2020, the Company entered into an investment cooperation contract with Phu Quoc Tourism Development and Investment JSC to implement investment, construction and operation of several projects at Phu Quoc District, Kien Giang Province in the form of a profit-sharing business cooperation contract without establishment of a new legal entity. Pursuant to the terms of the contract, this investment cooperation is determined to be wholly controlled by the Company and the Company included all amounts arising from this investment cooperation in its consolidated financial statements from the date of control.

The acquisition had the following effect on the Company's assets and liabilities on acquisition date:

	Fair value on commencement of control VND million
Cash and cash equivalents	9,070
Other receivables – short-term	3,218,895
Other current assets	409,453
Tangible fixed assets	4,970,173
Intangible fixed assets	1,217
Construction in progress	5,176,939
Other long-term assets	89,170
Current liabilities	(6,522,777)
Long-term liabilities	(5,864,277)
Net identifiable assets and liabilities	1,487,863
Goodwill on commencement of control	278,307
Considerations paid	1,766,170
Cash acquired	(9,070)
Net cash outflow	1,757,100

(b) Acquisition of Nguyen Phu Development Investment and Trade JSC

In December 2020, the Company entered into a contract to acquire 95% of the interest in Nguyen Phu Development Investment and Trade JSC from another party with the transfer value of VND836,000 million.

The Board of General Directors assessed that this is an acquisition of a group of assets. The difference between the transfer value and the carrying value is allocated to the group of assets without goodwill arising from this acquisition.

Assets and liabilities of Nguyen Phu Development Investment and Trade JSC which were combined to the Company at the date of acquisition were as follows:

	Value on acquisition VND million
Cash and cash equivalents	695
Inventories	983,518
Held-to-maturity investments	87,120
Other current assets	3,705
Deferred tax liabilities	(194,538)
Other current liabilities	(500)
Identifiable net assets	880,000
The Company's interest in the net value of acquiree at the date of acquisition and considerations paid	836,000
Cash acquired	(695)
Net cash outflow	835,305

5. Split to establish new entity and loss of control over subsidiaries

Pursuant to its Resolution No. 01/2020/NQ-DHDCD-Vinpearl JSC dated 19 February 2020, the General Meeting of Shareholders approved the split of a portion of assets/liabilities of the Company to establish Vinpearl Invest JSC with the charter capital of VND622,368 million. Ordinary shares corresponding to the amount of split net assets will be transferred to Vinpearl Invest JSC based on the existing ownership percentages in the Company. The residual charter capital of the Company after the split is VND5,889,228 million.

On 26 February 2020, Vinpearl Invest JSC was established under Enterprise Registration Certificate No. 0109104688 issued by Hanoi Department of Planning and Investment.

Assets and liabilities were transferred to Vinpearl Invest JSC at their carrying amounts at the date of split as follows:

	Carrying amount in the separate financial statements VND million
Investments in subsidiaries	1,737,707
Allowance for diminution in the value of long-term financial investments	(186,002)
Other short-term receivables	64,863
Short-term borrowings	(994,200)
Identifiable net assets	622,368
In which:	
- Share capital transferred	*622,368*

The transfer of investments to Vinpearl Invest JSC through the above split results in the Company's loss of control over the following subsidiaries:

	% of equity owned	% of voting rights
Coco International Co., Ltd	70%	70%
Nha Trang Port JSC	91.94%	91.94%
Vinpearl Air Aviation JSC	80%	80%
Vinpearl Travel LLC	100%	100%
VINDFS JSC	80%	80%

The Board of General Directors assessed that this is loss of control over subsidiaries under common control and recognised gains resulting from the loss of control over these subsidiaries in accumulated losses in owners' equity. This transaction had the following effect on the Company's assets and liabilities at the date of loss of control over the above-mentioned subsidiaries:

	Coco International Co., Ltd VND million	Nha Trang Port JSC VND million	Vinpearl Air Aviation JSC VND million	Vinpearl Travel LLC VND million	VINDFS JSC VND million	Total VND million
Carrying amounts on loss of control						
Cash and cash equivalents	1,942	16,614	67,155	2,433	23	88,167
Accounts receivable – short-term	710	32,143	966,200	-	17,800	1,016,853
Other current assets	75,136	49,185	58,690	4,094	356	187,461
Tangible fixed assets	1,414	139,562	219	32	-	141,227
Intangible fixed assets	1,792	-	-	-	-	1,792
Investment property	246,914	-	-	-	-	246,914
Construction in progress	-	1,163	1,787	-	-	2,950
Other long-term assets	163	-	850	509	1,000	2,522
Current liabilities	(6,488)	(8,261)	(18,881)	(731)	-	(34,361)
Long-term liabilities	(710)	-	-	-	-	(710)
Net identifiable assets and liabilities	320,873	230,406	1,076,020	6,337	19,179	1,652,815
Company's share in net assets on loss of control	242,199	211,836	860,816	6,337	15,343	1,336,531
Goodwill not fully amortised	150,307	2,733	-	-	-	153,040
Decrease in net liabilities due to split-off						(929,337)
Gains due to loss of control over subsidiaries recognised in accumulated losses (Note 27)						62,134
Decrease in share capital due to the split						622,368
Decrease in cash due to loss of control over subsidiaries						(88,167)

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6. Segment reporting

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Others VND million	Consolidation VND million
For the year ended 31 December 2020				
Net segment revenue	(2,729)	4,858,144	44,668	4,900,083
Segment results	(1,230)	(5,948,518)	10,804	(5,938,944)
Share of loss in associates	-	(133,261)	-	(133,261)
Net loss from segment operating activities	(12,708)	(7,864,323)	(32,360)	(7,909,391)
Unallocated net expenses				(1,804,699)
Results from operating activities				(9,714,090)
Other income				227,030
Other expenses				(79,740)
Income tax expense				(8,923)
Net loss after tax				(9,575,723)

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
For the year ended 31 December 2019					
Net segment revenue	576,172	8,702,935	4,152,217	554,949	13,986,273
Segment results	354,723	(295,926)	8,551	6,305	73,653
Share of (profit)/loss in associates	-	(758,222)	-	65,672	(692,550)
Net profit/(loss) from segment operating activities	293,556	(3,219,352)	(65,577)	(168,800)	(3,160,173)
Unallocated net expenses					(1,547,863)
Results from operating activities					(4,708,036)
Other income					56,388
Other expenses					(52,513)
Income tax expense					(50,026)
Net loss after tax					(4,754,187)

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
As at 31 December 2020					
Segment assets	2,485,786	36,057,998	-	-	38,543,784
Unallocated assets					18,054,173
Total assets					56,597,957
Segment liabilities	1,195,929	18,195,586	-	-	19,391,515
Unallocated liabilities					36,596,702
Total liabilities					55,988,217
For the year ended 31 December 2020					
Capital expenditure	-	4,983,776	-	-	4,983,776
Depreciation of tangible fixed assets	-	1,889,764	-	-	1,889,764
Amortisation of intangible fixed assets, goodwill	-	125,700	-	-	125,700
Depreciation of investment property	-	25,936	-	-	25,936

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
As at 1 January 2020					
Segment assets	2,030,507	19,680,088	-	4,637,998	26,348,593
Unallocated assets					14,491,515
Total assets					40,840,108
Segment liabilities	1,034,249	7,284,309	-	-	8,318,558
Unallocated liabilities					28,994,557
Total liabilities					37,313,115
For the year ended 31 December 2019					
Capital expenditure	-	2,785,924	-	-	2,785,924
Depreciation of tangible fixed assets	-	1,429,424	-	-	1,429,424
Amortisation of intangible fixed assets, goodwill	-	102,211	-	-	102,211
Depreciation of investment property	-	65,672	-	6,137	71,809

7. Cash and cash equivalents

	31/12/2020 VND million	1/1/2020 VND million
Cash on hand	4,629	14,445
Cash in banks	729,468	358,113
Cash in transit	1,913	9,248
Cash equivalents	54,282	65,646
	790,292	447,452

Cash equivalents included deposits at bank with terms from 1 month to less than 3 months, which earn interest at rates ranging from 2.5% to 6.8% (2019: from 4% to 5.5%) per annum.

8. Investments

(a) Trading securities

	31/12/2020				1/1/2020			
	Quantity	Cost VND million	Fair value (*) VND million	Allowance for diminution in value VND million	Quantity	Cost VND million	Fair value (*) VND million	Allowance for diminution in value VND million
Shares of Vingroup JSC	108,947,198	2,442,469	11,788,087	-	108,947,198	2,442,469	12,528,928	-
Shares of Cam Ranh Investment JSC (i)	210,971,251	4,261,619	(**)	-	-	-	-	-
		6,704,088				2,442,469		

(i) This is an equity investment equal to 56.26% of Cam Ranh Investment JSC's charter capital which will be transferred to Vinhomes JSC within 12 months. The Company signed a selling commitment agreement and received deposits from Vinhomes JSC (Note 25(a)).

(*) The fair value of trading securities being shares of Vingroup JSC is determined by reference to their quoted closing price on Ho Chi Minh City Stock Exchange at the end of the annual accounting period. The fair value of these instruments is determined for disclosure purposes only.

(**) The Company has not determined fair value of these trading securities for disclosure in the consolidated financial statements.

(b) Held-to-maturity investments

	31/12/2020 VND million	1/1/2020 VND million
Held-to-maturity investments – short-term		
▪ Term deposits (i)	60,361	131,222
Held-to-maturity investments – long-term		
▪ Bonds (ii)	30,000	30,000

(i) These represent short-term deposits at banks with terms from 3 to 12 months, which earn interest at rates ranging from 5.1% to 6.5% (1/1/2020: from 3.9% to 6.8%) per annum.

(ii) These represent bonds issued by banks with term of 10 years, which earn interest at the rate of 7.5% (2019: 7.5%) per annum.

(c) Investment in associates

Investments in associates as at 1 January 2020 represent the investment in Phu Quoc Tourism Development and Investment JSC with 30% of equity owned. During the year, the Company entered into a contract to transfer such share capital to a subsidiary of Vingroup JSC (a related party).

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

	2020 VND million	2019 VND million
Opening balance	1,019,547	1,777,769
Increase due to consolidation of new subsidiaries during the year	-	551,262
Share of loss in associates	(133,261)	(692,550)
Disposal of associates	(886,286)	(616,934)
Closing balance	-	1,019,547

(d) Equity investments in other entities

	31/12/2020			1/1/2020		
	Cost VND million	Allowance for diminution in value VND million	Fair value VND million	Cost VND million	Allowance for diminution in value VND million	Fair value VND million
Capital contribution under investment cooperation contracts (i)	8,200,571	-	(*)	8,924,982	-	(*)
Vinmec International General Hospital JSC	-	-	-	32,666	-	(*)
Phuc An Travel Development and Investment JSC	3,000	-	(*)	2,000	-	(*)
	8,203,571	-		8,959,648	-	

(i) These represent capital contributions under investment cooperation contracts with Vingroup JSC and its subsidiaries ("the partners") to implement investment and construction of hotels in projects owned by the partners. Under the contracts, the partners are obliged to transfer the entire hotel project and land use rights attached to the hotel project to the Company when all the conditions are fulfilled.

(*) The Company has not determined fair value of these long-term financial investment for disclosure in the consolidated financial statements.

9. Accounts receivable from customers

	31/12/2020 VND million	1/1/2020 VND million
Receivables from real estate business	1,083,389	243,662
Receivables from hotel and entertainment business and other related services	291,516	399,185
Receivables from construction	-	4,567,438
Receivables from other activities	2,154	1,963
	1,377,059	5,212,248

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

Accounts receivable from customers detailed by significant customers and related parties:

	31/12/2020 VND million	1/1/2020 VND million
Related parties		
Parent company		
Vingroup JSC	9,028	3,762
Related parties to Vingroup JSC		
Phu Quoc Tourism Development and Investment Joint Stock Company	-	4,592,024
North Vincom Retail LLC	105	500
Vinhomes Joint Stock Company	3,153	-
South Vincom Retail LLC	879	1,389
Vincom Retail JSC	1,931	1,174
Vinfast Trading and Production Limited Liability Company	28,668	29,630
Other related parties	4,154	27,973
Other parties		
Business partner No. 1	62,124	-
Business partner No. 2	25,837	-
Other customers	1,241,180	555,796
	1,377,059	5,212,248

The trade related amounts due from related parties were unsecured, interest free and are receivable on demand.

10. Prepayments to suppliers – short-term

	31/12/2020 VND million	1/1/2020 VND million
Related parties		
Related parties of Vingroup JSC		
Vinsmart Research and Manufacture Joint Stock Company	7,049	1
Vinfast Trading and Production Limited Liability Company	-	6,003
Vinfast Commercial and Services Trading Limited Liability Company	5,881	-
Other related parties	7,633	2,289
Other parties		
Business partner No. 1	54,364	162
Business partner No. 2	39,236	42,700
Business partner No. 3	-	122,639
Other suppliers	653,026	429,605
	767,189	603,399

Short-term prepayments to suppliers who are related parties were unsecured, interest free and for the purpose of purchasing goods and services.

11. Other receivables – short-term

	31/12/2020 VND million	1/1/2020 VND million
Deposits for share transfer	-	805,000
Receivable from Phu Quoc Tourism Development and Investment JSC	587,060	-
Receivable from payment on behalf	93,478	106,214
Short-term deposit	2,982	3,137
Advances to employees	3,197	8,384
Interest receivables	3,852	4,528
Deposits for aircraft rental	-	193,985
Receivables from a partner related to management service contract	-	63,242
Other receivables	87,699	163,791
	778,268	1,348,281

Other receivables – short-term from related parties were as follows:

	31/12/2020 VND million	1/1/2020 VND million
Parent company		
Vingroup JSC	13,251	41,281
Related parties of Vingroup - JSC		
South Vincom Retail LLC	2,525	5,884
North Vincom Retail LLC	-	2,610
Other related parties	7,572	2,325
	23,348	52,100

Other receivables – short-term from related parties were unsecured, interest free and are receivable on demand.

12. Inventories

	Cost	
	31/12/2020 VND million	1/1/2020 VND million
Property inventory under construction (i)	1,234,345	264,541
Completed property inventory (i)	129,244	131,143
Goods in transit	1,901	-
Raw materials	117,110	177,803
Tools and supplies	36,481	38,651
Property inventory held for sale	38,808	38,808
Merchandise	3,782	3,716
	1,561,671	654,662

(i) These mainly include construction costs and other attributable overheads such as land use cost, site clearance costs, capitalised borrowing costs, planning and designing costs and other related costs to develop apartment and villa items for sale.

13. Tangible fixed assets

	Buildings and structures VND million	Machinery and equipment VND million	Motor vehicles VND million	Office equipment VND million	Perennial plant and animal VND million	Others VND million	Total VND million
Cost							
Opening balance	10,059,461	6,676,730	864,749	83,071	526,564	146,887	18,357,462
Additions	1,238,347	189,285	51,868	2,058	6,518	8,220	1,496,296
Transfer from construction in progress	3,674,458	949,165	77,839	438	107,543	77,714	4,887,157
Increase due to acquisition of a business	4,047,230	599,158	15,291	-	217,606	90,888	4,970,173
Transfer from investment property	297,449	-	-	-	-	-	297,449
Transfer to prepayments	-	(18,221)	-	-	-	-	(18,221)
Disposals, written of	(4,013)	(116,729)	(45,525)	(691)	(230)	(403)	(167,591)
Decrease due to loss of control over subsidiaries	(151,737)	(28,533)	(11,245)	(14,082)	-	(5,942)	(211,539)
Reclassification	716,484	(1,056,662)	(1,569)	620	(3,795)	344,922	-
Closing balance	19,877,679	7,194,193	951,408	71,414	854,206	662,286	29,611,186
Accumulated depreciation							
Opening balance	1,663,093	2,236,270	317,834	34,289	193,109	51,453	4,496,048
Charge for the year	893,656	703,635	113,624	5,313	74,467	99,069	1,889,764
Transfer from investment property	156,738	-	-	-	-	-	156,738
Transfer to prepayments	-	(6,751)	-	-	-	-	(6,751)
Disposals, written of	(2,568)	(59,782)	(29,367)	(675)	(53)	(235)	(92,680)
Decrease due to loss of control over subsidiaries	(13,203)	(27,131)	(10,245)	(13,799)	-	(5,934)	(70,312)
Reclassification	143,032	(237,505)	467	855	5,177	87,974	-
Closing balance	2,840,748	2,608,736	392,313	25,983	272,700	232,327	6,372,807
Net book value							
Opening balance	8,396,368	4,440,460	546,915	48,782	333,455	95,434	13,861,414
Closing balance	17,036,931	4,585,457	559,095	45,431	581,506	429,959	23,238,379

Included in tangible fixed assets were assets costing VND765,615 million which were fully depreciated as of 31 December 2020 (1/1/2020: VND 553,894 million) but are still in active use.

As at 31 December 2020, tangible fixed assets with a net book value of VND8,087 billion (1/1/2020: VND3,930 billion) were pledged with banks as security for loans granted to the Company and bonds issued by the Company (Note 26).

Land use rights, properties and ownership of houses and other assets attached to land of several projects of the Company in Northern and the Central Vietnam have been used as collateral for loans and corporate bond issuance of some subsidiaries of Vingroup JSC.

