

# **An Gia Real Estate Investment and Development Corporation**

Separate financial statements

For the year ended 31 December 2019



# **EY**

**Building a better  
working world**

# **An Gia Real Estate Investment and Development Corporation**

Separate financial statements

For the year ended 31 December 2019



# An Gia Real Estate Investment and Development Corporation

## CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Independent auditors' report	3 - 4
Separate balance sheet	5 - 6
Separate income statement	7
Separate cash flow statement	8 - 9
Notes to the separate financial statements	10 - 38

# An Gia Real Estate Investment and Development Corporation

## GENERAL INFORMATION

### THE COMPANY

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 12<sup>th</sup> amended BRC dated 26 September 2019.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with the ticker symbol of AGG in accordance with the License No. 554/QD-SGDCK issued by HOSE on 17 December 2019.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organization of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's head office is located at No. 30 Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

Members of the Board of Directors ("BOD") during the year and at the date of this report are:

Mr Nguyen Ba Sang	Chairman	appointed on 9 September 2019
Mr Nguyen Trung Tin	Vice Chairman	appointed on 9 September 2019
Mr Masakazu Yamaguchi	Member	appointed on 9 September 2019
Mr Do Le Hung	Member	appointed on 9 September 2019
Mr Vu Quang Thinh	Member	appointed on 9 September 2019
Ms Vuong Nguyen Ngoc Tram	Member	resigned on 9 September 2019
Ms Nguyen Huong Giang	Member	resigned on 9 September 2019
Ms Nguyen Quynh Giang	Member	resigned on 9 September 2019
Ms Ho Thi Nguyet Anh	Member	resigned on 9 September 2019

### MANAGEMENT

Members of the management during the year and at the date of this report are:

Mr Nguyen Ba Sang	General Director
Mr Nguyen Trung Tin	Deputy General Director

### LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Nguyen Ba Sang.

### AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.



# An Gia Real Estate Investment and Development Corporation

## REPORT OF MANAGEMENT

Management of An Gia Real Estate Investment and Development Corporation ("the Company") presents this report and the separate financial statements of the Company for the year ended 31 December 2019.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each financial year which give a true and fair view of the separate financial position of the Company and of the separate results of its operation and its separate cash flows for the year. In preparing those separate financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2019 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 155/2015/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2019 dated 23 March 2020.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

For and on behalf of management:



\_\_\_\_\_  
Nguyễn Bá Sang  
General Director

Ho Chi Minh City, Vietnam

23 March 2020

Reference: 61314331/21586028

## INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of An Gia Real Estate Investment and Development Corporation**

We have audited the accompanying separate financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") as prepared on 23 March 2020 and set out on pages 5 to 38, which comprise the separate balance sheet as at 31 December 2019, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

### *Management's responsibility*

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

### *Auditors' responsibility*

Our responsibility is to express an opinion on these separate 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 separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the separate 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 management, as well as evaluating the overall presentation of the separate financial statements.

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



### **Opinion**

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

### **Ernst & Young Vietnam Limited**



Phạm Thị Cam Tú  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 2266-2018-004-1

Nguyen Thuy Trang  
Auditor  
Audit Practicing Registration Certificate  
No. 3213-2020-004-1

Ho Chi Minh City, Vietnam

23 March 2020

SEPARATE BALANCE SHEET  
as at 31 December 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>1,096,164,366,716</b>	<b>1,191,671,299,740</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>27,737,261,484</b>	<b>69,652,802,932</b>
111	1. Cash		27,737,261,484	39,347,802,932
112	2. Cash equivalents		-	30,305,000,000
<b>120</b>	<b>II. Short-term investments</b>		<b>138,617,539,043</b>	<b>220,920,616,345</b>
121	1. Held-for-trading securities		-	40,000,000,000
123	2. Held-to-maturity investments	5.1	138,617,539,043	180,920,616,345
<b>130</b>	<b>III. Current accounts receivable</b>		<b>903,735,281,472</b>	<b>794,268,736,928</b>
131	1. Short-term trade receivables	6	116,976,048,338	26,099,290,713
132	2. Short-term advances to suppliers	7	16,421,254,634	28,677,278,490
135	3. Short-term loan receivables	8	520,669,032,877	569,742,000,000
136	4. Other short-term receivables	9	251,278,945,623	171,360,167,725
137	5. Provision for doubtful short-term receivables	9	(1,610,000,000)	(1,610,000,000)
<b>140</b>	<b>IV. Inventory</b>	<b>10</b>	<b>12,239,667,592</b>	<b>80,098,871,171</b>
141	1. Inventories		12,239,667,592	80,098,871,171
<b>150</b>	<b>V. Other current assets</b>		<b>13,834,617,125</b>	<b>26,730,272,364</b>
151	1. Short-term prepaid expenses	11	13,834,617,125	12,222,120,310
152	2. Value-added tax deductible		-	14,508,152,054
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>808,390,059,260</b>	<b>480,801,222,719</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>199,573,751,181</b>	<b>269,015,192,783</b>
215	1. Long-term loan receivables	8	174,250,000,000	189,842,228,979
216	2. Other long-term receivables	9	25,323,751,181	79,172,963,804
<b>220</b>	<b>II. Fixed assets</b>		<b>10,966,479,588</b>	<b>6,913,836,225</b>
221	1. Tangible fixed assets	12	10,724,812,919	6,803,848,713
222	Cost		17,263,970,409	12,230,606,773
223	Accumulated depreciation		(6,539,157,490)	(5,426,758,060)
227	2. Intangible fixed assets		241,666,669	109,987,512
228	Cost		1,183,950,000	883,950,000
229	Accumulated amortisation		(942,283,331)	(773,962,488)
<b>230</b>	<b>III. Investment properties</b>	<b>13</b>	<b>54,120,321,547</b>	<b>54,577,664,376</b>
231	1. Cost		55,450,960,325	55,065,726,147
232	2. Accumulated depreciation		(1,330,638,778)	(488,061,771)
<b>240</b>	<b>IV. Long-term asset in progress</b>		<b>-</b>	<b>5,800,192,246</b>
242	1. Construction in progress		-	5,800,192,246
<b>250</b>	<b>V. Long-term investments</b>		<b>531,982,850,000</b>	<b>130,747,750,000</b>
251	1. Investments in subsidiaries	14.1	22,244,350,000	748,500,000
252	2. Investments in associates	14.2	3,150,850,000	750,750,000
253	3. Investments in other entities	14.3	247,638,500,000	129,248,500,000
255	4. Held-to-maturity investments	5.2	258,949,150,000	-
<b>260</b>	<b>VI. Other long-term asset</b>		<b>11,746,656,944</b>	<b>13,746,587,089</b>
261	1. Long-term prepaid expenses	11	11,746,656,944	13,746,587,089
<b>270</b>	<b>TOTAL ASSETS</b>		<b>1,904,554,425,976</b>	<b>1,672,472,522,459</b>