14. Intangible fixed assets

	Land use right VND million	Software VND million	Others VND million	Total VND million
Cost				
Opening balance	208,933	290,544	4,161	503,638
Additions	131,501	49,552	4,399	185,452
Transfer from construction in progress	-	4,178	-	4,178
Increase due to acquisition of a business	-	1,217	-	1,217
Disposals	-	(454)	-	(454)
Decrease due to loss of control over subsidiaries	-	(2,245)	-	(2,245)
Closing balance	340,434	342,792	8,560	691,786
Accumulated amortisation				
Opening balance	49,530	101,257	2,609	153,396
Charge for the year	5,489	65,188	552	71,229
Disposals	-	(381)	-	(381)
Decrease due to loss of control over subsidiaries	-	(453)	-	(453)
Closing balance	55,019	165,611	3,161	223,791
Net book value				
Opening balance	159,403	189,287	1,552	350,242
Closing balance	285,415	177,181	5,399	467,995

Included in intangible fixed assets were assets costing VND59,904 million which were fully amortised as of 31 December 2020 (1/1/2020: VND 16,052 million) but are still in use.

15. Investment property held to earn rental

	Buildings and structures VND million	Land use rights VND million	Others VND million	Total VND million
Cost				
Opening balance	1,186,207	168,294	1,485	1,355,986
Decrease due to loss of control over subsidiaries	(209,121)	(55,421)	-	(264,542)
Transfer to tangible fixed assets	(297,449)	-	-	(297,449)
Adjustment of asset values upon finalisation	(4,818)	-	-	(4,818)
Reclassification	(54,627)	55,421	(794)	-
Closing balance	620,192	168,294	691	789,177
Accumulated depreciation				
Opening balance	246,556	7,531	476	254,563
Charge for the year	22,338	3,456	142	25,936
Decrease due to loss of control over subsidiaries	(115,762)	98,134	-	(17,628)
Transfer to tangible fixed assets	(156,738)	-	-	(156,738)
Reclassification	98,929	(98,929)	-	-
Closing balance	95,323	10,192	618	106,133
Net book value				
Opening balance	939,651	160,763	1,009	1,101,423
Closing balance	524,869	158,102	73	683,044

As at 31 December 2020, investment property held to earn rental of the Company and its subsidiaries comprises:

- Commercial center component of Vinpearl Empire Condotel project;
- Commercial center component of Vinpearl Beach Front Condotel project;
- Shopping center infrastructure of Vinpearl Land Nha Trang; and
- Infrastructure leased by Vineco Agricultural Investment Development and Production LLC.

As at 31 December 2020, the Company used the commercial center components of Vinpearl Empire Condotel project and Vinpearl Beach Front Condotel project to cooperate with South Vincom Retail Company LLC and Vincom Retail JSC ("the partners"), subsidiaries of Vingroup JSC, and the Company is entitled to receive a portion of pre-tax income from this business activity. Under the signed investment cooperation contract, the Company is obliged to transfer these commercial centers to the partners when they are eligible for transfer.

At the reporting date, the fair value of investment property held to earn rental has not been determined.

16. Construction in progress

	2020 VND million	2019 VND million
Opening balance	3,223,249	1,993,546
Additions during the year	5,731,699	1,699,850
Increase due to acquisition of subsidiaries	-	1,078,837
Increase due to acquisition of a business	5,176,939	-
Decrease due to disposal of subsidiaries	(2,950)	(1,137,915)
Transfer to tangible fixed assets	(4,887,157)	(294,894)
Transfer to intangible fixed assets	(4,178)	-
Transfer to long-term prepaid expenses	(47,350)	(116,175)
Closing balance	9,190,252	3,223,249

Major constructions in progress were as follows:

	31/12/2020 VND million	1/1/2020 VND million
Vinwonders amusement park projects	4,485,620	549,208
Service and Trade Complex Project in Hon Tre island	1,223,685	570,319
Con Au 18-hole Golf Course project	665,967	665,933
Vinpearl Village project	428,995	-
Infrastructure on Hon Tre Island	394,979	139,503
Hon Tre island development project	312,668	182,847
Vingroup office building project	300,656	-
Nursery shade net garden project	121,294	238,959
Other projects	1,256,388	876,480
	9,190,252	3,223,249

During the year, no borrowing costs were capitalised into construction in progress (2019: VND17.6 billion).

17. Prepaid expenses

(a) Short-term prepaid expenses

	31/12/2020 VND million	1/1/2020 VND million
Tools and supplies	40,266	89,991
Repair and maintenance	29,764	21,562
Prepaid committed income from condotel and villa leasing management services	14,368	10,694
Prepaid insurance	942	19,720
Prepaid custody fee, bond registration agency fee	59,768	-
Other short-term prepaid expenses	23,241	66,776
	168,349	208,743

(b) Long-term prepaid expenses

	31/12/2020 VND million	1/1/2020 VND million
Prepaid land costs	62,911	31,540
Overhaul expenses	80,272	42,006
Tools and instruments	244,999	311,376
Prepaid committed income from condotel and villa leasing management services	208,877	435,221
Borrowing issuance guarantee fee	175,883	-
Others	64,333	65,052
	837,275	885,195

18. Deferred tax assets and liabilities

(a) Recognised deferred tax assets and liabilities

	Tax rate	31/12/2020 VND million	1/1/2020 VND million
Deferred tax assets:			
Temporary difference from disposal of assets to associates	20%	-	17,231
Temporary differences from revaluation of fair value upon acquisition of a business	20%	56,572	-
Temporary differences from selling expenses not yet deducted during the year	20%	10,932	19,276
Total deferred tax assets		67,504	36,507
Deferred tax liabilities:			
Temporary difference from revaluation of fair value upon acquisition of subsidiaries	20%	(194,538)	(31,706)
Difference of land use right value for construction of hotels and villas in Vinpearl Da Nang Project	20%	(27,354)	(27,920)
Total deferred tax liabilities		(221,892)	(59,626)
Net deferred tax liabilities		(154,388)	(23,119)

(b) Unrecognised deferred tax assets

	31/12/2020		1/1/2020	
	Temporary difference VND million	Tax value VND million	Temporary difference VND million	Tax value VND million
Tax losses	13,809,318	2,761,864	5,807,054	1,161,411

The tax losses expire in the following years:

Year of expiry	Status of tax review	Tax losses available VND million
2021	Outstanding	133,332
2022	Outstanding	2,333,836
2023	Outstanding	919,554
2024	Outstanding	2,371,962
2025	Outstanding	8,050,634
		13,809,318

Deferred tax assets have not been recognised in respect of these items because it is not probable that future taxable profit will be available against which the Company and its subsidiaries can utilise the benefits therefrom.

19. Goodwill

	Vinpearl Da Nang Company VND million	Nha Trang Port JSC VND million	Coco International Co. Ltd VND million	Business cooperation VND million	Total VND million
Cost					
Opening balance	233,208	3,638	195,505	-	432,351
Increase due to acquisition of a business	-	-	-	278,307	278,307
Decrease due to loss of control over subsidiaries	-	(3,638)	(195,505)	-	(199,143)
Opening balance	233,208	-	-	278,307	511,515
Accumulated amortisation					
Opening balance	205,159	844	41,940	-	247,943
Charge for the year	23,321	61	3,258	27,831	54,471
Decrease due to loss of control over subsidiaries	-	(905)	(45,198)	-	(46,103)
Closing balance	228,480	-	-	27,831	256,311
Net book value					
Opening balance	28,049	2,794	153,565	-	184,408
Closing balance	4,728	-	-	250,476	255,204

20. Accounts payable to suppliers

Accounts payable to suppliers detailed by significant suppliers and related parties:

	Cost and amount within payment capacity	
	31/12/2020 VND million	1/1/2020 VND million
Related party		
The parent company		
Vingroup JSC	636,927	604,247
Related parties of Vingroup JSC		
Vinhomes JSC	36,827	84,666
Phu Quoc Tourism Development and Investment JSC	21,362	59,622
Vinfast Trading and Production Limited Liability Company	141	16,008
Vinfast Commercial and Services Trading Limited Liability Company	4,936	-
Vinsmart Research and Manufacture Joint Stock Company	5,905	15,937
Vinsoftware Software System Development Limited Liability Company	23,582	6,083
HMS Software LLC	13,354	1,527
Vindfs Joint Stock Company	15,459	-
Other related parties	38,646	43,275
Other parties		
Business partner No.1	162,357	2,334
Business partner No.2	111,625	22,779
Other suppliers	1,590,375	450,187
	2,661,496	1,306,665

The trade related amounts due to related parties were unsecured, interest free and are payable upon demand.

21. Short-term advances from customers

	31/12/2020 VND million	1/1/2020 VND million
Down payments from customer for real estate sale contracts	-	63,141
Advances for provision of services	196,857	317,638
Others	-	94
	196,857	380,873

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

22. Taxes and other receivables from and payables to State Treasury

(a) Taxes and other receivables from State Treasury

	1/1/2020 VND million	Paid VND million	Reclassification from prepaid expenses VND million	Acquisition of new subsidiaries VND million	Reclassification from tax payable VND million	Disposal of subsidiaries VND million	31/12/2020 VND million
Corporate income tax	21,595	23,443	6,450	-	(2,532)	(702)	48,254
Other taxes	-	-	-	46,296	(12,551)	-	33,745
	21,595	23,443	6,450	46,296	(15,083)	(702)	81,999

(b) Taxes and other payables to State Treasury

	1/1/2020 VND million	Increase due to acquisition of a business VND million	Incurred VND million	Reclassification to tax receivable VND million	Paid/offset VND million	Decrease due to loss of control over subsidiaries VND million	31/12/2020 VND million
Value added tax	275,128	-	575,395	-	(841,968)	(712)	7,843
Corporate income tax	540	-	2,615	(2,532)	(121)	(502)	-
Personal income tax	22,626	26,369	192,165	-	(201,302)	(13,280)	26,578
Foreign contractor tax	25,996	20	106,104	-	(121,549)	-	10,571
Other taxes	47,221	471	367,414	(12,551)	(222,368)	(5,171)	175,016
	371,511	26,860	1,243,693	(15,083)	(1,387,308)	(19,665)	220,008

23. Accrued expenses – short-term

	31/12/2020 VND million	1/1/2020 VND million
Loan and bond interest	479,100	422,617
Salary expenses	219,923	344,158
Committed income from condotel/villa leasing management service (i)	1,038,515	318,337
Construction expenses	768,225	38,189
Others	144,017	326,557
	2,649,780	1,449,858

(i) This represents the committed income which is payable to customers who purchased condotels/villas under the condotels/villas leasing management program.

Short-term accrued expenses payable to related parties comprised:

	31/12/2020 VND million	1/1/2020 VND million
The parent company		
Vingroup JSC	131,881	77,191
Related parties within Vingroup - JSC		
Vinwonders Company Limited (previously known as Vinconnect Technology Solutions and Services Limited Liability Company)	41,088	8,078
Vinfast Trading and Production Limited Liability Company	49,628	-
Vingroup Investment Vietnam Joint Stock Company	39,154	-
Gia Lam Urban Development and Investment Company Limited	-	30,092
Sai Dong Urban Development and Investment Company Limited	-	8,403
Other related parties	4,817	6,529
	266,568	130,293

24. Unearned revenue

(a) Unearned revenue – short-term

	31/12/2020 VND million	1/1/2020 VND million
Deferred revenue from the condotels/villas leasing management program	1,041,438	693,105
Other unearned revenue	50,513	74,180
	1,091,951	767,285

(b) Unearned revenue – long-term

	31/12/2020 VND million	1/1/2020 VND million
Deferred revenue from the condotels/villas leasing management program	3,679,564	2,661,103
Deferred gain from disposal of assets to Phu Quoc Tourism Development and Investment Joint Stock Company	-	86,157
Deferred golf membership card revenue	182,413	102,601
	3,861,977	2,849,861

25. Other payables

(a) Other payables - short-term

	31/12/2020 VND million	1/1/2020 VND million
Receipt of deposit for transfer of shares (*)	3,850,000	-
Cash collection from deposit, borrowing and other property project related contracts	1,080,519	260,407
Receipt of deposit under investment and business cooperation contracts	793,356	493,356
Maintenance fund payable to delivered apartments	113,448	108,521
Deposit received for transfer of a project (**)	737,200	72,200
Others	216,061	165,235
	6,790,584	1,099,719

(*) These represent deposits from a Company of Vingroup JSC (a related party) to transfer investment (Note 8(a)).

(**) These represent deposits from a partner to transfer a construction in progress project within a period of 12 months.

Other payables - short-term detailed by related parties:

	31/12/2020 VND million	1/1/2020 VND million
Related parties of Vingroup - JSC		
Vincom Retail JSC	373,356	373,356
South Vincom Retail LLC	120,000	120,000
Vinhomes JSC	3,950,000	-
Vinwonders Joint Stock Company (previously known as Vinconnect Technology Solutions and Services Limited Liability Company)	200,000	-
Phu Quoc Tourism Development and Investment JSC	-	10,590
Other related parties	114	56
	4,643,470	504,002

The amounts due to related parties were unsecured, interest free and are payable upon demand.

(b) Other payables - long-term

	31/12/2020 VND million	1/1/2020 VND million
Deposit for business cooperation contract agreement (*)	846,284	846,284
Payables to Phu Quoc Tourism Development and Investment JSC	1,766,169	-
Others	457	7,891
	2,612,910	854,175

(*) This represents the deposit from a partner to secure the fulfilment of obligations under the business cooperation contract agreement with the Company. These deposits have a term of 10 years and earns interest at a rate of 8% (2019: 8%) per annum.

26. Borrowings and bonds issued

(a) Short-term borrowings and bonds

	1/1/2020 Carrying amount and amount within payment capacity VND million	Movement during the period Increase VND million	Decrease VND million	31/12/2020 Carrying amount and amount within payment capacity VND million
Short-term borrowings	1,381,479	43,984,349	(36,938,114)	8,427,714
Current portion of long-term borrowings (Note 26(b))	3,249,447	8,141,865	(3,638,367)	7,752,945
	4,630,926	52,126,214	(40,576,481)	16,180,659

Terms and conditions of outstanding short-term borrowings were as follows:

	Currency	31/12/2020 VND million	1/1/2020 VND million
Banks			
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	-	7,841
Vietnam Technological and Commercial Joint Stock Bank	VND	-	74,211
Malayan Banking Berhad	VND	-	30,000
Malayan Banking Berhad	USD	-	219,427
Related parties			
Parent company			
Vingroup JSC	VND	8,427,714	1,050,000
		8,427,714	1,381,479

The borrowings from banks and related parties were unsecured.

The short-term loans bore interest at rates ranging from 4.5% to 10.5% (2019: 9%) per annum.

(b) Long-term borrowings and bonds

	31/12/2020 VND million	1/1/2020 VND million
Long-term borrowings (i)	11,523,158	7,127,500
Bonds (ii)	15,724,830	19,655,594
	27,247,988	26,783,094
Repayable within twelve months	(7,752,945)	(3,249,447)
Repayable after twelve months	19,495,043	23,533,647

(i) ***Long-term borrowings***

	Currency	Year of maturity	31/12/2020 VND million	1/1/2020 VND million
Banks				
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ba Dinh Branch (*)	VND	2025	481,600	551,600
Credit Suisse AG (**)	USD	2024	6,782,658	-
Related parties				
Related parties within Vingroup - JSC				
Vingroup Investment Vietnam Joint Stock Company Company	VND	2022	3,137,000	-
Vinfast Trading and Production Limited Liability Company	VND	2021	900,700	-
Vinmec International General Hospital JSC	VND	2021	-	341,000
Vinwonders Company Limited (previously known as Vinconnect Technology Solutions and Services Limited Liability Company)	VND	2022	131,400	910,000
Nha Trang Port JSC	VND	2021	60,000	-
Phuc An Tourism Investment and Development JSC	VND	2021	19,800	-
An Thinh Trading and Commercial Development Joint Stock Company	VND	2021	-	17,900
Vin3S Joint Stock Company (previously known as Vinfa Joint Stock Company)	VND	2021	10,000	-
Gia Lam Urban Development and Investment Company Limited	VND	2021	-	3,940,000
Sai Dong Urban Development and Investment Company Limited	VND	2021	-	980,000
VinAcademy Education and Training Limited Liability Company	VND	2021	-	387,000
			11,523,158	7,127,500

(*) This loan was secured over certain assets which are properties and land use rights; ownership of houses of a hotel project in Nothern Vietnam and the guarantee of Vingroup JSC.

(**) This loan was secured over certain assets which are properties, movable assets and asset rights in some of Vingroup JSC's projects, listed stocks held by the Company (Note 8(a)) and guarantee issued by Vietnam Joint Stock Commercial Bank for Industry and Trade, in which Credit Suisse AG – Singapore Branch takes the role of Lenders' representative. The loan bears annual interest rate of 3.52%.

The loans from related parties were unsecured.

Long-term loans in VND bear annual interest at rates ranging from 8.37% to 9.9% (2019: 9.8%).