SEPARATE BALANCE SHEET (continued)  
as at 31 December 2019

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES</b>		<b>786,858,983,098</b>	<b>896,069,831,095</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>667,032,825,407</b>	<b>777,354,214,197</b>
311	1. Short-term trade payables	15	94,052,773,316	261,783,291,916
312	2. Short-term advances from customers	16	130,000,000,000	133,551,668,672
313	3. Statutory obligations	17	27,759,279,580	6,559,397,484
314	4. Payables to employees		-	15,400,000
315	5. Short-term accrued expenses	18	82,037,350,174	67,653,952,316
318	6. Short-term unearned revenue		647,727,273	-
319	7. Other short-term payables	19	61,031,339,881	52,414,746,412
320	8. Short-term loans	20	271,504,355,183	255,375,757,397
<b>330</b>	<b>II. Non-current liabilities</b>		<b>119,826,157,691</b>	<b>118,715,616,898</b>
337	1. Other long-term payables		545,309,885	-
338	2. Long-term loans	20	110,263,550,000	107,143,400,000
342	3. Long-term provisions	21	9,017,297,806	11,572,216,898
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>1,117,695,442,878</b>	<b>776,402,691,364</b>
<b>410</b>	<b>I. Capital</b>	<b>22.1</b>	<b>1,117,695,442,878</b>	<b>776,402,691,364</b>
411	1. Share capital		750,000,000,000	450,000,000,000
411a	- Shares with voting rights		750,000,000,000	450,000,000,000
412	2. Share premium		179,620,018,200	71,420,018,200
421	3. Undistributed earnings		188,075,424,678	254,982,673,164
421a	- Undistributed earnings by the end of prior year		23,182,673,164	15,069,293,596
421b	- Undistributed earnings of the year		164,892,751,514	239,913,379,568
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>1,904,554,425,976</b>	<b>1,672,472,522,459</b>

Nguyen Thi My Nhung  
Preparer

Nguyen Thanh Chau  
Chief Accountant



Nguyen Ba Sang  
General Director

23 March 2020

SEPARATE INCOME STATEMENT  
for the year ended 31 December 2019

VND

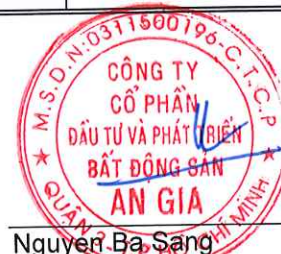
Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	23.1	399,523,068,129	173,014,107,151
02	2. Deductions	23.1	-	(1,173,653,331)
10	3. Net revenue from sale of goods and rendering of services	23.1	399,523,068,129	171,840,453,820
11	4. Cost of goods sold and services rendered	24, 27	(133,172,464,342)	(145,533,439,520)
20	5. Gross profit from sale of goods and rendering of services		266,350,603,787	26,307,014,300
21	6. Finance income	23.2	104,430,296,934	283,120,741,936
22	7. Finance expenses	25	(40,930,200,538)	(27,256,858,773)
23	In which: Interest expense		(39,746,152,429)	(20,446,021,581)
25	8. Selling expenses	27	(2,153,262,180)	(2,136,202,195)
26	9. General and administrative expenses	26, 27	(127,425,348,157)	(62,208,586,065)
30	10. Operating profit		200,272,089,846	217,826,109,203
31	11. Other income		24,139,444	45,895,413,055
32	12. Other expenses		(5,034,850,830)	(1,830,596,341)
40	13. Other (loss) profit		(5,010,711,386)	44,064,816,714
50	14. Profit before tax		195,261,378,460	261,890,925,917
51	15. Current corporate income tax expense	28.1	(30,368,626,946)	(7,023,309,230)
60	16. Net profit after tax		164,892,751,514	254,867,616,687



Nguyen Thi My Nhung  
Preparer



Nguyen Thanh Chau  
Chief Accountant



Nguyen Ba Sang  
General Director

23 March 2020



SEPARATE CASH FLOW STATEMENT  
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Profit before tax</b>		<b>195,261,378,460</b>	<b>261,890,925,917</b>
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		2,807,044,455	2,317,838,387
03	(Reversal of provisions) provisions		(2,554,919,092)	10,083,171,452
04	Foreign exchange (gains) losses arisen from revaluation of monetary accounts denominated in foreign currency		(59,780,981)	4,299,823,106
05	Profits from investing activities		(103,809,554,037)	(281,618,291,006)
06	Interest expenses	25	39,746,152,429	20,446,021,581
08	<b>Operating profit before changes in working capital</b>		<b>131,390,321,234</b>	<b>17,419,489,437</b>
09	Decrease (increase) in receivables		22,459,602,870	(13,973,923,378)
10	Decrease (increase) in inventories		67,859,203,579	(67,479,807,091)
11	(Decrease) increase in payables		(161,258,398,045)	211,332,965,325
12	Decrease (increase) in prepaid expenses		686,046,512	(23,317,546,776)
13	Decrease (increase) in held-for-trading securities		40,000,000,000	(40,000,000,000)
14	Interest paid		(23,568,999,800)	(13,345,211,944)
15	Corporate income tax paid	17	(11,192,058,221)	(4,035,820,102)
20	<b>Net cash flows from operating activities</b>		<b>66,375,718,129</b>	<b>66,600,145,471</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets		(7,523,253,723)	(120,000,000)
22	Proceeds from disposals of fixed assets		272,727,273	181,818,182
23	Loans to other entities and bank term deposits		(1,104,711,977,596)	(915,569,287,451)
24	Collections from borrowers and bank term deposits		952,731,101,000	196,689,100,000
25	Payments for investments in other entities		(375,195,992,466)	(193,480,300,000)
26	Proceeds from sale of investments in other entities		135,934,700,000	64,979,250,000
27	Interest and dividends received		94,492,907,168	269,610,259,158
30	<b>Net cash flows used in investing activities</b>		<b>(303,999,788,344)</b>	<b>(577,709,160,111)</b>



SEPARATE CASH FLOW STATEMENT (continued)  
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Issuance of shares	22.1	176,400,000,000	240,000,000,000
33	Drawdown of borrowings		629,579,295,679	667,526,957,397
34	Repayment of borrowings		(610,270,747,893)	(536,966,800,000)
<b>40</b>	<b>Net cash flows from financing activities</b>		<b>195,708,547,786</b>	<b>370,560,157,397</b>
<b>50</b>	<b>Net decrease in cash and cash equivalents</b>		<b>(41,915,522,429)</b>	<b>(140,548,857,243)</b>
<b>60</b>	<b>Cash and cash equivalents at beginning of year</b>		<b>69,652,802,932</b>	<b>210,201,483,281</b>
61	Impact of exchange rate fluctuation		(19,019)	176,894
<b>70</b>	<b>Cash and cash equivalents at end of year</b>	<b>4</b>	<b>27,737,261,484</b>	<b>69,652,802,932</b>



Nguyen Thi My Nhung  
Preparer



Nguyen Thanh Chau  
Chief Accountant



Nguyen Ba Sang  
General Director

23 March 2020

NOTES TO THE SEPARATE FINANCIAL STATEMENTS  
as at 31 December 2019 and for the year then ended

**1. CORPORATE INFORMATION**

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 12<sup>th</sup> amended BRC dated 26 September 2019.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with the ticker symbol of AGG in accordance with the License No. 554/QD-SGDCK issued by HOSE on 17 December 2019.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organisation of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's head office is located at No. 30 Nguyen Thi Dieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 31 December 2019 was 184 (31 December 2018: 135).