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

(ii) ***Straight bonds***

Issuance Advisor	Currency	Year of maturity	31/12/2020 VND million	1/1/2020 VND million
Credit Suisse (Singapore) Limited and Deutsche Bank AG – Hong Kong Branch (a)	USD	2023	5,505,646	10,259,216
Techcom Securities Joint Stock Company (b)	VND	2020 - 2024	10,219,184	9,396,378
			15,724,830	19,655,594

(a) These represent convertible bonds issued to Credit Suisse (Singapore) Limited and Deutsche Bank AG, Hong Kong Branch in June and October 2018 amounting to USD450 million and for a period of 5 years. These bonds were unsecured and bore a fixed annual interest rate of 3.5% (2019: 3.5%) and were guaranteed by Vingroup JSC, the parent company.

Under the terms of these convertible bonds, the bond holders have the right to convert into ordinary shares of Vingroup JSC at prices that may be adjusted 12, 22, 36 and 48 months after the issuing date, starting from 14 June 2019. During the year, a portion of bonds were settled by the Company. The remaining bonds as at 31 December 2020 was USD240.6 million.

(b) These bonds bear annual interest rates ranging from 8.95% to 11.4% (2019: 9.5% to 10.5%). Collaterals for these bonds include properties, movable assets and asset rights of some projects of Vingroup JSC; properties, movable assets and asset rights of the hotel component within the Company's projects in Central Vietnam and certain number of shares of a subsidiary held by Vingroup JSC.

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(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

27. Changes in owners' equity

	Share capital VND million	Share premium VND million	Investment and development fund VND million	Other equity funds VND million	Retained profits/ (accumulated loss) VND million	Non-controlling interest VND million	Total VND million
Balance as at 1/1/2019	7,500,000	3,538,405	10,994	(218,350)	116,089	106,575	11,053,713
Issuing ordinary shares for merger	90,000	-	-	-	(39,900)	-	50,100
Repurchase of preference shares issued (Note 28)	(1,078,404)	(2,156,808)	-	-	141,463	-	(3,093,749)
Net loss for the year	-	-	-	-	(4,710,222)	(43,965)	(4,754,187)
Acquisition of new subsidiaries	-	-	-	(1,277,862)	-	233,646	(1,044,216)
Acquisition of Vinpearl Air JSC	-	-	-	-	-	259,999	259,999
Disposal of subsidiaries	-	-	-	1,277,862	-	(214,811)	1,063,051
Appropriation to bonus and welfare funds	-	-	-	-	(2,838)	(1,216)	(4,054)
Effect of disposal of investment in Vinpro Business and Trading Services Joint Stock Company	-	-	-	3,994	-	-	3,994
Other movements	-	-	-	-	(113)	(7,545)	(7,658)
Balance as at 31/12/2019	6,511,596	1,381,597	10,994	(214,356)	(4,495,521)	332,683	3,526,993

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Share capital VND million	Share premium VND million	Investment and development fund VND million	Other equity funds VND million	Retained profits/ (accumulated loss) VND million	Non-controlling interest VND million	Total VND million
Balance as at 1/1/2020	6,511,596	1,381,597	10,994	(214,356)	(4,495,521)	332,683	3,526,993
Capital contribution	7,500,000	-	-	-	-	-	7,500,000
Decreases due to the split (Note 5)	(622,368)	-	-	-	-	-	(622,368)
Decrease due to loss of control over subsidiaries	-	-	-	-	-	(316,284)	(316,284)
Gain due to loss of control over subsidiaries	-	-	-	-	62,134	-	62,134
Acquisition of new subsidiary	-	-	-	-	-	44,000	44,000
Net loss for the year	-	-	-	-	(9,570,017)	(5,706)	(9,575,723)
Dividends	-	-	-	-	-	(7,188)	(7,188)
Other movements	-	-	-	-	1,647	(3,471)	(1,824)
Balance as at 31/12/2020	13,389,228	1,381,597	10,994	(214,356)	(14,001,757)	44,034	609,740

28. Share capital

The Company's authorised and issued share capital are as follows:

	31/12/2020		1/1/2020	
	Number of shares	VND million	Number of shares	VND million
Authorised and issued share capital				
Ordinary shares	1,338,922,822	13,389,228	651,159,588	6,511,596
Shares in circulation				
Ordinary shares	1,338,922,822	13,389,228	651,159,588	6,511,596

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

Movements in share capital during the year were as follows:

	2020		2019	
	Number of shares	VND million	Number of shares	VND million
Balance at the beginning of the year	651,159,588	6,511,596	750,000,000	7,500,000
Issuance of shares for merger	-	-	9,000,000	90,000
Decreases due to the split	(62,236,766)	(622,368)	-	-
Decrease due to repurchase of preference share issued	-	-	(107,840,412)	(1,078,404)
Capital contribution in cash	5,929,400	59,294	-	-
Conversion of loan into capital contribution	744,070,600	7,440,706	-	-
Balance at the end of the year	1,338,922,822	13,389,228	651,159,588	6,511,596

29. Off balance sheet items

(a) Lease

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

	31/12/2020 VND million	1/1/2020 VND million
Within one year	66,100	70,058
Within two to five years	149,930	169,322
More than five years	892,690	237,386
	1,108,720	476,766

(b) Foreign currencies

	31/12/2020		1/1/2020	
	Original currency	VND equivalent	Original currency	VND equivalent
United States Dollar (USD)	604,699	13,907	1,782,138	41,180
Australian Dollar (AUD)	-	-	3,388	54
Euro (EUR)	-	-	3,990	98
Japanese Yen (JPY)	10,000	2	315,789	66
Singapore Dollar (SGD)	100	1	-	-
		13,910		41,398

(c) Capital expenditure commitments

As at 31 December 2020, the Company had VND7,289,016 million of capital expenditure plan approved but not provided for in the consolidated balance sheet (1/1/2020: VND2,006,915 million).

(d) Commitments related to committed income to pay to property buyers

The Company is implementing the villa, apartment leasing management program for customers who purchase villas and apartment at the real estate projects of the Company. Accordingly, within the first 10 years from the date the villas are handed over or 5 years from the date the apartments are handed over, customers will be guaranteed to receive income from the sublease of the villa, apartment in accordance with the agreements signed with the customers.

(e) Commitments under the loan interest subsidy contract with property buyers at certain projects of the Company

The Company entered into tri-party contracts with real estate customers of some real estate projects of the Company and some banks who grant borrowings to these real estate customers for payment for real estates under these projects. In accordance with these agreements, the Company shall support part of interest under credit contracts between the customers and the banks within a period specified in the agreements.

(f) Guarantee for issued bonds of Phu Quoc Tourism Development and Investment JSC

According to guarantee agreements signed by Phu Quoc Tourism Development and Investment JSC, Techcom Securities Co., Ltd and the Company, the Company committed to provide guarantee by assets for payment obligation of the bonds which were issued by Phu Quoc Tourism Development and Investment JSC.

30. Revenue from sale of goods and provision of services

Total revenue represents the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised:

	2020 VND million	2019 VND million
Total revenue		
▪ Sales of inventory properties	53,310	576,172
▪ Rendering hotel, entertainment and related services	4,867,341	8,719,591
▪ Revenue from construction	-	4,152,217
▪ Revenue from sales of agricultural products	-	426,065
▪ Others	44,668	128,884
	4,965,319	14,002,929
Less revenue deductions		
▪ Sales discounts for rendering hotel, entertainment and related services	(9,197)	(16,656)
▪ Sales return	(56,039)	-
	(65,236)	(16,656)
Net revenue	4,900,083	13,986,273

31. Cost of sales

	2020 VND million	2019 VND million
Total cost of sales		
▪ Cost of property inventory transfer	(1,499)	221,449
▪ Cost of rendering hotel, travelling, entertainment and other related services	10,806,662	8,998,861
▪ Cost of construction	-	4,143,666
▪ Cost of sales of agricultural products	-	448,040
▪ Others	33,864	100,604
	10,839,027	13,912,620

32. Financial income

	2020 VND million	2019 VND million
Gains from disposal of equity investments in other entities and investment cooperation projects	1,363,714	143,536
Interest income from deposits and loans	26,169	127,375
Foreign exchange gains	5,434	11,120
Other financial income	735	49
	1,396,052	282,080

33. Financial expenses

	2020 VND million	2019 VND million
Borrowing costs	3,183,177	1,784,927
Loss from disposal of investments	-	489
Foreign exchange losses	8,168	28,301
Others	9,406	16,226
	3,200,751	1,829,943

34. Selling expenses

	2020 VND million	2019 VND million
Staff costs	144,672	179,531
Commission costs	36,833	98,344
Outside services	191,651	303,701
Others	21,393	1,991
	394,549	583,567

35. General and administration expenses

	2020 VND million	2019 VND million
Staff costs	718,715	902,286
Office supplies	40,911	57,967
Depreciation and amortisation	157,979	226,827
Outside services	374,291	483,782
Others	150,741	286,847
	1,442,637	1,957,709

36. Other income

	2020 VND million	2019 VND million
Gain from disposal of assets, tools, materials, scraps	103,627	991
Gain from compensation and contract penalty	5,008	11,632
Others	118,395	43,765
	227,030	56,388

37. Other expenses

	2020 VND million	2019 VND million
Losses from disposal of assets, tools, materials, scraps	21,425	48,689
Penalties	5,068	1,035
Others	53,247	2,789
	79,740	52,513

38. Production and business costs by elements

	2020 VND million	2019 VND million
Real estate development expenses	-	62,985
Outside services	6,953,060	7,579,087
Raw material costs included in production costs	981,313	3,387,383
Labour costs, staff costs and support expense	2,469,160	3,106,967
Depreciation and amortisation	2,043,259	1,604,428
Others	250,379	442,777

39. Income tax

(a) Recognised in the consolidated statement of income

	2020 VND million	2019 VND million
Current tax expense		
Current year	2,615	59,827
Deferred tax expense/(benefit)		
Origination and reversal of temporary differences	6,308	(9,801)
	8,923	50,026

(b) Reconciliation of effective tax rate

	2020 VND million	2019 VND million
Accounting loss before tax	(9,566,800)	(4,704,161)
Tax at the Company's tax rate	(1,913,360)	(940,832)
Deferred tax assets on unrecognised tax losses	1,610,127	493,748
Share of loss in associates	26,652	138,510
Goodwill amortised on consolidated financial statements	10,894	8,647
Other non-deductible expenses	589,317	413,419
Gains from disposal of associates	(272,743)	-
Effect of spin-off	(659)	-
Effect of other consolidation entries	(41,305)	(63,466)
	8,923	50,026

(c) Applicable tax rates

The Company has an obligation to pay the government income tax at rate of 20% of taxable profits.

The Company's subsidiaries have obligations to pay the government income tax at the tax rate prescribed in current tax regulations.

Tax returns of the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

40. Basic losses per share

The calculation of basic losses per share for the year ended 31 December 2020 was based on the net loss attributable to ordinary shareholders and weighted average number of ordinary shares in circulation of the Company as follows:

(i) Net loss attributable to ordinary shareholders

	2020 VND million	2019 VND million
Net loss attributable to ordinary shareholders	(9,570,017)	(4,710,222)
Bonus and welfare funds	-	(2,838)
Dividend on preference shares	-	(176,829)
Net loss attributable to ordinary shareholders	(9,570,017)	(4,889,889)

(ii) ***Weighted average number of ordinary shares***

	2020	2019
Issued ordinary shares at the beginning of the year	651,159,588	642,159,588
Effect of split (Note 5)	(52,688,111)	-
Effect of ordinary shares issued during the year	150,000,000	-
Effect of issuing ordinary shares for merger	-	8,901,370
Weighted average number of ordinary shares	748,471,477	651,060,958

(iii) ***Basic loss per share***

	2020 VND	2019 VND
Basic loss per share	(12,786)	(7,511)

41. Significant transactions with related parties

In addition to related party balances disclosed in other notes to the consolidated financial statements, the Company and its subsidiaries had the following significant transactions with related parties during the year:

	Transaction value 2020 VND million	Transaction value 2019 VND million
The parent company - *Vingroup JSC*		
Borrowings	34,454,526	10,557,238
Interest added to loan principal	682,594	-
Repayment of borrowings	20,298,700	9,507,238
Conversion of loan into capital contribution	7,440,706	-
Interest expenses	737,285	187,975
Capital contribution in investment cooperation contract	837,849	2,500,723
Sale of capital of Vineco Agricultural Investment Development and Production LLC	-	1,880,299
Purchase of capital of Vineco Agricultural Investment Development and Production LLC	-	500,083
Share of profit from investment cooperation contract	237,746	328,363
Receipt of fixed assets transferred	1,478,301	-
Management fee	150,359	138,902
Purchase of services	25,242	128,986
Sale of services	23,084	57,868
Interest income from investment cooperation contract	-	4,571

	Transaction value	
	2020	**2019**
	VND million	**VND million**
Related parties of Vingroup JSC		
Nha Trang Port., JSC		
Borrowings	60,000	-
VINDFS., JSC		
Repayment of borrowings	17,800	-
Vinpearl Air Aviation Joint Stock Company		
Borrowings	58,000	-
Repayment of borrowings	26,000	-
Phu Quoc Tourism Development and Investment JSC		
Provision of EPC services k	-	4,152,217
Purchase of goods and services	755,041	13,444
Sale of services	96,462	23,668
Revenue from management fee	9,462	5,332
Vinhomes JSC		
Receipt of deposit under investment cooperation contract	300,000	-
Transfer of deposits for transfer of shares in a target company	105,000	-
Receipt of deposit for purchase of shares in Cam Ranh Joint Stock Company	3,850,000	-
Clearance of deposit under Business Cooperation Contract	200,000	-
Loan repayment received	-	1,745,000
Borrowings	-	200,000
Repayment of borrowings	-	200,000
Purchase of goods and services	43,274	102,797
Sale of services	-	80,711
Interest income from investment cooperation contract	-	63,463
Share of profit from investment cooperation contract	43,272	56,409
Interest income	-	6,476
Interest expense	-	2,712
Vinhomes Industrial Park Investment Joint Stock Company		
Interest expense	110,639	-
Borrowings	4,799,000	-
Repayment of borrowings	4,799,000	-
Hanoi Southern City Development and Trading Co., Ltd.		
Transfer of shares of Vinmec International General Hospital JSC	32,666	-
Transfer of shares of Phu Quoc Tourism Development and Investment JSC	2,250,000	-

	Transaction value 2020 VND million	Transaction value 2019 VND million
Gia Lam Urban Development and Investment Company Limited		
Borrowings	7,600,000	6,910,000
Repayment of borrowings	11,540,000	2,970,000
Interest expense	111,403	39,215
Sale of services	-	6,395
An Thinh Trading and Commercial Development Joint Stock Company		
Borrowings	-	17,900
Repayment of borrowings	17,900	-
Vinpearl Invest Joint Stock Company		
Conversion of investment in subsidiary due to the split (net of allowance for diminution in the value of investment)	1,551,705	-
Conversion of short-term borrowings due to the split	994,200	-
Conversion of other short-term receivables due to the split	64,863	-
Repayment of borrowings	64,863	-
Conversion of share capital due to split-off	622,368	-
Sai Dong Investment and Urban Development JSC		
Purchase of capital of Vineco Agricultural Investment, Development and Production LLC	-	1,400,165
Borrowings	-	980,000
Repayment of borrowings	980,000	-
Purchase of goods and services	-	35,408
Interest expense	23,681	8,403
Proceeds from share issuance	-	17,900
Vinwonders Company Limited (previously known as Vinconnect Technology Solutions and Services Limited Liability Company)		
Receipt of deposit under investment cooperation contract	250,000	-
Conversion of deposit under investment cooperation contract to borrowings	50,000	-
Borrowings	53,000	910,000
Repayment of borrowings	881,600	-
Interest expense	33,011	8,078
VinAcademy Education and Training Limited Liability Company		
Borrowings	387,000	400,000
Proceeds from capital contribution	36,949	-
Repayment of borrowings	-	13,000
Interest expense	-	2,163

	Transaction value	
	2020	**2019**
	VND million	**VND million**
Vinsmart Research and Manufacture Joint Stock Company		
Purchase of goods and services	193,082	33,567
Vinsoftware Software System Development Limited Liability Company		
Purchase of goods and services	19,852	-
Vin3S JSC (previously known as VINFA JSC)		
Borrowings	10,000	-
Vincommerce General Commercial Services JSC		
Loan repayment received	-	5,210,000
Loan granted	-	1,850,000
Purchase of goods and services	-	1,899,645
Sale of services	-	177,576
Transfer of shares in Vineco Agricultural Investment Development and Production LLC	-	20,003
Interest income	-	19,260
Transfer of shares in Vinpro Business and Trading Services Joint Stock Company	-	13,373
Vinfast Trading and Production Limited Liability Company		
Loan granted	122,000	1,915,000
Loan repayment received	122,000	1,915,000
Borrowings	906,700	-
Repayment of borrowings	6,000	-
Interest expense	49,628	-
Sale of services	21,597	57,603
Purchase of services	-	20,606
Interest income	-	714
Vinfast Commercial and Services Trading Limited Liability Company		
Purchase of goods and services	23,802	-
Vinmec International General Hospital JSC		
Borrowings	814,000	2,996,000
Repayment of borrowings	1,155,000	2,655,000
Purchase of goods and services	-	35,875
Sale of services	3,633	9,355
Interest expense	25,255	4,442

	Transaction value	
	2020	**2019**
	VND million	**VND million**
OneID JSC		
Purchase of goods and services	21,925	-
Borrowings	150,000	-
Repayment of borrowings	150,000	-
Interest expense	7,730	-
Vincom Security Co., Ltd		
Borrowings	78,700	-
Repayment of borrowings	78,700	-
Interest expense	2,520	-
Sale of services	-	4,079
Purchase of goods and services	2,742	653
Vincom Retail JSC		
Borrowings	1,600,000	-
Repayment of borrowings	1,600,000	-
Interest expense	2,192	-
Receipt of deposit under investment cooperation contract	-	108,931
Sale of services	-	27,629
Purchase of goods and services	306	22,609
Profit from investment cooperation contract	-	14,238
South Vincom Retail Company Limited		
Receipt of deposit under investment cooperation contract	-	50,000
Sale of services	-	14,429
Purchase of goods and services	306	2,440
Income from share of profit from investment cooperation contract	-	59,799
Share of profit for investment cooperation contract	22,275	-
North Vincom Retail Company Limited		
Purchase of goods and services	7,880	39,536
Sale of services	-	852
Suoi Hoa Urban Development and Trading Investment JSC		
Capital contribution in investment cooperation contract	-	180,000
Gain from deposit under business cooperation contract	16,244	-
Southern Star Urban Development and Trading Investment JSC		
Acquisition of shares of Vinmec International General Hospital JSC	-	32,666

	Transaction value	
	2020	**2019**
	VND million	**VND million**
Phuc An Tourism Investment and Development JSC		
Capital contribution	-	1,000
Borrowings	19,900	-
Repayment of borrowings	100	-
Interest expense	1,252	-
Vingroup Investment Vietnam Joint Stock Company		
Borrowings	3,137,000	-
Interest expense	42,192	-
Remuneration of Board of General Directors	7,029	8,712

42. Non-cash investing and financing activities

In addition to non-cash transactions arising from business combination, split and loss of control over subsidiaries as disclosed in Note 4 and Note 5, the Company and its subsidiaries had the following non-cash investing and financing activities:

	2020	**2019**
	VND million	**VND million**
Conversion of borrowings to capital contributed by owners	7,440,706	-
Offsetting contribution into investment cooperation contract against payables relating to receipt of transferred fixed assets	1,562,260	-
Issuing ordinary shares for merger	-	90,000
Conversion of interest to borrowing principals	682,594	-

43. Post balance sheet event

In January 2021, the Company signed an agreement to receive the transfer of 98.4% charter capital of Phuc An Travel Development and Investment JSC from Vingroup JSC, the parent company, with the transfer price of VND494,732,840,000.

On 9 March 2021, in accordance with Resolution No. 02/2021/NQ-DHDCD-VP JSC, the General Meeting of Shareholders of the Company approved the offer of ordinary shares to existing shareholders to increase the charter capital by VND7,500,000 million. After the offer, the Company's charter capital is VND20,889,228 million.

44. Comparative information

Comparative information as at 1 January 2020 was derived from the balances and amounts reported in the Company's consolidated financial statements as at and for the year ended 31 December 2019.

25 March 2021

Prepared by: Approved by:

CÔNG TY CỔ PHẦN VINPEARL

Nguyen Thanh Tung	Do My Huong	Vo Thi Phuong Thao
General Accountant	*Chief Accountant*	*Deputy General Director*

KPMG

Vinpearl Joint Stock Company

Consolidated Financial Statements for the year ended 31 December 2019

Vinpearl Joint Stock Company
Corporate Information

Enterprise Registration Certificate No.	4200456848	26 July 2006

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is by the Enterprise Registration Certificate dated 3 March 2020. The Enterprise Registration Certificate and its updates were issued by Khanh Hoa Department of Planning and Investment.

Board of Management	Ms. Mai Huong Noi	Chairman
	Ms. Mai Thu Thuy	Member
	Mr. Dang Thanh Thuy	Member

Board of General Directors	Ms. Vu Tuyet Hang	General Director *(from 27/2/2020)*
	Ms. Vo Thi Phuong Thao	General Director *(until 27/2/2020)*
	Ms. Vo Thi Phuong Thao	Deputy General Director *(from 27/2/2020)*
	Mr. Dang Thanh Thuy	Deputy General Director
	Mr. Pham Khac Duan	Deputy General Director

Registered Office	Hon Tre Island, Vinh Nguyen Ward, Nha Trang City Khanh Hoa Province, Vietnam
Auditors	KPMG Limited Vietnam

Vinpearl Joint Stock Company
Statement of the Board of General Directors

The Board of General Directors of Vinpearl Joint Stock Company ("the Company") presents this statement and the accompanying consolidated financial statements of the Company for the year ended 31 December 2019.

The Board of General Directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting. In the opinion of the Board of General Directors:

(a) the consolidated financial statements set out on pages 5 to 75 give a true and fair view of the consolidated financial position of the Company as at 31 December 2019, and of the consolidated results of operations and the consolidated cash flows of the Company for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting; and

(b) at the date of this statement, there are no reasons to believe that the Company and its subsidiaries will not be able to pay their debts as and when they fall due. The Board of General Directors has disclosed the conditions related to its assessment on the going concern assumption in the consolidated financial statements.

The Board of General Directors has, on the date of this statement, authorized the accompanying consolidated financial statements for issue.

On behalf of the Board of General Directors

MSDN: 4200456848

Vo Thi Phuong Thao
Deputy General Director

Khanh Hoa Province, 27 March 2020

KPMG

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South Tu Liem District, Hanoi, Vietnam
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INDEPENDENT AUDITOR'S REPORT

To the Shareholders
Vinpearl Joint Stock Company

We have audited the accompanying consolidated financial statements of Vinpearl Joint Stock Company ("the Company"), which comprise the consolidated balance sheet as at 31 December 2019, the consolidated statements of income and cash flows for the year then ended and the explanatory notes thereto which were authorised for issue by the Company's Board of General Directors on 27 March 2020, as set out on pages 5 to 75.

Management's Responsibility

The Company's Board of General Directors is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting, and for such internal control as the Board of General Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

KPMG

Auditor's Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of Vinpearl Joint Stock Company as at 31 December 2019, and of its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

KPMG Limited
Vietnam
Audit Report No.: 19-02-00382-19-4

M.S.D.N: 0100112042-C.T.T.N.H.H
CÔNG TY
TRÁCH NHIỆM HỮU HẠN
KPMG

Tran Anh Quan	Doan Thanh Toan
Practicing Auditor Registration	Practicing Auditor Registration
Certificate No. 0306-2018-007-1	Certificate No. 3073-2019-007-1
Deputy General Director	

Hanoi, 27 March 2020

Vinpearl Joint Stock Company
Consolidated balance sheet as at 31 December 2019

Form B 01 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	31/12/2019 VND million	1/1/2019 VND million
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	**100**		**11,184,366**	**13,428,795**
Cash and cash equivalents	**110**	**6**	**447,452**	**1,804,829**
Cash	111		381,806	663,102
Cash equivalents	112		65,646	1,141,727
Short-term financial investments	**120**		**2,573,691**	**2,630,894**
Trading securities	121	7(a)	2,442,469	2,442,469
Held-to-maturity investments	123	7(b)	131,222	188,425
Accounts receivable – short-term	**130**		**6,964,003**	**7,455,780**
Accounts receivable from customers	131	8	5,212,248	916,850
Prepayments to suppliers	132	9	603,399	569,496
Loans receivable	135		-	5,105,000
Other receivables	136	10	1,348,281	869,930
Allowance for doubtful debts	137	11	(199,925)	(5,743)
Shortage of assets awaiting resolution	139		-	247
Inventories	**140**	**12**	**654,662**	**901,809**
Inventories	141		654,662	901,809
Other current assets	**150**		**544,558**	**635,483**
Short-term prepaid expenses	151	17(a)	208,743	309,034
Deductible value added tax	152		314,220	322,928
Taxes and other receivables from State Treasury	153	22(a)	21,595	3,521

The accompanying notes are an integral part of these consolidated financial statements

Vinpearl Joint Stock Company
Consolidated balance sheet as at 31 December 2019 (continued)

Form B 01 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	31/12/2019 VND million	1/1/2019 VND million
Long-term assets (200 = 210 + 220 + 230 + 240 + 250 + 260)	**200**		**29,655,742**	**28,122,543**
Accounts receivable – long-term	**210**		**3,109**	**6,550**
Other long-term receivables	216		3,109	6,550
Fixed assets	**220**		**14,211,656**	**15,418,165**
Tangible fixed assets	221	13	13,861,414	15,086,735
Cost	*222*		*18,357,462*	*18,233,131*
Accumulated depreciation	*223*		*(4,496,048)*	*(3,146,396)*
Intangible fixed assets	227	14	350,242	331,430
Cost	*228*		*503,638*	*426,543*
Accumulated amortisation	*229*		*(153,396)*	*(95,113)*
Investment property	**230**	**15**	**1,101,423**	**1,231,529**
Cost	*231*		*1,355,986*	*1,414,283*
Accumulated depreciation	*232*		*(254,563)*	*(182,754)*
Long-term work in progress	**240**		**3,223,249**	**1,993,546**
Construction in progress	242	16	3,223,249	1,993,546
Long-term financial investments	**250**		**10,009,195**	**8,075,181**
Investments in associates	252	7(c)	1,019,547	1,777,769
Equity investments in other entities	253	7(c)	8,959,648	6,267,412
Held-to-maturity investments	255	7(b)	30,000	30,000
Other long-term assets	**260**		**1,107,110**	**1,397,572**
Long-term prepaid expenses	261	17(b)	885,195	1,140,679
Deferred tax assets	262	18(a)	36,507	29,250
Other long-term assets	268		1,000	-
Goodwill	269	19	184,408	227,643
TOTAL ASSETS (270 = 100 + 200)	**270**		**40,840,108**	**41,551,338**

The accompanying notes are an integral part of these consolidated financial statements

Form B 01 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	31/12/2019 VND million	1/1/2019 VND million
RESOURCES				
LIABILITIES (300 = 310 + 330)	**300**		**37,313,115**	**30,497,625**
Current liabilities	**310**		**10,012,546**	**8,240,134**
Accounts payable to suppliers	311	20	1,306,665	1,655,764
Advances from customers	312	21	380,873	937,679
Taxes payable to State Treasury	313	22(a)	371,511	179,762
Payables to employees	314		1,645	1,332
Accrued expenses – short-term	315	23	1,449,858	2,243,036
Unearned revenue – short-term	318	24(a)	767,285	680,682
Other payables – short-term	319	25(a)	1,099,719	2,489,440
Short-term borrowings and bonds	320	26(a)	4,630,926	50,000
Bonus and welfare fund	322		4,064	2,439
Long-term liabilities	**330**		**27,300,569**	**22,257,491**
Long-term unearned revenue	336	24(b)	2,849,861	3,413,258
Other payables – long-term	337	25(b)	854,175	636,583
Long-term borrowings and bonds	338	26(b)	23,533,647	18,140,485
Deferred tax liabilities	341	18(a)	59,626	62,170
Provisions – long-term	342		3,260	4,995

The accompanying notes are an integral part of these consolidated financial statements

Form B 01 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	31/12/2019 VND million	1/1/2019 VND million
EQUITY (400 = 410)	**400**		**3,526,993**	**11,053,713**
Owners' equity	**410**	27	**3,526,993**	**11,053,713**
Share capital	411	28	6,511,596	7,500,000
- *Ordinary shares with voting rights*	*411a*		*6,511,596*	*6,421,596*
- *Preference shares*	*411b*		-	*1,078,404*
Share premium	412		1,381,597	3,538,405
Investment and development fund	418		10,994	10,994
Other equity funds	420		(214,356)	(218,350)
(Accumulated losses)/ retained profits	421		(4,495,521)	116,089
- *Retained profits brought forward*	*421a*		*116,089*	*83,550*
- *(Losses)/profit for the current year*	*421b*		*(4,611,610)*	*32,539*
Non-controlling interest	429		332,683	106,575
TOTAL RESOURCES (440 = 300 + 400)	**440**		**40,840,108**	**41,551,338**

27 March 2020

Prepared by:		Approved by:
Nguyen Thanh Tung	Nguyen Thi Thanh Binh	Vo Thi Phuong Thao
General Accountant	*Chief Accountant*	*Deputy General Director*

The accompanying notes are an integral part of these consolidated financial statements

Vinpearl Joint Stock Company
Consolidated statement of income for the year ended 31 December 2019

Form B 02 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2019 VND million	2018 VND million
Revenue from sales of goods and provision of services	**01**	**30**	**14,002,929**	**15,231,511**
Revenue deductions	**02**	**30**	**16,656**	**46,037**
Net revenue (10 = 01 - 02)	**10**	**30**	**13,986,273**	**15,185,474**
Cost of sales	**11**	**31**	**13,912,620**	**13,121,097**
Gross profit (20 = 10 - 11)	**20**		**73,653**	**2,064,377**
Financial income	21	32	282,080	3,068,925
Financial expenses	22	33	1,829,943	1,156,870
In which: Borrowing costs	*23*		*1,784,927*	*966,826*
Share of loss in associates	24		(692,550)	(610,516)
Selling expenses	25	34	583,567	715,822
General and administration expenses	26	35	1,957,709	2,135,013
Net operating (loss)/profit {30 = 20 + (21 - 22) + 24 - (25 + 26)}	**30**		**(4,708,036)**	**515,081**
Other income	31	36	56,388	235,382
Other expenses	32	37	52,513	108,561
Results of other activities (40 = 31 - 32)	**40**		**3,875**	**126,821**
Accounting (loss)/profit before tax (50 = 30 + 40)	**50**		**(4,704,161)**	**641,902**
Income tax expense – current	**51**	**39**	**59,827**	**320,878**
Income tax benefits – deferred	**52**	**39**	**(9,801)**	**(45,175)**
Net (loss)/profit after tax (60 = 50 - 51 - 52) (carried forward to next page)	**60**		**(4,754,187)**	**366,199**

The accompanying notes are an integral part of these consolidated financial statements

Form B 02 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2019 VND million	2018 VND million
Net (loss)/profit after tax (60 = 50 - 51 - 52) (brought forward from previous page)	**60**		**(4,754,187)**	**366,199**
Attributable to:				
Shareholders of the Company	61		(4,710,222)	366,017
Non-controlling interest	62		(43,965)	182
			VND	**VND**
(Losses)/earnings per share				
Basic (losses)/earnings per share	70	40	(7,511)	44

27 March 2020

Prepared by:

Nguyen Thanh Tung
General Accountant

Approved by:

Nguyen Thi Thanh Binh
Chief Accountant

Vo Thi Phuong Thao
Deputy General Director

The accompanying notes are an integral part of these consolidated financial statements

Vinpearl Joint Stock Company
Consolidated statement of cash flows for the year ended 31 December 2019
(Indirect method)

Form B 03 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2019 VND million	2018 VND million
CASH FLOWS FROM OPERATING ACTIVITIES				
(Loss)/profit before tax	**01**		**(4,704,161)**	**641,902**
Adjustments for				
Depreciation and amortisation	02		1,604,428	1,546,713
Allowances and provisions	03		192,447	8,916
Exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04		(3,771)	126,203
Losses/(profits) from investing activities	05		472,728	(2,555,032)
Borrowing costs	06		1,784,927	966,826
Operating (loss)/ profit before changes in working capital	**08**		**(653,402)**	**735,528**
Change in receivables	09		(4,911,746)	300,165
Change in inventories	10		254,424	2,672,036
Change in payables and other liabilities	11		(2,125,058)	(4,218,026)
Change in prepaid expenses	12		469,149	214,619
			(6,966,633)	**(295,678)**
Borrowing costs paid	14		(1,560,652)	(1,044,356)
Income tax paid	15		(157,302)	(68,518)
Other payments for operating activities	17		(2,429)	(2,453)
Net cash flows from operating activities	**20**		**(8,687,016)**	**(1,411,005)**
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(2,785,924)	(6,002,329)
Proceeds from disposals of fixed assets	22		6,350	967,492
Payments for granting loans	23		(3,814,133)	(19,565,457)
Receipts from collecting loans	24		8,976,336	13,051,230
Payments for investments in other entities	25		(4,585,560)	(6,411,229)
Collections on investments in other entities	26		2,204,696	4,405,425
Receipts of interests	27		327,080	331,070
Net cash flows from investing activities	**30**		**328,845**	**(13,223,798)**

The accompanying notes are an integral part of these consolidated financial statements

Vinpearl Joint Stock Company
Consolidated statement of cash flows for the year ended 31 December 2019
(Indirect method – continued)

Form B 03 – DN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2019 VND million	2018 VND million
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from equity issued	31		-	971,779
Payments for repurchase of preference shares issued	32		(3,093,749)	-
Proceeds from borrowings	33		24,958,915	26,443,659
Payments to settle loan principals	34		(14,861,500)	(12,557,813)
Payments of dividends	36		-	(350,676)
Net cash flows from financing activities	**40**		**7,003,666**	**14,506,949**
Net cash flows during the year (50 = 20 + 30 + 40)	**50**		**(1,354,505)**	**(127,854)**
Cash and cash equivalents at the beginning of the year	**60**		**1,804,829**	**1,925,824**
Effect of exchange rate fluctuations on cash and cash equivalents	**61**		**(2,872)**	**6,859**
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	**70**	**6**	**447,452**	**1,804,829**

27 March 2020

Prepared by: Approved by:

Nguyen Thanh Tung
General Accountant

Nguyen Thi Thanh Binh
Chief Accountant

Vo Thi Phuong Thao
Deputy General Director

The accompanying notes are an integral part of these consolidated financial statements

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. Reporting entity

(a) Ownership structure

Vinpearl Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam. The consolidated financial statements of the Company for the year ended 31 December 2019 include the Company and its subsidiaries and their interest in associates.