**2. BASIS OF PREPARATION**

**2.1 Purpose of preparing the separate financial statements**

The Company has subsidiaries as disclosed in Note 14.1 of the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the consolidated financial statements of the Group for the year ended 31 December 2019 dated 23 March 2020.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

**2.2 Accounting standards and system**

The separate financial statements of the Company expressed in Vietnam dong ("VND") are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**2. BASIS OF PREPARATION (continued)**

**2.3 Applied accounting documentation system**

The Company's applied accounting documentation system is the General Journal.

**2.4 Fiscal year**

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

**2.5 Accounting currency**

The separate financial statements are prepared in VND which is also the Company's accounting currency.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**3.2 Inventories**

*Inventory properties*

Inventory properties, comprising mainly real estate properties, acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

Cost includes:

- Land use rights;
- Construction and development costs; and
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the interim balance sheet date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory recognised in the separate income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

*Other inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

- |                     |   |
|---------------------|---|
| Merchandise         | - cost of purchase on a specific identification basis |
| Service in progress | - actual cost as incurred                             |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**3.3 Receivables**

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the separate income statement.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

**3.5 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

**3.6 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Means of transportation	8 years
Office equipment	3 - 8 years
Other tangible fixed assets	5 years
Computer software	3 years
Other intangible fixed assets	3 years

**3.7 Investment properties**

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset, apartments for lease are depreciated over 40 years.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**3.7 Investment properties (continued)**

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

**3.8 Borrowing costs**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and recorded as expense during the period in which they are incurred.

**3.9 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expenses and are amortised from 1 to 3 years or recognised matching with revenue to the separate income statement.

- Tools and consumables with large value issued into production and can be used for more than one year;
- Brand development cost; and
- Office rental.

**3.10 Investments**

*Investments in subsidiaries*

Investment in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

*Investment in associates*

Investment in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

*Held-for-trading securities and investments in other entities*

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**3.10 Investments (continued)**

*Provision for diminution in value of investments*

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

*Held-to-maturity investments*

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the separate financial statements and deducted against the value of such investments.

**3.11 Payables and accruals**

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

**3.12 Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provision for warranty obligation of apartments is estimated ranging from 1% to 2% on value of construction costs of projects.

**3.13 Foreign currency transactions**

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At end of period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the interim balance sheet date which are determined as follows:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred are taken to the separate income statement.

**3.14 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**3.15 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

*Sale of completed property*

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognised only when all the significant conditions are satisfied.

*Rendering of consulting, real estate brokerage and other services*

Revenues are recognised upon completion of the services provided.

*Interest income*

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

*Dividends*

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

**3.16 Taxation**

*Current income tax*

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are re-assessed at each interim balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

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

**3.16 Taxation (continued)**

*Deferred tax (continued)*

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

**3.17 Related parties**

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

**4. CASH AND CASH EQUIVALENTS**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	98,885,409	433,248,614
Cash at banks	27,638,376,075	38,914,554,318
Cash equivalents	-	30,305,000,000
<b>TOTAL</b>	<b>27,737,261,484</b>	<b>69,652,802,932</b>

**5. HELD-TO-MATURITY INVESTMENTS**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term deposits at banks (Note 5.1)	138,617,539,043	180,920,616,345
Long-term investments in redeemable preference shares ("RPS") (Note 5.2)	258,949,150,000	-
<b>TOTAL</b>	<b>397,566,689,043</b>	<b>180,920,616,345</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 5. HELD-TO-MATURITY INVESTMENTS (continued)

### 5.1 Short-term held-to-maturity investments

This amount represents short-term deposits at commercial banks with original maturity from six (6) to eight (8) months and earn interest at the applicable rates for the Company.

### 5.2 Long-term held-to-maturity investments

This amount represents the investments in the RPS which were issued by the related parties. Details are as follows:

Issuers of RPS	Ending balance		Redemption date
	No. of shares	Value VND	
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	6,909,980	69,099,800,000	Not later than August 2024
Hoang An Consultant Joint Stock Company ("Hoang An")	6,209,980	62,099,800,000	
AGI & DDC Consultant Joint Stock Company ("AGI & DDC")	4,605,684	46,056,840,000	Not later than August 2023
AGI & GLC Consultant Joint Stock Company ("AGI & GLC")	4,585,797	45,857,970,000	
AGI & HVC Consultant Joint Stock Company ("AGI & HVC")	3,583,474	35,834,740,000	
<b>TOTAL</b>		<b>258,949,150,000</b>	

The terms and conditions relevant to the RPS which were issued by the issuers are as follows:

- The redeemable preference shareholders do not carry voting rights;
- At any time, on condition that all the bank loans of the issuers have been repaid or prepaid in full, each redeemable preference shareholders will have the right at its option, to require the issuers to redeem all or part of its RPS on the put redeemable date at the redemption price;
- The issuers may redeem all or a part of the outstanding RPS, at the option of the issuers, without the consent of the redeemable preference shareholders on the put redeemable date which noted in the Term of RPS;
- So long as any of the RPS are outstanding, the issuers shall, without the approval of the redeemable preference shareholders holding at least 80% of the outstanding RPS (i) not declare, pay or set apart for the payment any dividend on its ordinary shares; (ii) not redeem or purchase any ordinary shares; and (iii) not issue any new shares;
- For any dividend payment period where the issuers declare and pays dividends to its ordinary shareholders, the redeemable preference shareholders shall also be entitled to receive and the issuers shall pay thereon dividends payable annually as calculated from time to time ("floating dividend"); and



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**5. HELD-TO-MATURITY INVESTMENTS (continued)**

**5.2 Long-term held-to-maturity investments (continued)**

The terms and conditions relevant to the RPS which were issued by the issuers are as follows: (continued)

- In the case of liquidation or dissolution of the issuers or any distribution of assets of the issuers for the purpose of winding up its affairs, each redeemable preference shareholders shall be entitled to the highest priority to receive the sum of the par value for such RPS, together with all dividends declared and unpaid to the date of distribution, before any amounts shall be paid or any assets of the issuers shall be distributed to the holders of any outstanding shares of the issuers other than the RPS, subject to any distributions which are ranked in the higher priority by law. The redeemable preference shareholders shall not be entitled to share in any further distribution of the property or assets of the issuers.

**6. SHORT-TERM TRADE RECEIVABLES**

		VND
	Ending balance	Beginning balance
Trade receivables from customers	116,976,048,338	17,131,408,840
<i>Thien An Management and Development Ltd.</i>	80,137,900,566	-
<i>("Thien An")</i>		
<i>Gia Hung Real Estate Investment and</i>	20,535,019,910	-
<i>Development Company Limited ("Gia Hung")</i>		
<i>Individual customers buying apartments</i>	15,821,600,950	17,131,408,840
<i>Others</i>	481,526,912	-
Trade receivables from related parties	-	8,967,881,873
<b>TOTAL</b>	<b>116,976,048,338</b>	<b>26,099,290,713</b>

**7. SHORT-TERM ADVANCES TO SUPPLIERS**

		VND
	Ending balance	Beginning balance
Tan Viet Phat Joint Stock Company	11,283,911,170	11,283,911,170
Tan Binh Investment and Construction Corporation	5,000,000,000	5,000,000,000
Others	137,343,464	12,393,367,320
<b>TOTAL</b>	<b>16,421,254,634</b>	<b>28,677,278,490</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

8. LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>520,669,032,877</b>	<b>569,742,000,000</b>
Loan to related parties (Note 29)	411,444,500,000	1,000,000,000
Loan to other parties	109,224,532,877	568,742,000,000
<b>Long-term</b>	<b>174,250,000,000</b>	<b>189,842,228,979</b>
Loan to related parties (Note 29)	174,250,000,000	189,842,228,979
<b>TOTAL</b>	<b>694,919,032,877</b>	<b>759,584,228,979</b>

Details of unsecured loan receivables and earn negotiable market-based interest rate ranging from 5% - 15%, are as follows:

Borrower	Ending balance	Repayment term of principal
	VND	
<b>Short-term</b>	<b>520,669,032,877</b>	
Loans to related parties	411,444,500,000	
Tan Loc Management and Development Company Limited ("Tan Loc")	240,000,000,000	20 December 2020
Kien Van Consultant Joint Stock Company ("Kien Van")	97,540,000,000	From 15 January 2020 to 29 August 2020
Viet Address Office Housing Development JSC ("Viet Address")	23,400,000,000	11 October 2020
CRE & AGI Consultant Joint Stock Company ("CRE & AGI")	20,300,000,000	15 May 2020
Gia Khanh (*)	16,200,000,000	14 October 2020
AGI & ACT Consultant Joint Stock Company ("AGI & ACT")	10,973,000,000	From 14 March 2020 to 26 April 2020
Gia Linh Real Estate Corporation ("Gia Linh")	2,860,000,000	1 April 2020
An Gia Thinh Vuong Real Estate Investment Corporation ("Thinh Vuong")	171,500,000	8 February 2020
Loans to other parties	109,224,532,877	
Thien An	56,304,532,877	From 19 March 2020 to 7 August 2020
Hung An Development Company Limited	46,200,000,000	26 July 2020
An Gia Housing Development Joint Stock Company	6,720,000,000	From 4 November 2020 to 29 December 2020
<b>Long-term - Related parties</b>	<b>174,250,000,000</b>	
AGI & HSR Consultant Joint Stock Company ("AGI & HSR")	174,250,000,000	16 June 2022
<b>TOTAL</b>	<b>694,919,032,877</b>	

(\*) This lending is pledged by the right to transfer the lending principal into ordinary shares of borrowers.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

9. OTHER RECEIVABLES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>251,278,945,623</b>	<b>171,360,167,725</b>
Advance for transferring of charter capital/shares in:	226,975,342,466	130,000,000,000
<i>Thin Phat Management and Development</i>		
<i>Joint Stock Company ("Thin Phat")</i>	130,000,000,000	130,000,000,000
Others	96,975,342,466	-
Interest receivables	11,594,008,593	11,577,187,185
Others	12,709,594,564	29,782,980,540
<b>Long-term</b>	<b>25,323,751,181</b>	<b>79,172,963,804</b>
Interest receivables	23,210,066,461	13,349,279,084
Deposits	2,113,684,720	2,123,684,720
Lending	-	63,700,000,000
<b>TOTAL</b>	<b>276,602,696,804</b>	<b>250,533,131,529</b>
Provision for doubtful short-term receivables	(1,610,000,000)	(1,610,000,000)
<b>NET</b>	<b>274,992,696,804</b>	<b>248,923,131,529</b>
<i>In which:</i>		
<i>Due from related parties - short term (Note 29)</i>	145,291,019,371	154,061,830,155
<i>Due from related parties - long term (Note 29)</i>	23,210,066,461	77,049,279,084
<i>Due from other parties</i>	106,491,610,972	17,812,022,290

10. INVENTORIES

	VND	
	Ending balance	Beginning balance
Service in progress	9,932,027,973	774,283,187
Property inventories available for sale	1,813,061,597	78,845,302,997
<i>An Gia Riverside Project</i>	1,813,061,597	12,934,060,236
<i>An Gia Skyline Project</i>	-	65,911,242,761
Merchandise goods	494,578,022	479,284,987
<b>TOTAL</b>	<b>12,239,667,592</b>	<b>80,098,871,171</b>

11. PREPAID EXPENSES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>13,834,617,125</b>	<b>12,222,120,310</b>
Rental fee of advertising panels	10,444,485,456	11,852,529,303
Others	3,390,131,669	369,591,007
<b>Long-term</b>	<b>11,746,656,944</b>	<b>13,746,587,089</b>
Office rental	7,588,843,335	12,987,678,105
Brand development cost	1,970,230,577	278,763,891
Tools, supplies	516,219,330	292,577,915
Others	1,671,363,702	187,567,178
<b>TOTAL</b>	<b>25,581,274,069</b>	<b>25,968,707,399</b>



# An Gia Real Estate Investment and Development Corporation

B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 12. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Other tangible assets	VND Total
<b>Cost</b>				
Beginning balance	11,400,527,273	830,079,500	-	12,230,606,773
New purchases	6,313,800,000	77,000,000	160,000,000	6,550,800,000
Disposals	(1,517,436,364)	-	-	(1,517,436,364)
Ending balance	16,196,890,909	907,079,500	160,000,000	17,263,970,409
<i>In which:</i>				
Fully depreciated	-	743,724,500	-	743,724,500
<b>Accumulated depreciation</b>				
Beginning balance	(4,693,784,742)	(732,973,318)	-	(5,426,758,060)
Depreciation for the year	(1,690,004,547)	(79,475,388)	(26,666,670)	(1,796,146,605)
Disposal	683,747,175	-	-	683,747,175
Ending balance	(5,700,042,114)	(812,448,706)	(26,666,670)	(6,539,157,490)
<b>Net carrying amount</b>				
Beginning balance	6,706,742,531	97,106,182	-	6,803,848,713
Ending balance	10,496,848,795	94,630,794	133,333,330	10,724,812,919
<i>In which:</i>				
Pledged as loans security (Note 20.2)	7,449,545,029	-	-	7,449,545,029

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

13. INVESTMENT PROPERTIES

			VND
	<i>Apartments for lease</i>	<i>Apartments held for capital appreciation</i>	<i>Total</i>
<b>Cost</b>			
Beginning balance	34,074,048,203	20,991,677,944	55,065,726,147
Increase during the year	220,660,745	164,573,433	385,234,178
Ending balance	34,294,708,948	21,156,251,377	55,450,960,325
<b>Accumulated depreciation</b>			
Beginning balance	(488,061,771)	-	(488,061,771)
Depreciation for the year	(842,577,007)	-	(842,577,007)
Ending balance	(1,330,638,778)	-	(1,330,638,778)
<b>Net carrying amount</b>			
Beginning balance	33,585,986,432	20,991,677,944	54,577,664,376
Ending balance	32,964,070,170	21,156,251,377	54,120,321,547

*Additional disclosures:*

The rental income and operating expenses relating to investment properties were presented as follows:

		VND
	<i>Current year</i>	<i>Previous year</i>
Rental income from investment properties	1,078,390,691	660,132,446
Direct operating expenses of investment properties that generated rental income during the period	(842,577,007)	(434,634,729)

The future annual rental receivable under the operating leases is disclosed in Note 30.