(b) Principal activities

The principal activities of the Company and its subsidiaries are to manage hotels, provide hospitality and entertainment, inbound tourism, passenger transportation, restaurant and food & beverage services, to develop real estate projects.

(c) Normal operating cycle

The operating cycle of the Company and its subsidiaries' real estate transfer activity is within a period from 12 months to 36 months.

The normal operating cycle of the Company and its subsidiaries' other activities is generally within 12 months.

(d) Company structure

As at 31 December 2019, the Company had 5 subsidiaries and 1 associate (1/1/2019: 3 subsidiaries and 1 associate). Details of the subsidiaries and associates are as follows:

Company name	Principal activities	Address	% of interest 31/12/2019	% of interest 1/1/2019	% of voting rights 31/12/2019	% of voting rights 1/1/2019
Subsidiaries						
Coco International LLC	Investing, constructing and trading real estate	No. 14 Thuy Khue, Thuy Khue Ward, Tay Ho District, Hanoi City	70.00%	70.00%	70.00%	70.00%

Company name	Principal activities	Address	% of interest 31/12/2019	% of interest 1/1/2019	% of voting rights 31/12/2019	% of voting rights 1/1/2019
Nha Trang Port JSC	Cargo handling and warehouse rental services	No. 5 Tran Phu, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province	91.94%	91.94%	91.94%	91.94%
VINDFS Joint Stock Company	Duty free goods trading	Lot CC-1 (division KT – A), An Vien Marine Residential Area, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province	80.00%	80.00%	80.00%	80.00%
Vinpearl Air Joint Stock Company (i)	Pilot training and other related services	2nd floor, Almaz Market, Hoa Lan Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam	80.00%	-	80.00%	-
Vinpearl Travel Company Limited (ii)	Travel agency	No. 7, Bang Lang Street, Vinhomes Riverside Urban Area, Viet Hung Ward, Long Bien District, Hanoi	100%	-	100%	-
Associates						
Phu Quoc Tourism Development and Investment Joint Stock Company	Investing, developing and providing hospitality services and casino activities	Bai Dai Area, Ganh Dau Commune, Phu Quoc District, Kien Giang Province	30.00%	30.00%	30.00%	30.00%

(i) During the year, the Company purchased 104,000,000 shares with par value of VND10,000/share of Vinpearl Air Joint Stock Company from other parties at par value. The fair value of identified assets and liabilities of Vinpearl Air Joint Stock Company approximates the purchase price.

At the purchase date, Vinpearl Air Aviation JSC had its planned principal activity of air transportation business. However, in January 2020, management of this subsidiary officially announced to withdraw from the air transportation segment. The current principal activities of this subsidiary include training of pilots and providing other related services.

(ii) This subsidiary was established during the year.

As at 31 December 2019, the Company had 17,971 employees (1/1/2019: 21,367 employees).

2. Basis of preparation

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

(b) Basis of measurement

The consolidated financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Annual accounting period

The annual accounting period of the Company and its subsidiaries is from 1 January to 31 December.

(d) Going concern assumption

The consolidated financial statements have been prepared on a going concern basis. The Company has incurred consolidated net loss after tax of VND4,754,187 million for the year ended 31 December 2019 (2018: net profit after tax of VND366,199 million). The validity of the going concern assumption fundamentally depends on the parent company, VinGroup JSC, continuing to provide such financial assistance as is necessary to enable the Company and its subsidiaries to meet their liabilities as and when they fall due and to maintain the Company and its subsidiaries in existence as a going concern for the foreseeable future.

At the time of this report, there is no reason for the Board of General Directors to believe that VinGroup JSC will not continue its support.

(e) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for financial statement presentation purposes.

The Board of General Directors resolved to prepare and present the consolidated financial statements in Vietnam Dong, rounded to the nearest million ("VND million") from the year ended 31 December 2019.

3. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Company and its subsidiaries in the preparation of these consolidated financial statements.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Company. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(ii) Non-controlling interests

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

Changes in the Company's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Company's share of net assets of the subsidiary and any consideration paid or received is recorded directly in retained profits under equity.

(iii) Loss of control

When the Company losses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognized in the consolidated statement of income. Any interest retained in the former subsidiary when control is lost is stated at the carrying amount of the retained investment in the consolidated financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.

(iv) Associates

Associates are those entities in which the Company and its subsidiaries have significant influence, but not control, over the financial and operating policies. Associates are accounted for using the equity method. The consolidated financial statements include the Company's and its subsidiaries' share of the income and expenses of the associate, after adjustments to align the accounting policies with those of the Company, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. When the Company's and its subsidiaries' share of losses exceeds their interest in an associate, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Company and its subsidiaries have an obligation or have made payments on behalf of the associate.

(v) Transactions eliminated on consolidation

Intra-company and intra-group transactions, balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with associate are eliminated against the investment to the extent of the Company's and its subsidiaries' interest in the associate.

(vi) Business combination

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Company. Control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Acquisition of assets

At the acquisition date, the Company determines whether the acquisition of the subsidiary is a business combination. This transaction qualifies as a business combination if the subsidiary has activities integrated with the assets acquired. In particular, the Company considers the materiality of processes acquired in accordance with guidance in Vietnamese Accounting Standard No. 11 - Business combination.

If the acquisition of the subsidiary is not a business combination, such transaction is accounted for as a purchase of a set of assets and liabilities. Consideration is allocated to the assets and liabilities acquired and no goodwill or deferred tax is recognised.

Business combinations involving entities under common control

Business combinations involving entities under common control are accounted for as follows:

- Assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill or gain from bargain purchase is recognised from the business combination;
- The consolidated statement of income reflects the results of the combined entities from the date of business combination;
- Any difference between the consideration paid and the net assets of the "acquiree" is recorded in equity.

(b) Foreign currency transactions

Transactions in currencies other than VND during the year have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rates and account transfer selling rates at the end of the annual accounting period quoted by the commercial bank where the Company and/or its subsidiaries most frequently conduct transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

(c) Cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Investments

(i) Trading securities

Trading securities are those held by the Company and its subsidiaries for trading purpose i.e. purchased for resale with the aim of making profits over a short period of time. Trading securities are initially recognized at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less allowance for diminution in value. An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(ii) Held-to-maturity investments

Held-to-maturity investments are those that the Company's or its subsidiaries' management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank, bonds and loans receivable held to maturity. These investments are stated at costs less allowance for doubtful debts.

(iii) Investments in equity instruments of other entities

Investments in equity instruments of other entities are initially recognized at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Company's or its subsidiaries' management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(e) Trade and other receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

(f) Inventories

(i) Property for sales under construction and completely constructed

Property for sales under construction and completely constructed is stated at the lower of cost and net realisable value. Cost is determined on a specific identification method and includes all costs incurred in obtaining the land use rights and other related construction costs including related infrastructure, equipment and costs for common areas. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expense.

(ii) Other inventories

Other inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expenses.

For inventories of hospitality section and related services, the Company and its subsidiaries apply the periodic method of accounting for inventories. For other inventories, the Company and its subsidiaries apply the perpetual method of accounting for inventories.

(g) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the year in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	5 – 50 years
▪ machinery and equipment	5 – 25 years
▪ motor vehicles	5 – 25 years
▪ office equipment	3 – 10 years
▪ perennial plants and animal	2 – 20 years
▪ other fixed assets	8 – 20 years

(h) Intangible fixed assets

(i) Land use rights

Land use rights comprise:

- those granted by the State for which land use payments are collected; and
- those acquired in a legitimate transfer.

Land use rights are stated at cost less accumulated amortisation. The initial cost of a land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Amortisation is computed on a straight-line basis over a period from 41 to 48 years.

(ii) Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 to 12 years.

(i) Investment property held to earn rental

(i) Cost

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by the Board of General Directors. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the consolidated statement of income in the year in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of investment property held to earn rental. The estimated useful lives are as follows:

▪ buildings and structures	10 – 48 years
▪ land use rights	10 – 48 years
▪ other property	2 – 10 years

(j) Construction in progress

Construction in progress represents the costs of construction and machinery which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(k) Long-term prepaid expenses

(i) Prepaid land costs

Prepaid land costs comprise prepaid land lease rentals, including those for which the Company and its subsidiaries obtained land use rights certificate but are not qualified as intangible fixed assets under Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance providing guidance on management, use and depreciation of fixed assets, and other costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the term of the lease.

(ii) Overhaul expenses

Overhaul expenses are initially stated at cost and amortised on a straight-line basis over 3 years starting from the date of completion of the repair.

(iii) Tools and instruments

Tools and instruments include assets held for use by the Company and its subsidiaries in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulations. Cost of tools and instruments are amortised on a straight-line basis over 3 years.

(iv) Prepaid committed income from condotel and villa leasing management services

Committed income from condotel and villa leasing management services paid before the hand-over of condotel and villa is allocated within a period from 16 months to 60 months from the hand-over date.

(l) Goodwill

Goodwill arises on the acquisition of subsidiaries and associates. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income.

Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over a period not exceeding 10 years. Carrying value of goodwill arising on acquisition of a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of equity accounted investees, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

(m) Trade and other payables

Trade and other payables are stated at their cost.

(n) Provisions

A provision is recognised if, as a result of a past event, the Company and its subsidiaries have a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Warranties

The provision for warranties relates mainly to property sold. The provision is based on estimates derived from historical warranty data associated with similar products.

(ii) Severance allowance

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more ("the eligible employees") voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee's compensation at termination. Provision for severance allowance has been provided based on employees' years of service and their average salary for the six-month period prior to the end of the annual accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Company and its subsidiaries are excluded.

(o) Bonds issued

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

(p) Share capital

(i) Ordinary shares

Ordinary shares are recognized at par value. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognized as a deduction from share premium.

(ii) Share premium

The difference between proceeds from the issuance of shares over the par value is recorded in share premium.

(iii) Preference shares

Preference shares are classified as equity because the Company does not have an obligation to redeem those shares. Preference shareholders are entitled to receive annual dividend at the rate of 10.5% per annum. Dividends thereon are recognized as equity distributions on approval by the Company's shareholders.

(q) Taxation

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the end of the annual accounting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the annual accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(r) Revenue and other incomes

(i) Sale of inventory property

Revenue from sale of inventory property is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(ii) Services rendered

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iii) Construction contracts

Revenue from construction contracts is recognised in the consolidated statement of income in proportion to the stage of completion of the contract when the outcome of a construction contract can be estimated reliably. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognized if there are significant uncertainties regarding recovery of the consideration due.

(iv) Rental income

Rental income under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income.

(v) Goods sold

Revenue from the sale of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue on sales of goods is recognized at the net amount after deducting sales discounts stated on the invoice.

(vi) Revenue from golf membership cards

Income from sale of golf membership cards are recognised in the consolidated statement of income on a straight-line basis over the term of the golf membership cards.

(vii) Income, expense from investment cooperation contracts in which the Company carries out business operations

Revenues and expenses from business of entertainment, amusement activities are recognised as revenues and costs of goods sold and services rendered in the consolidated statement of income.

(viii) Interest income

Interest income is recognized on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

(ix) Dividend income

Dividend income is recognized when the right to receive dividend is established.

(s) Operating lease payments

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognized in the consolidated statement of income as an integral part of the total lease expense.

(t) Borrowing costs

Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalized as part of the cost of the assets concerned.

(u) Earnings/(losses) per share

The Company presents basic earnings/(losses) per share for its ordinary shares. Basic earnings/(losses) per share is calculated by dividing the earnings/(losses) attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare funds for the accounting period) of the Company by the weighted average number of ordinary shares outstanding during the year. At the reporting date, the Company does not have dilutive potential shares. As a result, the requirement to disclose diluted earnings/(losses) per share is not applicable.

(v) Segment reporting

A segment is a distinguishable component of the Company and its subsidiaries that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company's and its subsidiaries' primary format for segment reporting is based on business segments.

The Company and its subsidiaries did not present geographical segment because the Board of General Directors determines that the Company and its subsidiaries currently operate in a sole geographical segment which is Vietnam territory.

(w) Related parties

Parties are considered to be related to the Company and its subsidiaries if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company or its subsidiaries and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

4. Merger, acquisition and disposal of subsidiaries in the year

(a) Merger

On 2 January 2019, the General Meeting of Shareholders of the Company approved the Resolution No. 01/2019/NQ-DHDCD-VP JSC on merging Vincom General Services Trading LLC ("the Mergee"), a member entity of VinGroup JSC, which has charter capital at merger date of VND90 billion.

On 5 January 2019, the Company issued additional ordinary shares with the par value of VND10,000 per share as a swap for all contributed capital of owners in the Mergee at the merger date. The existing owners of the Mergee became shareholders of the Company and own corresponding amounts of shares in the Company.

On 14 January 2019, Khanh Hoa Department of Planning and Investment issued the 48th amendment of Enterprise Registration Certificate to the Company with the change in charter capital due to issuance of additional ordinary shares for the above merger.

The Company's Board of General Directors assessed that this is a merger between two common controlled entities as Vincom General Services Trading LLC is also a subsidiary of VinGroup JSC. Accordingly, the incremental share capital of the Company was recognised with amounts corresponding to the book values of assets, liabilities and accumulated losses of the Mergee at the merger date. Accumulated losses of the Mergee was recognised as an increase in accumulated losses of the Company.

The book value of assets and liabilities of the Mergee at the merger date were as follows:

	Book value at merger date VND million
Cash and cash equivalents	34,216
Other receivables – short-term	11,969
Deductible value added tax	1,301
Taxes and other receivables from State Treasury	4,882
Current liabilities	(2,268)
Net identifiable assets	50,100
In which:	
- Contributed capital	*90,000*
- Accumulated losses	*(39,900)*

(b) Acquisition and transfer of VinEco Agricultural Investment, Development and Production LLC

On 29 January 2019, the Company entered into a capital transfer contract to take over VND1,900,247,500,000 equivalent to 95% of charter capital of VinEco Agricultural Investment Development and Production LLC from VinGroup JSC and Sai Dong Urban Development and Investment JSC at the transfer price equalling the capital contributed amount. Accordingly, the subsidiaries of VinEco Agricultural Investment, Development and Production LLC including Vineco Sagri Agriculture Limited Liability Company, Dong Nai - Vineco Agricultural Company Limited, VinEco – Tam Dao Agricultural Investment Development and Production Limited Liability Company and Van Phat Tourism and Aquaproduct Joint Stock Company became indirect subsidiaries of the Company. Viet Thang Livestock Joint Stock Company, an associate of VinEco Agricultural Investment, Development and Production LLC, became an associate of the Company.

On 28 June 2019, the Company entered into a capital transfer contract to transfer VND1,880,299,200,000, equivalent to 94% of charter capital of VinEco Agricultural Investment, Development and Production LLC to VinGroup JSC at the transfer price equalling the capital contributed amount. Accordingly, the Company lost control over VinEco Agricultural Investment, Development and Production LLC and its subsidiaries, including Vineco Sagri Agriculture Limited Liability Company, Dong Nai - Vineco Agricultural Company Limited, VinEco – Tam Dao Agricultural Investment Development and Production Limited Liability Company and Van Phat Tourism and Aquaproduct Joint Stock Company mentioned above. Viet Thang Livestock Joint Stock Company also ceased to be an associate of the Company as at 28 June 2019. On 1 August 2019, the Company entered into a capital transfer contract to transfer VND20,003,300,000, equivalent to 1% of charter capital of VinEco Agricultural Investment, Development and Production LLC to another party.

The Board of General Directors assessed that this is a business combination between common controlled entities as VinEco Agricultural Investment, Development and Production LLC is also a subsidiary of VinGroup JSC. Excess in value of business combination under common control was recognised within other equity funds in consolidated financial statements of the Company. Gain from disposal of such subsidiaries was recognised in consolidated statement of income after offset against excess in value of business combination under common control recognised at the date of take-over.

These transactions had the following effect on the Company's assets and liabilities at the date that control commences and the date of disposal of the above-mentioned subsidiaries:

	Carrying amount	
	At the date of take-over VND million	**At the date of disposal VND million**
Cash and cash equivalents	29,077	15,908
Accounts receivable – short-term	439,062	342,559
Inventories	131,737	124,460
Other current assets	30,302	37,182
Accounts receivable – long-term	5,841	5,841
Fixed assets	1,889,015	1,799,894
Long-term work in progress	1,078,837	1,137,915
Long-term financial investments	551,262	616,934
Other long-term assets	383,446	381,293
Current liabilities	(3,418,495)	(387,073)
Long-term liabilities	(264,052)	(3,380,036)
Net identifiable assets and liabilities	856,032	694,877
Non-controlling interest of VinEco Agricultural Investment, Development and Production LLC	(200,889)	(189,544)
	655,143	505,333
The Company's interest in net asset value of subsidiary at the date of take-over/date of disposal	622,386	480,066
Excess in value of business combination under common control recognised at the date of take-over/as a decrease at the date of disposal	1,277,862	1,277,862
Gains from disposal of subsidiaries recognised in the consolidated statement of income	-	142,320
Carrying amount of retained investments	-	(19,949)
Considerations paid/disposal price	1,900,248	1,880,299
Cash acquired due to take-over/Decrease in cash due to disposal of subsidiaries	(29,077)	(15,908)
Net cash outflow due to take-over/Inflow due to disposal of subsidiaries	1,871,171	1,864,391

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5. Segment reporting

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
For the year ended 31 December 2019					
Net segment revenue	576,172	8,702,935	4,152,217	554,949	13,986,273
Segment results	354,723	(295,926)	8,551	6,305	73,653
Share of loss in associates	-	(758,222)	-	65,672	(692,550)
Net profit/(loss) from segment operating activities	293,556	(3,219,352)	(65,577)	(168,800)	(3,160,173)
Unallocated expenses					(1,547,863)
Results from operating activities					(4,708,036)
Other income					56,388
Other expenses					(52,513)
Income tax expense					(50,026)
Net loss after tax					(4,754,187)

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(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
For the year ended 31 December 2018					
Net segment revenue	7,025,487	7,119,207	-	1,040,780	15,185,474
Segment results	2,641,360	(1,492,257)	-	915,274	2,064,377
Share of loss in associates	-	(610,516)	-	-	(610,516)
Net profit/(loss) from segment operating activities	2,326,697	(2,211,112)	-	915,273	1,030,858
Unallocated expenses					(515,777)
Results from operating activities					515,081
Other income					235,382
Other expenses					(108,561)
Income tax expense					(275,703)
Net loss after tax					366,199

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
As at 31 December 2019					
Segment assets	2,030,507	19,680,088	-	4,637,998	26,348,593
Unallocated assets					14,491,515
Total assets					40,840,108
Segment liabilities	1,034,249	7,284,309	-	-	8,318,558
Unallocated liabilities					28,994,557
Total liabilities					37,313,115
For the year ended 31 December 2019					
Capital expenditure	-	2,785,924	-	-	2,785,924
Depreciation of tangible fixed assets	-	1,429,424	-	-	1,429,424
Amortisation of intangible fixed assets, goodwill	-	102,211	-	-	102,211
Depreciation of investment property	-	65,672	-	6,137	71,809

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Real estate business VND million	Hospitality, tourism, entertainment and related services VND million	Construction VND million	Others VND million	Consolidation VND million
As at 1 January 2019					
Segment assets	1,945,387	20,575,406	-	189,011	22,709,804
Unallocated assets					18,841,534
Total assets					41,551,338
Segment liabilities	2,467,252	8,331,934	-	1,080,407	11,879,593
Unallocated liabilities					18,618,032
Total liabilities					30,497,625
For the year ended 31 December 2018					
Capital expenditure	-	6,002,329	-	-	6,002,329
Depreciation of tangible fixed assets	-	1,412,808	-	-	1,412,808
Amortisation of intangible fixed assets, goodwill	-	85,342	-	-	85,342
Depreciation of investment property	-	34,255	-	14,308	48,563

6. Cash and cash equivalents

	31/12/2019 VND million	1/1/2019 VND million
Cash on hand	14,445	18,012
Cash in banks	358,113	626,637
Cash in transit	9,248	18,453
Cash equivalents	65,646	1,141,727
	447,452	1,804,829

Cash equivalents included deposits at bank with terms from 1 month to less than 3 months, which earn interest at rates ranging from 4% to 5.5% (2018: from 4.5% to 4.8%) per annum.

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7. Investments

(a) Trading securities

	31/12/2019				1/1/2019			
	Quantity	Cost VND million	Fair value (*) VND million	Allowance for diminution in value VND million	Quantity	Cost VND million	Fair value (*) VND million	Allowance for diminution in value VND million
Shares of VinGroup JSC	108,947,198	2,442,469	12,528,928	-	108,947,198	2,442,469	10,382,668	-

(*) The fair value of trading securities is determined by reference to their quoted closing price on Ho Chi Minh City Stock Exchange at the end of the annual accounting period. The fair value of these instruments is determined for disclosure purposes only.

(b) Held-to-maturity investments

	31/12/2019 VND million	1/1/2019 VND million
Held-to-maturity investments – short-term		
▪ Term deposits (i)	131,222	188,425
Held-to-maturity investments – long-term		
▪ Bonds (ii)	30,000	30,000

(i) These represent short-term deposits at banks with terms from 3 to 12 months, which earn interest at rates ranging from 3.9% to 6.8% (1/1/2019: from 4.7% to 6.7%) per annum

(ii) These represent bonds issued by banks with term of 10 years, which earn interest at the rate of 7.5% (2018: 7.5%) per annum

(c) Equity investments in other entities

	31/12/2019					1/1/2019				
	% of equity owned	% of voting rights	Equity accounted investment value/cost VND million	Allowance for diminution in value VND million	Fair value VND million	% of equity owned	% of voting rights	Equity accounted investment value/cost VND million	Allowance for diminution in value VND million	Fair value VND million
Equity investments in:										
▪ Associates										
• Phu Quoc Tourism Development and Investment JSC	30%	30%	1,019,547		(*)	30%	30%	1,777,769		(*)
▪ Other long-term investments										
• Capital contribution under investment cooperation contracts (i)			8,924,982	-	(*)			6,244,259	-	(*)
• Vinmec International General Hospital JSC (ii)			32,666	-	(*)			-	-	
• Phuc An Travel development and Investment JSC			2,000	-	(*)			1,000	-	(*)
• Vinpro Business and Trading Services JSC (iii)			-	-				8,163	-	(*)
• Van Phong Port Company Limited (iv)			-	-				13,990	-	(*)
			8,959,648	-				6,267,412	-	
			9,979,195	-				8,045,181	-	

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

	2019 VND million	2018 VND million
Opening balance	1,777,769	2,394,618
Increase due to consolidation of new subsidiaries during the year (v)	551,262	147,000
Share of loss in associates	(692,550)	(610,516)
Disposal of associates (v)	(616,934)	(153,333)
Closing balance	1,019,547	1,777,769

(i) These represent capital contributions under investment cooperation contracts with VinGroup JSC, Vinhomes JSC, and Suoi Hoa Urban Development and Investment Joint Stock Company ("the partners") to implement investment and construct hotel buildings in projects owned by the partners. Under the contracts, the partners are obliged to transfer the hotel components with the attached land use rights to the Company when all the conditions are fulfiled.

(ii) During the year, the Company took over 3,266,596 shares with par value of VND10,000/share, equivalent to 1% of charter capital of Vinmec International General Hospital JSC from an affiliate at the transfer price equalling par value.

(iii) During the year, the Company transferred this investment to an affiliate at the transfer price of VND13,373 million.

(iv) During the year, a subsidiary of the Company transferred this investment to another party at the transfer price equalling cost of the investment.

(v) This represents the balance of investments in associates of Vineco Agricultural Investment Development and Production LLC at the date of taking control and the date of disposal (Note 4(b)).

(*) The Company and its subsidiaries have not determined fair value of these long-term financial investment for disclosure in the consolidated financial statements. The fair values of these long-term financial investments may differ from their carrying amounts.

8. Accounts receivable from customers

	31/12/2019 VND million	1/1/2019 VND million
Receivables from real estate business	243,662	567,479
Receivables from hotel and entertainment business and other related services	399,185	326,356
Receivables from construction	4,567,438	-
Receivables from other activities	1,963	23,015
	5,212,248	916,850

Accounts receivable from customers detailed by significant customers and related parties:

	31/12/2019 VND million	1/1/2019 VND million
Related parties		
Parent company		
VinGroup JSC	3,762	9,494
Associates		
Phu Quoc Tourism Development and Investment Joint Stock Company	4,592,024	117,311
Related parties in VinGroup		
Vinfast Trading and Production Limited Liability Company	29,630	13,439
South Vincom Retail LLC	1,389	358
Vincom Retail JSC	1,174	3,521
North Vincom Retail LLC	500	6,691
Vincom General Services Trading LLC	-	153
Other related parties	27,973	33,666
Other parties		
Other customers	555,796	732,217
	5,212,248	916,850

The trade related amounts due from related parties were unsecured, interest free and are receivable on demand.

9. Prepayments to suppliers – short-term

	31/12/2019 VND million	1/1/2019 VND million
Related parties		
Related parties in VinGroup		
Vinfast Trading and Production Limited Liability Company	6,003	-
Other related parties	2,290	164
Other parties		
Triton Submarines LLC	122,639	68,515
Other suppliers	472,467	500,817
	603,399	569,496

Short-term prepayments to suppliers who are related parties were unsecured, interest free and for the purpose of purchasing goods and services.

10. Other receivables – short-term

	31/12/2019 VND million	1/1/2019 VND million
Deposits for shares transfer (i)	805,000	-
Deposits for aircraft rental (ii)	193,985	-
Receivable from payment on behalf	106,214	56,113
Receivables from a partner related to management service contract	63,242	272,051
Receivables from the centralised cash flow management account (iii)	40,701	7,863
Advances to employees	8,384	17,671
Interest receivables	4,528	204,233
Short-term deposit	3,137	18,254
Receivables from Phu Quoc Tourism Development and Investment JSC	-	228,564
Other receivables	123,090	65,181
	1,348,281	869,930

(i) These represent deposits for transfer of shares in target companies. At the reporting date, the transfer of shares in such companies was in progress.

(ii) These represent deposits for rental of aircraft for Vinpearl Air Aviation JSC. At the reporting date, Vinpearl Air Aviation JSC was in the process of negotiating with the lessors for cancellation of aircraft lease contracts due to its withdrawal from the air transportation segment.

(iii) According to the agreement on centralised cash flow management between VinGroup JSC and the Company, VinGroup JSC would perform centralised cash flow management for all entities within the Group through bank accounts at Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV"). Accordingly, the cash balance in the nominated account of the Company at BIDV is automatically transferred to the centralised account and will be used by VinGroup JSC up to the limit of the cash flow amount transferred to the centralised account.

Other receivables – short-term from related parties were as follows:

	31/12/2019 VND million	1/1/2019 VND million
Parent company		
VinGroup JSC	41,281	64,678
Associate		
Phu Quoc Tourism Development and Investment JSC	-	254,339
Related parties in VinGroup		
South Vincom Retail LLC	5,884	1,849
North Vincom Retail LLC	2,610	77
Vinhomes JSC	1	104,793
Other related parties	2,324	46,445
	52,100	472,181

Other receivables – short-term from related parties were unsecured, interest free and are receivable on demand.

11. Bad and doubtful debts

	31/12/2019			1/1/2019		
	Cost VND million	Allowance VND million	Recoverable amount VND million	Cost VND million	Allowance VND million	Recoverable amount VND million
Contract deposits	193,985	(193,985)	-	-	-	-
Others	6,485	(5,940)	545	6,818	(5,743)	1,075
	200,470	(199,925)	545	6,818	(5,743)	1,075
Of which:						
Allowance for doubtful debts – short-term		(199,925)			(5,743)	

12. Inventories

	Cost 31/12/2019 VND million	Cost 1/1/2019 VND million
Properties inventory under construction (i)	264,541	128,795
Completed properties inventory (i)	131,143	538,143
Raw materials	177,803	132,964
Tools and supplies	38,651	59,923
Properties inventory held for sale (ii)	38,808	38,808
Merchandise	3,716	3,176
	654,662	901,809

(i) These mainly include construction costs and other attributable overheads such as land use cost, site clearance costs, capitalised borrowing costs, planning and designing costs and other related costs to develop apartment and villa items for sale.

(ii) This represents the land use rights and assets attached to the land at Lot TM-A in An Vien Eco-tourism Zone, Nha Trang City, Khanh Hoa Province.

13. Tangible fixed assets

	Buildings and structures VND million	Machinery and equipment VND million	Motor vehicles VND million	Office equipment VND million	Perennial plant and animal VND million	Others VND million	Total VND million
Cost							
Opening balance	11,901,169	5,033,918	750,886	47,019	177,608	322,531	18,233,131
Additions	24,796	96,760	29,308	7,969	39,790	20,481	219,104
Transfer from construction in progress	106,789	97,921	45,400	15,074	12,871	16,839	294,894
Increase due to acquisition of new subsidiaries	1,950,339	193,724	20,340	8,282	3,908	7,808	2,184,401
Disposals	(34,137)	(14,054)	(4,607)	(259)	(2,523)	(1,773)	(57,353)
Decrease due to disposal of subsidiaries	(1,903,313)	(199,242)	(22,429)	(8,282)	(3,741)	(8,283)	(2,145,290)
Reclassification	(1,616,355)	1,467,703	45,851	13,268	298,651	(209,118)	-
Adjustment of asset values upon finalization	(369,827)	-	-	-	-	(1,598)	(371,425)
Closing balance	10,059,461	6,676,730	864,749	83,071	526,564	146,887	18,357,462
Accumulated depreciation							
Opening balance	1,513,191	1,196,377	214,851	18,783	113,807	89,387	3,146,396
Charge for the year	702,281	552,882	103,942	14,569	33,139	22,611	1,429,424
Increase due to acquisition of new subsidiaries	239,498	48,846	3,363	1,810	1,074	812	295,403
Disposals	(12,762)	(6,020)	(3,367)	(89)	(484)	(854)	(23,576)
Decrease due to disposal of subsidiaries	(275,777)	(61,064)	(4,361)	(2,172)	(1,189)	(879)	(345,442)
Reclassification	(496,944)	505,012	3,406	1,388	46,762	(59,624)	-
Other movements	(6,394)	237	-	-	-	-	(6,157)
Closing balance	1,663,093	2,236,270	317,834	34,289	193,109	51,453	4,496,048
Net book value							
Opening balance	10,387,978	3,837,541	536,035	28,236	63,801	233,144	15,086,735
Closing balance	8,396,368	4,440,460	546,915	48,782	333,455	95,434	13,861,414

Included in tangible fixed assets were assets costing VND553,894 million which were fully depreciated as of 31 December 2019 (1/1/2019: VND292,586 million) but are still in active use.

At 31 December 2019, tangible fixed assets with a net book value of VND3,930 billion (1/1/2019: VND4,128 billion) were pledged with banks as security for loans granted to the Company and bonds issued by the Company (Note 26).

Land use rights, properties and ownership of houses and other assets attached to land of several projects of the Company in Nha Trang, Da Nang and Hoi An have been used as collateral for loans and corporate bond issuance of some subsidiaries of VinGroup.

14. Intangible fixed assets

	Land use right VND million	Software VND million	Others VND million	Total VND million
Cost				
Opening balance	208,933	213,449	4,161	426,543
Additions	-	101,479	-	101,479
Increase due to acquisition of new subsidiaries	-	523	-	523
Disposals	-	(24,334)	-	(24,334)
Decrease due to disposal of subsidiaries	-	(573)	-	(573)
Closing balance	208,933	290,544	4,161	503,638
Accumulated amortisation				
Opening balance	45,356	47,439	2,318	95,113
Charge for the year	4,174	54,511	291	58,976
Increase due to acquisition of new subsidiaries	-	506	-	506
Disposals	-	(672)	-	(672)
Decrease due to disposal of subsidiaries	-	(527)	-	(527)
Closing balance	49,530	101,257	2,609	153,396
Net book value				
Opening balance	163,577	166,010	1,843	331,430
Closing balance	159,403	189,287	1,552	350,242

Included in intangible fixed assets were assets costing VND16,052 million which were fully amortised as of 31 December 2019 (1/1/2019: VND14,694 million), but are still in use.

15. Investment property held to earn rental

	Buildings and structures VND million	Land use rights VND million	Others VND million	Total VND million
Cost				
Opening balance	1,241,180	171,618	1,485	1,414,283
Adjustment of asset values upon finalization	(54,973)	(3,324)	-	(58,297)
Closing balance	1,186,207	168,294	1,485	1,355,986
Accumulated depreciation				
Opening balance	178,371	4,045	338	182,754
Charge for the year	68,185	3,486	138	71,809
Closing balance	246,556	7,531	476	254,563
Net book value				
Opening balance	1,062,809	167,573	1,147	1,231,529
Closing balance	939,651	160,763	1,009	1,101,423

As at 31 December 2019, investment property held to earn rental of the Company comprises:

- Commercial center component of Vinpearl Empire Condotel project;
- Commercial center component of Vinpearl Beach Front Condotel project;
- Shopping center infrastructure of Vinpearl Land Nha Trang;
- Infrastructure leased by Vineco Agricultural Investment Development and Production LLC;
- Infrastructure for lease at Nha Trang Port; and
- The Complex "Thuy Khue Hanoi Flower Village" including offices, service apartments and villas for lease at 14 Thuy Khue Street, Tay Ho District, Hanoi, Vietnam.