The fair value of the investment property had not yet been formally assessed and determined as at 31 December 2019. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

14. LONG-TERM INVESTMENTS

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 14.1)	22,244,350,000	748,500,000
Investments in associates (Note 14.2)	3,150,850,000	750,750,000
Investments in other entities (Note 14.3)	247,638,500,000	129,248,500,000
Held-to-maturity investments (Note 5.2)	258,949,150,000	-
<b>TOTAL</b>	<b>531,982,850,000</b>	<b>130,747,750,000</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**14. LONG-TERM INVESTMENTS (continued)**

**14.1 Investments in subsidiaries**

Detail of investments in those below operating subsidiaries are as follows:

Name	Business activities	Ending balance		Beginning balance		
		% ownership and voting right	Cost of investment	% ownership	% voting right	Cost of investment
		(%)	(VND'000)	(%)	(%)	(VND'000)
Viet Address	Leasing of offices	99.98	19,996,000	-	-	-
CRE & AGI	Operational and finance management consultancy	99.80	1,497,000	49.9	50.0	748,500
AGI & HSR (*)		50.09	751,350	-	-	-
<b>TOTAL</b>			<b>22,244,350</b>			<b>748,500</b>

(\*) As at 31 December 2019, 22,500 shares, equivalent to 15% equity interest of AGI & HSR owned by the Company were pledged as collateral for the long-term loans with Hoosiers - VN1 Limited ("Hoosiers") (Note 29).

**14.2 Investments in associates**

Detail of investments in those below operating associates are as follows:

Name	Business activities	Ending balance		Beginning balance	
		% ownership and voting right	Cost of investment	% ownership	Cost of investment
		(%)	(VND'000)	(%)	(VND'000)
Hoang An	Operational and finance management consultancy	45.01	900,200	-	-
Gia Khanh		45.01	900,200	-	-
AGI & HVC		30.01	450,150	-	-
AGI & DDC		30.01	450,150	-	-
AGI & GLC		30.01	450,150	-	-
AGI & HSR		-	-	50.05	750,750
<b>TOTAL</b>			<b>3,150,850</b>		<b>750,750</b>

**14.3 Investments in other entities**

Name	Business activities	Status	Ending balance		Beginning balance	
			% Voting right	Cost of investment	% Voting right	Cost of investment
			(%)	(VND'000)	(%)	(VND'000)
AGI & ACT	Operational and finance management consultancy	Operating	-	129,248,500	-	129,248,500
An Tuong Investment			-	118,000,000	-	-
Trading and Development Joint Stock Company ("An Tuong")			19.5	390,000	-	-
<b>TOTAL</b>				<b>247,638,500</b>		<b>129,248,500</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**14. LONG-TERM INVESTMENTS (continued)**

**14.3 Investments in other entities (continued)**

(\*) The investment in AGI & ACT and An Tuong in form of RPS. Terms and conditions are as the same with terms and conditions of RPS which disclosed in Note 5.2, excepted that these RPS are not defined the redemption date from issuers.

**15. SHORT-TERM TRADE PAYABLES**

	VND	
	Ending balance	Beginning balance
Trade payables to suppliers	89,771,669,512	113,748,351,282
<i>Ricons Construction Investment</i>		
<i>Joint Stock Company</i>	86,000,000,000	111,549,537,641
<i>Others</i>	3,771,669,512	2,198,813,641
Trade payables to related parties (Note 29)	4,281,103,804	148,034,940,634
<b>TOTAL</b>	<b>94,052,773,316</b>	<b>261,783,291,916</b>

**16. SHORT-TERM ADVANCES FROM CUSTOMERS**

	VND	
	Ending balance	Beginning balance
Covestcons Company Limited - purchasing apartments	130,000,000,000	130,000,000,000
Individual customers - purchasing apartments	-	3,551,668,672
<b>TOTAL</b>	<b>130,000,000,000</b>	<b>133,551,668,672</b>

**17. STATUTORY OBLIGATION**

	VND			
	Beginning balance	Increase in year	Decrease in year	Ending balance
Corporate income tax	6,192,058,221	30,368,626,946	(11,192,058,221)	25,368,626,946
Personal income tax	367,339,263	8,065,211,230	(7,132,563,473)	1,299,987,020
Value-added tax	-	17,155,358,063	(17,051,637,200)	103,720,863
Others	-	1,557,410,759	(570,466,008)	986,944,751
<b>TOTAL</b>	<b>6,559,397,484</b>	<b>57,146,606,998</b>	<b>(35,946,724,902)</b>	<b>27,759,279,580</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**18. SHORT-TERM ACCRUED EXPENSES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Project transferring expenses	29,260,746,522	29,260,746,522
Interest expenses	23,277,962,266	7,100,809,637
Bonus to employees	11,892,246,972	8,000,000,000
Brokerage and consultancy fees	2,876,565,986	14,199,831,441
Legal fee	2,840,000,000	2,940,000,000
Others	11,889,828,428	6,152,564,716
<b>TOTAL</b>	<b>82,037,350,174</b>	<b>67,653,952,316</b>
<i>In which:</i>		
<i>Due to other parties</i>	<i>56,041,260,142</i>	<i>53,535,433,711</i>
<i>Due to related parties (Note 29)</i>	<i>25,996,090,032</i>	<i>14,118,518,605</i>

**19. OTHER SHORT-TERM PAYABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Borrowings	60,000,000,000	-
Advance received for selling trading bonds	-	35,000,000,000
Maintenance fees received	-	11,579,028,235
Others	1,031,339,881	5,835,718,177
<b>TOTAL</b>	<b>61,031,339,881</b>	<b>52,414,746,412</b>
<i>In which:</i>		
<i>Due to related parties (Note 29)</i>	<i>60,000,000,000</i>	<i>6,377,009,255</i>
<i>Due to other parties</i>	<i>1,031,339,881</i>	<i>46,037,737,157</i>

**20. LOANS**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>271,504,355,183</b>	<b>255,375,757,397</b>
Short-term loans from related parties (Note 29)	261,940,603,435	254,536,957,397
Short-term loans from a bank (Note 20.1)	8,364,551,748	-
Current portion of loans from banks (Note 20.2)	1,199,200,000	838,800,000
<b>Long-term</b>	<b>110,263,550,000</b>	<b>107,143,400,000</b>
Long-term loan from a related party (Note 29)	106,844,200,000	106,904,000,000
Long-term loans from banks (Note 20.2)	3,419,350,000	239,400,000
<b>TOTAL</b>	<b>381,767,905,183</b>	<b>362,519,157,397</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**20. LOANS (continued)**