As at 31 December 2019, the Company used the commercial center components of Vinpearl Empire Condotel project and Vinpearl Beach Front Condotel project to cooperate with South Vincom Retail Company LLC and Vincom Retail JSC ("the partners"), companies within VinGroup, and the Company is entitled to receive a portion of pre-tax income from this business activity. Under the signed investment cooperation contract, the Company is obliged to transfer these commercial centers to the partners when they are eligible for transfer.

At the reporting date, the Company and its subsidiaries have not determined the fair value of investment property as there is no sufficient information for reliable determination of fair value of such property.

16. Construction in progress

	2019 VND million	2018 VND million
Opening balance	1,993,546	5,424,026
Additions during the year	1,699,850	6,238,113
Increase due to acquisition of new subsidiaries	1,078,837	-
Decrease due to disposal of subsidiaries	(1,137,915)	(700,667)
Transfer to tangible fixed assets	(294,894)	(7,176,224)
Transfer to long-term prepaid expenses	(116,175)	(89,183)
Decrease due to spin-off	-	(686,043)
Disposals	-	(434,425)
Transfer to intangible fixed assets	-	(12,786)
Transfer to investment property	-	(569,265)
Closing balance	3,223,249	1,993,546

Major constructions in progress were as follows:

	31/12/2019 VND million	1/1/2019 VND million
Con Au 18-hole Golf Course project	665,933	607,704
Sevice and Trade Complex Project in Hon Tre island	570,319	-
Vinpearl Land amusement park projects	549,208	475,935
Nursery shade net garden project	238,959	57,607
Hon Tre island development project	182,847	102,137
Broadcasting Hill project	159,973	153,424
Infrastructure on Hon Tre Island	139,503	-
The fork area of Nha Trang Golf Course	128,777	215,174
Phu Quy Hotel project	61,161	35,287
Duong Bridge Golf Course – Hanoi	57,775	57,775
Nha Trang sea bridge project	44,254	-
Spa Hill project	38,009	36,630
An Vien Urban Area project	28,220	28,209
Lang Viet island under Vinpearl South Hoi An Resort project	-	32,727
Other projects	358,311	190,937
	3,223,249	1,993,546

During the year, borrowing costs were capitalised into construction in progress amounting to VND17.6 billion (2018: VND15 billion).

17. Prepaid expenses

(a) Short-term prepaid expenses

	31/12/2019 VND million	1/1/2019 VND million
Tools and supplies	89,991	114,588
Repair and maintenance	21,562	7,439
Prepaid insurance	19,720	15,789
Prepaid committed income from condotel and villa leasing management services	10,694	92,964
Provisional corporate income tax	6,456	5,777
Selling expenses related to villas, condotels not yet handed over to customers	3,332	40,070
Promotional hotel service voucher expenses for customers who purchased condotels and villas	2,446	11,088
Other short-term prepaid expenses	54,542	21,319
	208,743	309,034

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(b) Long-term prepaid expenses

	Prepaid land costs VND million	Overhaul expenses VND million	Tools and instruments VND million	Prepaid committed income from condotel and villa leasing management services VND million	Others VND million	Total VND million
Opening balance	32,524	11,497	414,881	621,003	60,774	1,140,679
Additions	-	25,060	404,459	14,976	4,036	448,531
Transfer from construction in progress	-	25,557	55,310	-	35,308	116,175
Amortization for the year	(984)	(20,108)	(536,065)	(200,758)	(35,066)	(792,981)
Disposals	-	-	(27,209)	-	-	(27,209)
Closing balance	31,540	42,006	311,376	435,221	65,052	885,195

18. Deferred tax assets and liabilities

(a) Recognised deferred tax assets and liabilities

	Tax rate	31/12/2019 VND million	1/1/2019 VND million
Deferred tax assets:			
Temporary difference from disposal of assets to associates	20%	17,231	17,231
Temporary differences from selling expenses not yet deducted during the year	20%	19,276	12,019
Total deferred tax assets		36,507	29,250
Deferred tax liabilities:			
Temporary difference from revaluation of fair value upon acquisition of subsidiaries	20%	(31,706)	(33,685)
Difference of land use right value for construction of hotels and villas in Vinpearl Da Nang Project	20%	(27,920)	(28,485)
Total deferred tax liabilities		(59,626)	(62,170)
Net deferred tax liabilities		(23,119)	(32,920)

(b) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items:

	31/12/2019		1/1/2019	
	Temporary difference VND million	Tax value VND million	Temporary difference VND million	Tax value VND million
Tax losses	6,190,439	1,238,088	3,743,728	748,746

The tax losses expire in the following years:

Year of expiry	Status of tax review	Tax losses available VND million
2020	Outstanding	54,984
2021	Outstanding	151,566
2022	Outstanding	2,652,998
2023	Outstanding	862,150
2024	Outstanding	2,468,741
		6,190,439

During the year, tax losses amounting to VND22,030 million were forfeited.

Deferred tax assets have not been recognised in respect of these items because it is not probable that future taxable profit will be available against which the Company and its subsidiaries can utilise the benefits therefrom.

19. Goodwill

	Vinpearl Da Nang Company VND million	Nha Trang Port JSC VND million	Coco International LLC VND million	Total VND million
Cost				
Opening and closing balance	233,208	3,638	195,505	432,351
Accumulated amortization				
Opening balance	181,838	480	22,390	204,708
Charge for the year	23,321	364	19,550	43,235
Closing balance	205,159	844	41,940	247,943
Net book value				
Opening balance	51,370	3,158	173,115	227,643
Closing balance	28,049	2,794	153,565	184,408

20. Accounts payable to suppliers

Accounts payable to suppliers detailed by significant suppliers and related parties:

	Cost and amount within payment capacity	
	31/12/2019 VND million	**1/1/2019 VND million**
Related party		
The parent company		
VinGroup JSC	604,247	393,912
Associate		
Phu Quoc Tourism Development and Investment JSC	59,622	441,432
Related parties within VinGroup		
Vinhomes JSC	84,666	1,051
Vinfast Trading and Production Limited Liability Company	16,008	-
Vinsmart Research and Manufacture Joint Stock Company	15,937	109
Other related parties	50,885	66,198
Other parties		
An Phong Construction Joint Stock Company	5	52,749
Vekoma Rides Manufacturing BV	46,380	47,478
Other suppliers	428,915	652,835
	1,306,665	1,655,764

The trade related amounts due to related parties were unsecured, interest free and are payable upon demand.

21. Short-term advances from customers

	31/12/2019 VND million	1/1/2019 VND million
Down payments from customer for real estate sale contracts	63,141	634,324
Advances for provision of services	317,638	303,241
Others	94	114
	380,873	937,679

Short-term advances from customers detailed by related parties:

	31/12/2019 VND million	1/1/2019 VND million
Related parties within VinGroup		
Other related parties	4,521	27,433

Short-term advances from related parties were interest free.

22. Taxes and others receivable from and payable to State Treasury

(a) Taxes and others receivable from State Treasury

	1/1/2019 VND million	Offset VND million	Reclassified from tax payable VND million	Acquisition of new subsidiaries VND million	Disposal of subsidiaries VND million	31/12/2019 VND million
Corporate income tax	1,952	-	20,099	136	(592)	21,595
Other taxes	1,569	(1,130)	-	(40)	(399)	-
	3,521	(1,130)	20,099	96	(991)	21,595

(b) Taxes and others payable to State Treasury

	1/1/2019 VND million	Incurred VND million	Paid/offset VND million	Reclassified to tax receivable VND million	Acquisition of new subsidiaries VND million	Disposal of subsidiaries VND million	31/12/2019 VND million
Value added tax	28,507	1,459,124	(1,212,357)	-	107	(253)	275,128
Corporate income tax	86,702	59,827	(126,801)	(20,099)	1,229	(318)	540
Personal income tax	15,061	190,562	(186,092)	-	3,792	(697)	22,626
Foreign contractor tax	7,766	69,297	(51,067)	-		-	25,996
Other taxes	41,726	313,895	(309,599)	-	1,972	(773)	47,221
	179,762	2,092,705	(1,885,916)	(20,099)	7,100	(2,041)	371,511

23. Accrued expenses – short-term

	31/12/2019 VND million	1/1/2019 VND million
Loan and bond interest	422,617	180,619
Salary expenses	344,158	213,082
Committed income from condotel/villa leasing management service (i)	318,337	262,109
Construction expenses	38,189	788,718
Interest rate subsidies (ii)	31,039	374,277
Cost of properties sold	2,325	208,943
Others	293,193	215,288
	1,449,858	2,243,036

(i) This represents the committed income which is payable to customers who purchased condotels/villas under the condotels/villas leasing management program.

(ii) This represents the interest rate subsidies which was accrued in accordance with the tri-party agreement with customers who purchased condotels, villas in real estate projects of the Company and certain banks who lent funds to the customers.

Short-term accrued expenses payable to related parties comprised:

	31/12/2019 VND million	1/1/2019 VND million
The parent company		
VinGroup JSC	77,191	-
Related parties within VinGroup		
Gia Lam Urban Development and Investment Company Limited	30,092	-
Sai Dong Urban Development and Investment Company Limited	8,403	-
Vinconnect Technology Solutions and Services Limited Liability Company	8,078	-
Other related parties	6,529	110
	130,293	110

24. Unearned revenue

(a) Unearned revenue – short-term

	31/12/2019 VND million	1/1/2019 VND million
Deferred revenue from the condotels/villas leasing management program	693,105	651,932
Deferred golf membership card revenue	48,036	11,199
Revenue from lease of villas and condotels	2,326	2,568
Other unearned revenue	23,818	14,983
	767,285	680,682

(b) Unearned revenue – long-term

	31/12/2019 VND million	1/1/2019 VND million
Deferred revenue from the condotels/villas leasing management program	2,661,103	3,242,269
Deferred gain from disposal of assets to Phu Quoc Tourism Development and Investment Joint Stock Company (an associate)	86,157	86,157
Deferred golf membership card revenue	102,601	84,832
	2,849,861	3,413,258

25. Other payables

(a) Other payables - short-term

	31/12/2019 VND million	1/1/2019 VND million
House rental deposit from Vinpearl Beach Front Condotel project	373,356	264,425
Cash collection from deposit, borrowing and other property project related contracts	260,407	799,587
House rental deposit from Vinpearl Empire Condotel project	120,000	70,000
Maintenance fund payable to Management Units of Vinpearl Empire Condotel and Vinpearl Beach Front Condotel projects	108,521	103,233
Deposit received for transfer of a project	72,200	72,200
Receipt on behalf	-	1,080,407
Others	165,235	99,588
	1,099,719	2,489,440

Other payables - short-term detailed by related parties:

	31/12/2019 VND million	1/1/2019 VND million
Associate		
Phu Quoc Tourism Development and Investment JSC	10,590	-
Related parties within VinGroup		
Vincom Retail JSC	373,356	264,425
South Vincom Retail LLC	120,000	70,466
Other related parties	56	25,670
	504,002	360,561

The amounts due to related parties were unsecured, interest free and are payable upon demand.

(b) Other payables - long-term

	31/12/2019 VND million	1/1/2019 VND million
Deposit for Business Cooperation Contract agreement (*)	846,284	633,521
Others	7,891	3,062
	854,175	636,583

(*) This represents the deposit from a corporate partner to secure the fulfilment of obligations under the Business Cooperation Contract agreement with the Company. These deposits have a term of 10 years and earns interest at a rate of 8% (2018: 8%) per annum.

26. Borrowings and bonds issued

(a) Short-term borrowings and bonds

	1/1/2019 Carrying amount and amount within payment capacity VND million	Movement during the year Increase VND million	Decrease VND million	31/12/2019 Carrying amount and amount within payment capacity VND million
Short-term borrowings	-	11,153,711	(9,772,232)	1,381,479
Current portion of long-term borrowings (Note 26(b))	50,000	3,298,957	(99,510)	3,249,447
	50,000	14,452,668	(9,871,742)	4,630,926

Terms and conditions of outstanding short-term borrowings were as follows:

	Currency	Annual interest rate	31/12/2019 VND million	1/1/2019 VND million
Banks				
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	7%	7,841	-
Vietnam Technological and Commercial Joint Stock Bank	VND	8%	74,211	-
Malayan Banking Berhad	VND	6%	30,000	-
Malayan Banking Berhad	USD	4%	219,427	-
Related parties				
VinGroup JSC (the parent company)	VND	9%	1,050,000	-
			1,381,479	-

The borrowings from banks and related parties were unsecured.

(b) Long-term borrowings and bonds

	31/12/2019 VND million	1/1/2019 VND million
Long-term borrowings (i)	7,127,500	601,600
Straight bonds (ii)	19,655,594	17,588,885
	26,783,094	18,190,485
Repayable within twelve months	(3,249,447)	(50,000)
Repayable after twelve months	23,533,647	18,140,485

(i) Long-term borrowings

	Currency	Annual interest rate	Year of maturity	31/12/2019 VND million	1/1/2019 VND million
Banks					
Joint stock commercial Bank for Foreign Trade of Vietnam – Ba Dinh Branch (*)	VND	12-month savings interest rate at Vietcombank + 3.3 %	2025	551,600	601,600
Related parties					
Related parties within VinGroup					
Gia Lam Urban Development and Investment Company Limited	VND	9%	2021	3,940,000	-
Sai Dong Urban Development and Investment Company Limited	VND	9%	2021	980,000	-
Vinconnect Technology Solutions and Services Limited Liability Company	VND	9%	2021	910,000	-
Vinacademy Education and Training Limited Liability Company	VND	9%	2021	387,000	
Vinmec International General Hospital JSC	VND	9%	2021	341,000	-
An Thinh Trading and Commercial Development Joint Stock Company	VND	9%	2021	17,900	-
				7,127,500	601,600

(*) This loan was secured over certain assets which comprised land use rights; ownership of houses and other assets attached to land of a luxury resort in Ha Long; the entitlement to insurance of these assets; and guarantee of VinGroup JSC.

The loans from related parties were unsecured.

(ii) ***Straight bonds***

Issuance Advisor	Currency	Annual interest rate	Year of maturity	31/12/2019 VND million	1/1/2019 VND million
Credit Suisse (Singapore) Limited and Deutsche Bank AG – Hong Kong Branch (a)	USD	3.5%	2023	10,259,216	10,205,719
Techcom Securities Joint Stock Company (b)	VND	9.5% - 10.5 %	2020 - 2024	9,396,378	7,383,166
				19,655,594	17,588,885

(a) These represent convertible bonds issued to Credit Suisse (Singapore) Limited and Deutsche Bank AG, Hong Kong Branch in June and October 2018 amounting to USD450 million and for a period of 5 years. These bonds were unsecured and had a fixed interest rate of 3.5% per annum and were guaranteed by VinGroup Joint Stock Company, the parent company.

Under the terms of these convertible bonds, the bond holders have the right to convert into ordinary shares of VinGroup Joint Stock Company at prices that may be adjusted 12, 22, 36 and 48 months after the issuing date, starting from 14 June 2019. The balance of these bonds as at 31 December 2019 was USD450 million.

(b) Collaterals for these bonds include properties, movable assets and asset rights of some projects of VinGroup JSC; properties, movable assets and asset rights of the hotel component within the Company's projects in Nha Trang and some shares of a VinGroup's subsidiary held by VinGroup Joint Stock Company.

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

27. Changes in owners' equity

	Share capital VND million	Share premium VND million	Investment and development fund VND million	Other equity funds VND million	Retained profits/ (accumulated losses) VND million	Non-controlling interest VND million	Total VND million
Balance as at 1 January 2018	6,980,521	3,538,405	10,994	(283,657)	86,174	194,787	10,527,224
Issuance of ordinary shares	814,479	-	-	-	-	-	814,479
Capital contribution	-	-	-	-	-	157,300	157,300
Issuance of ordinary shares for merger	5,000	-	-	-	310	(5,310)	-
Spin-off	(300,000)	-	-	-	-	-	(300,000)
Net profit for the year	-	-	-	-	366,017	182	366,199
Disposal of subsidiaries	-	-	-	-	-	(213,589)	(213,589)
Increase of ownership percentage in subsidiaries	-	-	-	-	(3,796)	(15,175)	(18,971)
Payment of dividends	-	-	-	-	(339,697)	(10,979)	(350,676)
Appropriation to bonus and welfare funds	-	-	-	-	(2,624)	(1,125)	(3,749)
Effect of disposal of investment in Vincommerce	-	-	-	65,307	-	-	65,307
Other movements	-	-	-	-	9,705	484	10,189
Balance as at 31 December 2018	7,500,000	3,538,405	10,994	(218,350)	116,089	106,575	11,053,713

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Share capital VND million	Share premium VND million	Investment and development fund VND million	Other equity funds VND million	Retained profits/ (accumulated losses) VND million	Non-controlling interest VND million	Total VND million
Balance as at 1/1/2019	7,500,000	3,538,405	10,994	(218,350)	116,089	106,575	11,053,713
Issuance of ordinary shares for merger (Note 4(a))	90,000	-	-	-	(39,900)	-	50,100
Repurchase of preference shares issued (Note 28)	(1,078,404)	(2,156,808)	-	-	141,463	-	(3,093,749)
Net loss for the year	-	-	-	-	(4,710,222)	(43,965)	(4,754,187)
Acquisition of new subsidiaries (Note 4(b))	-	-	-	(1,277,862)	-	233,646	(1,044,216)
Acquisition of Vinpearl Air JSC	-	-	-	-	-	259,999	259,999
Disposal of subsidiaries (Note 4(b))	-	-	-	1,277,862	-	(214,811)	1,063,051
Appropriation to bonus and welfare funds	-	-	-	-	(2,838)	(1,216)	(4,054)
Effect of disposal of investment in Vinpro Business and Trading Services Joint Stock Company	-	-	-	3,994	-	-	3,994
Other movements	-	-	-	-	(113)	(7,545)	(7,658)
Balance as at 31/12/2019	6,511,596	1,381,597	10,994	(214,356)	(4,495,521)	332,683	3,526,993

28. Share capital

The Company's authorised and issued share capital are as follows:

	31/12/2019		1/1/2019	
	Number of shares	VND million	Number of shares	VND million
Authorised and issued share capital				
Ordinary shares	651,159,588	6,511,596	642,159,588	6,421,596
Preference shares (*)	-	-	107,840,412	1,078,404
	651,159,588	6,511,596	750,000,000	7,500,000
Shares in circulation				
Ordinary shares	651,159,588	6,511,596	642,159,588	6,421,596
Preference shares (*)	-	-	107,840,412	1,078,404
	651,159,588	6,511,596	750,000,000	7,500,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

(*) By merging with Vinpearl Land JSC, the Company issued 107,840,412 preference shares (par value of VND10,000 per share) to Continental Pacific Investment LLC with a consideration of VND3,235,212 million in accordance with the Share Swap Contract signed on 9 September 2017. The Company has the right but not the obligation to redeem the preference shares. The right to redeem those shares can be exercised in accordance with certain terms and conditions as prescribed in the contract. These preference shares do not have voting rights and are entitled to receive preference dividend at the rate of 10.5% per annum on issuing price.