*Movement of loans are as follows:*

		VND
	Current year	Previous year
Beginning balance	362,519,157,397	318,619,000,000
Drawdown of borrowings	1,360,950,013,465	667,526,957,397
Repayment of borrowings	(1,341,641,465,679)	(536,966,800,000)
Foreign exchange differences	(59,800,000)	4,300,000,000
Transfer to share capital	-	(93,420,000,000)
Loss on exchange rate due to convertible loan	-	2,460,000,000
Ending balance	<u>381,767,905,183</u>	<u>362,519,157,397</u>

**20.1 Short-term loan from a bank**

The Company has obtained short-term unsecured loan from a bank to finance its working capital requirements, bearing a negotiable market-based interest. Details of the short-term loan are as follows:

Bank	Ending balance	Principal repayment term
	VND	
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ky Dong Branch	<u>8,364,551,748</u>	30 September 2020

**20.2 Long-term loans from banks**

The Company has obtained long-term loans from banks to purchase means of transportation, bearing a negotiable market-based interest. Details of these long-term loans are as follows:

Bank	Ending balance	Principal repayment term	Description of collaterals
	VND		
United Overseas Bank	4,379,150,000	From 5 January 2020 to 20 December 2024	Means of transportation
<i>In which:</i>			
<i>Current portion</i>	959,800,000		
Vietnam Joint Stock Commercial Bank for Industry and Trade	239,400,000	From 27 January 2020 to 27 June 2020	Means of transportation
<i>In which:</i>			
<i>Current portion</i>	<u>239,400,000</u>		
<b>TOTAL</b>	<b><u>4,618,550,000</u></b>		
<i>In which:</i>			
<i>Current portion</i>	1,199,200,000		
<i>Long-term portion</i>	3,419,350,000		

**21. LONG-TERM PROVISIONS**

The balance represents the provision for apartments warranty for items completed and handed over as at the balance sheet date ranging from 1% to 2% of construction cost, based on different features of projects and the managements' practical experience.



# An Gia Real Estate Investment and Development Corporation

B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 22. OWNERS' EQUITY

### 22.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND Total
<b>Previous year</b>				
Beginning balance	105,263,160,000	40,236,858,200	42,615,056,477	188,115,074,677
Issuance of shares for convertible loans	26,315,790,000	67,104,210,000	-	93,420,000,000
Issuance of shares from share premium	35,921,050,000	(35,921,050,000)	-	-
Issuance of dividend shares	42,500,000,000	-	(42,500,000,000)	-
Issuance of shares	240,000,000,000	-	254,867,616,687	240,000,000,000
Net profit for the year	-	-	-	254,867,616,687
Ending balance	450,000,000,000	71,420,018,200	254,982,673,164	776,402,691,364
<b>Current year</b>				
Beginning balance	450,000,000,000	71,420,018,200	254,982,673,164	776,402,691,364
Issuance of shares under the Employee Stock Ownership Plan ("ESOP")	18,200,000,000	18,200,000,000	-	36,400,000,000
Insurance for shares from undistributed retained earnings	231,800,000,000	-	(231,800,000,000)	-
Issuance of shares to strategic investors	50,000,000,000	90,000,000,000	-	140,000,000,000
Net profit for the year	-	-	164,892,751,514	164,892,751,514
Ending balance	750,000,000,000	179,620,018,200	188,075,424,678	1,117,695,442,878

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**22. OWNERS' EQUITY (continued)**

**22.2 Contributed share capital**

	Ending balance			Beginning balance		
	Quantity	Amount VND'000	% of owner ship	Quantity	Amount VND'000	% of owner ship
Truong Giang Management and Investment Joint Stock Company	27,000,000	270,000,000	36.00	-	-	-
Creed Investment VN-1 Limited ("Creed")	9,082,999	90,829,990	12.11	9,000,000	90,000,000	20.00
Others (hold under 5% of shares)	38,917,001	389,170,010	51.89	36,000,000	360,000,000	80.00
<b>TOTAL</b>	<b>75,000,000</b>	<b>750,000,000</b>	<b>100</b>	<b>45,000,000</b>	<b>450,000,000</b>	<b>100</b>

Each ordinary share with par value of VND 10,000. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

**22.3 Capital transactions with owners**

	VND	
	Current year	Previous year
<b>Contributed capital</b>		
Beginning balance	450,000,000,000	105,263,160,000
Insurance of share under ESOP (i)	18,200,000,000	-
Insurance for shares from undistributed retained earnings (ii)	231,800,000,000	-
Insurance of shares (iii)	50,000,000,000	240,000,000,000
Dividends shares	-	42,500,000,000
Transfer from share premium	-	35,921,050,000
Convertible loan	-	26,315,790,000
Ending balance	<u>750,000,000,000</u>	<u>450,000,000,000</u>
<b>Dividends declared during the year</b>		
Dividends on ordinary shares		
Dividends declared on ordinary shares	-	42,500,000,000

(i) On 20 March 2019, the Company issued additional 1,820,000 ordinary shares at the price of VND 20,000/share to its key executives under ESOP program in accordance with the General Meeting Resolution No. 04/2019/QD-AGI-PL dated 20 March 2019. On 21 March 2019, the DPI of Ho Chi Minh City issued the 9<sup>th</sup> amended BRC approving the said increase up to VND 468,200,000,000 in share capital.

(ii) On 28 March 2019, the Company issued 23,180,000 ordinary shares at the ratio of 49.5% (1000:405) to increase share capital from the undistributed earnings in accordance with the General Meeting Resolution No. 05/2019/QD-AGI-PL date 28 March 2019. On 29 March 2019, the DPI of Ho Chi Minh City issued the 10<sup>th</sup> amended BRC approving the said increase up to VND 700,000,000,000 in share capital.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**22. OWNERS' EQUITY (continued)**

**22.3 Capital transactions with owners (continued)**

- (iii) On 28 August 2019, the Company's Shareholders approved and issued the General Meeting Resolution No. 12/2019/QD-AGI-PL regarding the issuance of 5,000,000 ordinary shares to strategic investors at the price of VND 28,000/share. The aforementioned transaction was completed on 25 September 2019. Accordingly, the Company received the 12<sup>th</sup> amended ERC issued by the DPI of Ho Chi Minh City, for the approval of increase in capital up to VND 750,000,000,000 on 26 September 2019.