On 10 July 2019, the General Meeting of Shareholders of the Company approved a resolution on repurchase of all the above-mentioned preference shares at the price of VND3,093,749 million. The acquisition is funded by the share premium and all the acquired shares were considered as unsold shares. Concurrently, the General Meeting of Shareholders approved the change of charter capital after the Company's completion of the repurchase of preference shares. Accordingly, the Company's charter capital will decrease to VND6,511,596 million. The Company made an adjustment to decrease the charter capital in the 49th amendment of Enterprise Registration Certificate dated 2 August 2019.

Movements in share capital during the year were as follows:

	2019		2018	
	Number of shares	VND million	Number of shares	VND million
Balance at the beginning of the year	750,000,000	7,500,000	698,052,131	6,980,521
Shares issued	-	-	81,447,869	814,479
Shares issued for merger	9,000,000	90,000	500,000	5,000
Decrease due to spinoff	-	-	(30,000,000)	(300,000)
Decrease due to repurchase of preference share issued	(107,840,412)	(1,078,404)	-	-
Balance at the end of the year	651,159,588	6,511,596	750,000,000	7,500,000

29. Off balance sheet items

(a) Lease

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

	31/12/2019 VND million	1/1/2019 VND million
Within one year	70,058	104,696
Within two to five years	169,322	179,969
More than five years	237,386	189,065
	476,766	473,730

(b) Foreign currencies

	31/12/2019		1/1/2019	
	Original currency	VND million equivalent	Original currency	VND million equivalent
United States Dollar (USD)	1,782,138	41,180	2,464,028	57,247
Australian Dollar (AUD)	3,388	54	4,050	65
Euro (EUR)	3,990	98	3,980	104
Japanese Yen (JPY)	315,789	66	414,000	83
		41,398		57,499

(c) Capital expenditure commitments

As at 31 December 2019, the Company had VND2,006,915 million of capital commitments approved but not provided for in the balance sheet.

(d) Commitments related to committed income to pay to property buyers

The Company is implementing the villa, apartment leasing management program for customers who purchase villas and apartment at the real estate projects of the Company. Accordingly, within the first 10 years from the date the villas are handed over or 5 years from the date the apartments are handed over, customers will be guaranteed to receive the income from the sublease of the villa, apartment in accordance with the agreements signed with the customers.

(e) Commitments under the loan interest subsidy contract with property buyers at certain projects of the Company

The Company entered into tri-party contracts with real estate customers of some real estate projects of the Company and some banks who grant borrowings to these real estate customers for payment for real estates under these projects. In accordance with these agreements, the Company shall support part of interest under credit contracts between the customers and the banks within a period specified in the agreements.

(f) Guarantee for issued bonds of Phu Quoc Tourism Development and Investment JSC, an associate of the Company

According to guarantee agreements signed by Phu Quoc Tourism Development and Investment JSC, Techcom Securities Co., Ltd and the Company, the Company committed to provide guarantee for payment obligation of the bonds secured by assets which were issued by Phu Quoc Tourism Development and Investment JSC.

30. Revenue from sale of goods and provision of services

Total revenue represents the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised:

	2019 VND million	2018 VND million
Total revenue		
▪ Sales of inventory properties	576,172	7,025,487
▪ Rendering hotel, entertainment and related services	8,719,591	7,165,244
▪ Revenue from construction (*)	4,152,217	-
▪ Revenue from sales of agricultural products	426,065	-
▪ Other revenues	128,884	1,040,780
	14,002,929	15,231,511
Less revenue deductions		
▪ Sales discounts for rendering hotel, entertainment and related services	(16,656)	(46,037)
Net revenue	13,986,273	15,185,474

(*) Revenue from construction is related to the contract for construction of the extended entertainment area in Bai Dai, Phu Quoc District, Kien Giang Province entered into with an associate of the Company – Phu Quoc Tourism Development and Investment JSC.

31. Cost of sales

	2019 VND million	2018 VND million
Total cost of sales		
▪ Cost of properties inventory transfer	221,449	4,384,127
▪ Cost of rendering hotel, travelling, entertainment and other related services	8,998,861	8,611,464
▪ Cost of construction	4,143,666	-
▪ Cost of sales of agricultural products	448,040	-
▪ Others	100,604	125,506
	13,912,620	13,121,097

32. Financial income

	2019 VND million	2018 VND million
Gains from disposal of equity investments in other entities and investment cooperation projects	143,536	2,748,178
Interest income from deposits and loans	127,375	304,625
Foreign exchange gains	11,120	9,828
Other financial income	49	6,294
	282,080	3,068,925

33. Financial expenses

	2019 VND million	2018 VND million
Borrowing costs	1,784,927	966,826
Loss from disposal of investments	489	34,659
Foreign exchange losses	28,301	152,692
Others	16,226	2,693
	1,829,943	1,156,870

34. Selling expenses

	2019 VND million	2018 VND million
Staff costs	179,531	160,077
Commission costs	98,344	340,695
Outside services	303,701	202,073
Others	1,991	12,977
	583,567	715,822

35. General and administration expenses

	2019 VND million	2018 VND million
Staff costs	902,286	773,905
Management materials	57,967	80,122
Depreciation and amortisation	226,827	226,854
Outside services	483,782	852,832
Others	286,847	201,300
	1,957,709	2,135,013

36. Other income

	2019 VND million	2018 VND million
Gain from disposal of assets, tools, materials, scraps	991	199,057
Gain from compensation and contract penalty	11,632	4,310
Others	43,765	32,015
	56,388	235,382

37. Other expenses

	2019 VND million	2018 VND million
Losses from disposal of assets, tools, materials, scraps	48,689	51,654
Penalties	1,035	15,796
Donation, charity	21	20,070
Others	2,768	21,041
	52,513	108,561

38. Production and business costs by elements

	2019 VND million	2018 VND million
Real estate development expenses	62,985	4,384,127
Outside services	7,579,087	5,734,800
Raw material costs included in production costs	3,387,383	1,455,967
Labour costs, staff costs and support expense	3,106,967	2,489,960
Depreciation and amortisation	1,604,428	1,546,713
Others	442,777	360,365

39. Income tax

(a) Recognised in the consolidated statement of income

	2019 VND million	2018 VND million
Current tax expense		
Current year	59,827	320,878
Deferred tax benefit		
Origination and reversal of temporary differences	(9,801)	(45,175)
	50,026	275,703

(b) Reconciliation of effective tax rate

	2019 VND million	2018 VND million
Accounting (loss)/profit before tax	(4,704,161)	641,902
Tax at the Company's tax rate	(940,832)	128,380
Deferred tax assets on unrecognised tax losses	493,748	114,991
Share of loss in associates	138,510	122,103
Goodwill amortised on consolidated financial statements	8,647	8,647
Other non-deductible expenses	413,419	74,177
Effect of capital transfer transactions on the consolidated financial statements	-	(124,059)
Loss not offset with other activities	-	(18,975)
Effect of other consolidation entries	(63,466)	(29,561)
	50,026	275,703

(c) Applicable tax rates

The Company has an obligation to pay the government income tax at rate of 20% of taxable profits.

The Company's subsidiaries have obligations to pay the government income tax at the tax rate prescribed in current tax regulations.

Tax returns of the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

40. Basic losses/(earnings) per share

The calculation of basic (losses)/earnings per share for the year ended 31 December 2019 was based on the (loss)/profit attributable to ordinary shareholders of the Company after deducting the amounts appropriated to Bonus and welfare funds and dividends paid to preferential shareholders in the year as follows:

(i) *Net (loss)/profit attributable to ordinary shareholders*

	2019 VND million	2018 VND million
(Loss)/profit attributable to ordinary shareholders	(4,710,222)	366,017
Dividend on preference shares	(176,829)	(339,697)
Bonus and welfare funds	(2,838)	-
Net (loss)/profit attributable to ordinary shareholders	(4,889,889)	26,320

(ii) *Weighted average number of ordinary shares*

	2019	2018
Issued ordinary shares at the beginning of the year	642,159,588	590,211,719
Effect of spin-off	-	(53,308,256)
Effect of shares issued for merger	8,901,370	57,106,045
Weighted average number of ordinary shares for the year	651,060,958	594,009,508

(iii) *Basic (losses)/earnings per share*

	2019 VND	2018 VND
Basic (losses)/earnings per share	(7,511)	44

41. Significant transactions with related parties

In addition to related party balances disclosed in other notes to the consolidated financial statements, the Company and its subsidiaries had the following significant transactions with related parties during the year:

	Transaction value	
	2019	**2018**
	VND million	**VND million**
The parent company - *VinGroup JSC*		
Borrowings	10,557,238	3,250,000
Repayment of borrowings	9,507,238	3,250,000
Interest expense	187,975	36,918
Transfer of shares in Vincommerce General Commercial Services JSC	-	198,784
Capital contribution in investment cooperation contract	2,500,723	4,044,452
Sale of shares of Vineco Agricultural Investment Development and Production LLC	1,880,299	-
Purchase of shares of Vineco Agricultural Investment Development and Production LLC	500,083	-
Share of profit from investment cooperation contract	328,363	94,101
Management fee	138,902	375,947
Purchase of services	128,986	188,425
Sales of services	57,868	60,789
Interest income from investment cooperation contract	4,571	-
Proceeds from share issuance	-	662,494
Loans granted	-	2,100,000
Loan repayment received	-	2,100,000
Interest income	-	69,946
Associates		
Phu Quoc Tourism Development and Investment JSC		
Provision of EPC services	4,152,217	-
Purchase of goods and services	13,444	-
Sales of services	23,668	63,793
Revenue from management fee	5,332	31,561
Loans granted	-	1,150,000
Loan repayment received	-	1,150,000
Receipt of capital returned due to liquidation of investment cooperation contract	-	700,000
Purchase of fixed assets	-	325,922
Disposals of fixed assets	-	716,947
Franchises	-	700,000
Consulting fee	-	272,727

	Transaction value 2019 VND million	Transaction value 2018 VND million
Related parties within VinGroup		
Vinhomes JSC		
Loan repayment received	1,745,000	7,875,000
Borrowings	200,000	-
Repayment of borrowings	200,000	-
Purchase of goods and services	102,797	39,501
Sale of services	80,711	-
Interest income from investment cooperation contract	63,463	-
Share of profit from investment cooperation contract	56,409	-
Interest income	6,476	112,044
Interest expense	2,712	-
Loans granted	-	9,620,000
Capital contribution in investment cooperation contract	-	2,199,807
Gia Lam Investment and Urban Development JSC		
Borrowings	6,910,000	-
Repayment of borrowings	2,970,000	-
Interest expense	39,215	-
Sales of services	6,395	-
Disposal of assets	448	-
An Thinh Trading and Commercial Development Joint Stock Company		
Borrowings	17,900	-
Interest expense	88	-
Sai Dong Investment and Urban Development JSC		
Purchase of shares of Vineco Agricultural Investment, Development and Production LLC	1,400,165	-
Borrowings	980,000	-
Purchase of goods and services	35,408	37,676
Interest expense	8,403	-
Proceeds from share issuance	-	1,776
VinAcademy Education and Training Limited Liability Company		
Borrowings	400,000	-
Repayment of borrowings	13,000	-
Interest expense	2,163	-
Proceeds from share issuance	-	4,069
Vinsmart Research and Manufacture Joint Stock Company		
Purchase of goods and services	33,567	-

	Transaction value 2019 VND million	Transaction value 2018 VND million
Vincom General Services Trading LLC		
Sales of goods and services	-	8,657
Purchase of goods and services	-	173,715
Purchase of fixed assets	-	14,058
Disposals of fixed assets	-	1,216
Loans granted	-	12,500
Loan repayment received	-	12,500
Interest income	-	154
Vincommerce General Commercial Services JSC		
Loan repayment received	5,210,000	1,750,000
Loans granted	1,850,000	5,110,000
Purchase of goods and services	1,899,645	1,492,319
Sale of services	177,576	25,314
Transfer of shares in Vineco Agricultural Investment Development and Production LLC	20,003	-
Interest income	19,260	44,771
Transfer of shares in Vinpro Business and Trading Services Joint Stock Company	13,373	-
Proceeds from share issuance	-	146,140
Borrowings	-	500,000
Repayment of borrowings	-	500,000
Accrued interest expense	-	3,288
Vineco Agricultural Investment Development and Production LLC		
Share of profit from investment cooperation contract	2,137	12,513
Purchase of goods and services	-	87
Vinfast Production and Trading Company Limited		
Loans granted	1,915,000	-
Loan repayment received	1,915,000	-
Sale of services	57,603	13,069
Purchase of services	20,606	69
Interest income	714	-
Borrowings	-	2,300,000
Repayment of borrowings	-	2,300,000
Interest expense	-	13,958
Vinmec International General Hospital JSC		
Borrowings	2,996,000	-
Repayment of borrowings	2,655,000	-
Purchase of goods and services	35,875	37,319
Sale of services	9,355	1,512
Interest expense	4,442	-
Disposals of assets	-	3,575
Purchase of fixed assets	-	3,786

	Transaction value 2019 VND million	Transaction value 2018 VND million
Vincom Security Co., Ltd.		
Sale of services	4,079	1,980
Purchase of goods and services	653	53,578
Vincom Retail JSC		
Receipt of deposit under investment cooperation contract	108,931	264,425
Sales of services	27,629	5,005
Purchase of goods and services	22,609	9,136
Profit from investment cooperation contract	14,238	6,916,
South Vincom Retail Company Limited		
Receipt of deposit under investment cooperation contract	50,000	70,000
Income from management contract	-	32,371
Sale of services	14,429	15,009
Purchase of goods and services	2,440	24,439
Share of profit from investment cooperation contract	59,799	9,069
North Vincom Retail Company Limited		
Purchase of goods and services	39,536	49,197
Sales of services	852	163
Disposals of assets	-	6,522
Vinconnect Technology Solutions and Services Limited Liability Company		
Borrowings	910,000	-
Interest expense	8,078	-
Suoi Hoa Urban Development and Trading Investment JSC		
Capital contribution in investment cooperation contract	180,000	-
Gain from deposit of capital	577	-
Southern Star Urban Development and Trading Investment JSC		
Payment for receipt of shares of Vinmec International General Hospital JSC	32,666	-
Phuc An Tourism Investment and Development JSC		
Capital contribution	1,000	1,000
Remuneration of Board of General Directors	8,712	5,945

42. Non-cash investing and financing activities

In addition to non-cash transactions arising from merger and spin-off of new subsidiaries as described in Note 4, the Company and its subsidiaries had the following non-cash investing and financing transactions:

	2019 VND million	2018 VND million
Issuing ordinary shares for merger	90,000	5,000

43. Post balance sheet event

- On 19 February 2020, pursuant to its Resolution No. 01/2020/BB-DHDCD-Vinpearl JSC, the General Meeting of Shareholders of the Company approved the plan to split a portion of the Company's assets to establish Vinpearl Invest Joint Stock Company with the charter capital of VND622,368 million. The remaining charter capital of the Company after the split is VND5,889,228 million.

- On 25 March 2020, the Company entered into an agreement to transfer allof its shares in Phu Quoc Tourism Development and Investment JSC, its associate, to a related company within Vingroup (a related party).

44. Corresponding figures

The corresponding figures as at 1 January 2019 were derived from the balances and amounts reported in the Company's consolidated financial statements as at and for the year ended 31 December 2018.

27 March 2020

Prepared by:		Approved by:
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