**22.4 Shares**

	Number of shares	
	Ending balance	Beginning balance
Authorised shares	75,000,000	45,000,000
Issued shares		
Issued and paid-up shares		
Ordinary shares	75,000,000	45,000,000
Shares in circulation		
Ordinary shares	75,000,000	45,000,000

**23. REVENUES**

**23.1 Net revenue from sale of goods and rendering of services**

	VND	
	Current year	Previous year
<b>Gross revenue</b>	<b>399,523,068,129</b>	<b>173,014,107,151</b>
<i>In which:</i>		
Rendering of consulting service	162,880,050,934	22,533,619,127
Rendering of brokerage and marketing services	133,779,164,906	108,329,091,331
Revenue from sale of apartments	99,876,633,057	34,390,938,142
Sale of others	2,987,219,232	7,760,458,551
<b>Deduction</b>	<b>-</b>	<b>(1,173,653,331)</b>
<b>NET REVENUE</b>	<b>399,523,068,129</b>	<b>171,840,453,820</b>
<i>In which:</i>		
Sales to other parties	276,481,540,634	39,871,733,312
Sales to related parties	123,041,527,495	131,968,720,508

**23.2 Finance income**

	VND	
	Current year	Previous year
Dividends	54,078,874,461	251,335,518,230
Interest income	50,291,641,492	31,440,242,842
Others	59,780,981	344,980,864
<b>TOTAL</b>	<b>104,430,296,934</b>	<b>283,120,741,936</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**24. COST OF GOODS SOLD AND SERVICES RENDERED**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of apartments sold	77,219,561,332	37,274,094,388
Cost of consulting service rendered	26,219,888,910	21,833,101,449
Cost of brokerage and marketing service rendered	26,781,288,611	82,203,463,763
Cost of other services rendered	2,951,725,489	4,222,779,920
<b>TOTAL</b>	<b><u>133,172,464,342</u></b>	<b><u>145,533,439,520</u></b>

**25. FINANCE EXPENSES**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest expense	39,746,152,429	20,446,021,581
Foreign exchange losses	136,000,000	6,810,823,106
Others	1,048,048,109	14,086
<b>TOTAL</b>	<b><u>40,930,200,538</u></b>	<b><u>27,256,858,773</u></b>

**26. GENERAL AND ADMINISTRATIVE EXPENSES**

	VND	
	<i>Current year</i>	<i>Previous year</i>
External services expenses	71,057,048,733	25,011,837,733
Labor costs	50,443,069,509	32,018,291,420
Depreciation and amortisation expenses	1,918,550,777	1,883,203,658
Tools and supplies	862,463,451	764,600,371
Others	3,144,215,687	2,530,652,883
<b>TOTAL</b>	<b><u>127,425,348,157</u></b>	<b><u>62,208,586,065</u></b>

**27. OPERATING COST**

	VND	
	<i>Current year</i>	<i>Previous year</i>
External services	98,710,792,672	109,351,503,691
Cost of apartments sold	77,219,561,332	37,274,094,388
Labor costs	76,662,958,419	53,851,392,869
Depreciation and amortisation expenses	2,807,044,455	2,317,838,387
Others	7,350,717,801	7,083,398,445
<b>TOTAL</b>	<b><u>262,751,074,679</u></b>	<b><u>209,878,227,780</u></b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

## 28. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits.

The tax returns filed by the Company 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 separate financial statements could be changed at a later date upon final determination by the tax authorities.

### 28.1 CIT expenses

	VND	
	Current year	Previous year
Current tax expense	30,368,626,946	6,192,058,221
Adjustment for under accrual of tax from prior years	-	831,251,009
	<u>30,368,626,946</u>	<u>7,023,309,230</u>

Reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

	VND	
	Current year	Previous year
<b>Accounting profit before tax</b>	<b>195,261,378,460</b>	<b>261,890,925,917</b>
At CIT rate applicable to the Company	39,052,275,691	52,378,185,183
<i>Adjustments:</i>		
Non-deductible expenses	862,415,892	4,080,976,684
Adjustment for under accrual of tax from prior years	-	831,251,009
Exempted dividends	(10,815,774,892)	(50,267,103,646)
Unrecognised deferred tax assets	1,269,710,255	-
<b>CIT expense</b>	<b>30,368,626,946</b>	<b>7,023,309,230</b>

### 28.2 Current tax

The current tax payable is based on taxable income for the current year. The taxable income of the Company for the year differs from the profit as reported in the separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES**

Significant transactions with related parties during this year and previous year were as follows:

				VND
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
An Gia Phu Thuan Real Estate Investment Company Limited ("Phu Thuan")	Subsidiary	Loan received	216,095,000,000	321,790,000,000
		Loan repayment	216,095,000,000	333,790,000,000
		Revenue from selling apartments	20,577,154,800	-
		Lending	17,900,000,000	-
		Lending collection	17,900,000,000	-
CRE & AGI	Subsidiary	Loan received	120,000,000,000	20,000,000,000
		Loan repayment	120,000,000,000	20,000,000,000
		Dividends received	54,078,874,461	251,335,518,230
		Lending	20,300,000,000	-
		Interest income	1,284,739,726	2,139,647,575
An Gia Phu Thinh Joint Stock Company ("Phu Thinh")	Subsidiary	Loan received	334,939,291,717	130,216,957,397
		Loan repayment	216,815,645,679	106,600,000,000
		Revenue from brokerage and consulting services	40,834,242,556	129,623,049,773
		Interest expenses	20,173,788,794	2,499,882,514
Hoang An	Associate	Lending	630,540,200,000	-
		Lending collection	444,640,000,000	-
		Purchase of RPS	62,099,800,000	-
		Interest expenses	9,847,881,095	-
		Capital contribution	900,200,000	-
Gia Khanh	Associate	Lending	168,815,800,000	-
		Lending collection	152,615,800,000	-
		Purchase of RPS	69,099,800,000	-
		Interest income	3,062,457,123	-
		Loan received	1,500,000,000	-
		Capital contribution	900,200,000	-
Gia Linh	Related party	Lending collection	148,029,450,000	-
		Loan received	73,000,000,000	-
		Loan repayment	73,000,000,000	-
		Interest income	6,015,937,260	-
		Lending	2,860,000,000	-
An Tuong	Related party	Lending	180,000,000,000	-
		Lending collection	180,000,000,000	-
		Purchase of RPS	118,000,000,000	-
		Borrowing received	60,000,000,000	-
		Payment on behalf	7,057,120,000	-
Dang Duong Real Estate Development Corporation ("Dang Duong")	Related party	Lending collection	102,523,000,000	-
		Loan received	79,500,000,000	-
		Loan repayment	79,500,000,000	-
		Lending	52,000,000,000	-



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Significant transactions with related parties during this year and previous year were as follows: (continued)

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Hoosiers	Shareholder	Loan repayment	186,056,000,000	-
		Interest expenses	8,280,715,066	9,975,148,912
Hung Vuong Real Estate Management and Development Corporation ("Hung Vuong")	Related party	Loan received	67,037,650,000	-
		Loan repayment	67,037,650,000	-
		Lending collection	30,430,000,000	-
		Lending	30,000,000,000	-
Tan Loc	Related party	Lending	240,000,000,000	-
AGI & DDC	Associate	Purchase of RPS	46,056,840,000	-
		Lending collection	19,290,000,000	-
AGI & GLC	Associate	Purchase of RPS	45,857,970,000	-
		Lending collection	19,290,000,000	-
AGI & HVC	Associate	Purchase of RPS	35,834,740,000	-
		Lending collection	18,775,000,000	-
		Loan received	2,000,000,000	-
		Loan repayment	2,000,000,000	-
Creed	Shareholder	Service fee	4,676,094,696	-
Viet Address	Subsidiary	Lending	23,400,000,000	-
		Capital contribution	19,996,000,000	-
		Loan received	7,914,520,000	-
		Loan repayment	7,914,520,000	-
Gia Hung (Until May 2019)	Common key personnel	Revenue from selling real estates	61,630,130,139	-
Nam Hung Real Estate Corporation ("Nam Hung")	Common key personnel	Brokerage fee	20,094,000,813	41,800,243,869
AGI & ACT	Related party	Lending	10,973,000,000	65,932,500,000
Thinh Phat	Related party	Loan received	5,000,000,000	-
		Loan repayment	5,000,000,000	-
AGI & HSR	Subsidiary	Interest income	9,851,124,978	9,038,090,536
Kien Van	Related party	Lending	97,540,000,000	-
		Interest income	4,435,850,959	-
Phuoc Loc Investment Construction on Tourism Corporation ("Phuoc Loc")	Related party	Loan received	103,700,000,000	-
		Loan repayment	30,000,000,000	-
		Lending	12,739,793,404	-
		Lending collection	12,739,793,404	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Significant transactions with related parties during this year and previous year were as follows: (continued)

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Mr Nguyen Ba Sang	Chairman	Advance	4,196,652,086	101,685,347,917
		Contract		
		termination fee	3,592,328,767	-
		Lending	3,413,007,096	6,016,671,106
Mr Nguyen Trung Tin	Vice Chairman	Lending, advance	7,573,772,000	36,695,080,000

Amounts due to and due from related parties as at the balance sheet date were as follows:

				VND
Related parties	Relationship	Transactions	Ending balance	Beginning balance
<b>Short-term loan receivables</b>				
Tan Loc	Related party	Lending	240,000,000,000	-
Kien Van	Related party	Lending	97,540,000,000	-
Viet Address	Subsidiary	Lending	23,400,000,000	-
CRE & AGI	Subsidiary	Lending	20,300,000,000	-
Gia Khanh	Associate	Lending	16,200,000,000	-
AGI & ACT	Related party	Lending	10,973,000,000	-
Gia Linh	Related party	Lending	2,860,000,000	-
Thinh Vuong	Related party	Lending	171,500,000	-
Nam Hung	Common key personnel	Lending	-	1,000,000,000
			<b>411,444,500,000</b>	<b>1,000,000,000</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due to and due from related parties as at the balance sheet date were as follows:  
(continued)

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b><i>Other short-term receivables</i></b>				
AGI & ACT	Related party	Advance	130,000,000,000	130,000,000,000
		Interest receivable	451,992,822	-
		Lending	-	10,000,000
An Tuong	Related party	Payment on behalf	7,065,120,000	-
		Interest receivable	17,753,425	-
Kien Van	Related party	Interest receivable	4,435,850,959	-
		Lending	10,000,000	-
CRE & AGI	Subsidiary	Interest receivable	1,284,739,726	-
Tan Loc	Related party	Interest receivable	789,041,096	-
Viet Address	Subsidiary	Interest receivable	237,336,987	-
		Lending	113,500,000	-
Gia Khanh	Associate	Interest receivable	269,958,904	-
Gia Linh	Related party	Interest receivable	170,378,081	-
Dang Duong	Related party	Interest receivable	100,923,890	-
Mr Nguyen Trung Tin	Vice Chairman	Lending, advance	-	2,151,500,002
Other related parties	Related party	Lending, advance, interest receivable	344,423,481	21,900,330,153
			<b>145,291,019,371</b>	<b>154,061,830,155</b>
<b><i>Long-term loan receivables</i></b>				
AGI & HSR	Subsidiary	Lending	174,250,000,000	174,250,000,000
Mr Nguyen Ba Sang	Chairman	Lending	-	11,559,728,979
Nam Hung	Common key personnel	Lending	-	3,896,000,000
Thing Vuong	Related party	Lending	-	136,500,000
			<b>174,250,000,000</b>	<b>189,842,228,979</b>
<b><i>Other long-term receivables</i></b>				
AGI & HSR	Subsidiary	Interest receivable	23,180,404,062	13,349,279,084
Nam Hung	Common key personnel	Interest receivable	29,662,399	-
Mr Nguyen Ba Sang	Chairman	Lending	-	60,000,000,000
Ms Ho Thi Nguyet Anh	Related party	Lending	-	2,000,000,000
Ms Nguyen Huong Giang	Related party	Lending	-	1,700,000,000
			<b>23,210,066,461</b>	<b>77,049,279,084</b>
<b><i>Short-term trade payables</i></b>				
Nam Hung	Common key personnel	Brokerage fee	(4,281,103,804)	(1,154,023,071)
Phu Thuan	Subsidiary	Purchase of apartments	-	(146,880,917,563)
			<b>(4,281,103,804)</b>	<b>(148,034,940,634)</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties as at the balance sheet date were as follows:  
(continued)

			VND	
Related parties	Relationship	Transactions	Ending balance	Beginning balance
<b>Short-term accrued expenses</b>				
Phu Thinh	Subsidiary	Interest expenses	(22,613,864,184)	(2,440,075,390)
Creed	Shareholder	Consulting service	(2,824,910,779)	-
Phuoc Loc	Related party	Interest expenses	(507,260,273)	-
Gia Khanh	Associate	Interest expenses	(50,054,796)	-
Nam Hung	Common key personnel	Brokerage service	-	(7,017,708,968)
Hoosiers	Shareholder	Interest expenses	-	(4,660,734,247)
			<b>(25,996,090,032)</b>	<b>(14,118,518,605)</b>
<b>Other short-term payables</b>				
An Tuong	Related party	Borrowing	(60,000,000,000)	-
Phu Thinh	Subsidiary	Deposits received	-	(3,414,347,911)
Phu Thuan	Subsidiary	Receipt on behalf	-	(2,962,661,344)
			<b>(60,000,000,000)</b>	<b>(6,377,009,255)</b>
<b>Short-term loans</b>				
Phu Thinh	Subsidiary	Unsecured loans	(186,740,603,435)	(68,616,957,397)
Phuoc Loc	Related party	Unsecured loans	(73,700,000,000)	-
Gia Khanh	Associate	Unsecured loans	(1,500,000,000)	-
Hoosiers	Shareholder	Unsecured loans	-	(185,920,000,000)
			<b>(261,940,603,435)</b>	<b>(254,536,957,397)</b>

Details of these short-term loans are as follows:

Lender	Ending balance	Principal repayment term	Interest	Purpose
	VND		%	
Phu Thinh	186,740,603,435	From 10 April 2020 to 31 December 2020	Negotiate market-based interest	Financing working capital
Phuoc Loc	73,700,000,000	From 14 November 2020 to 30 December 2020		
Gia Khanh	1,500,000,000	12 June 2020		
<b>TOTAL</b>	<b>261,940,603,435</b>			

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due to and due from related parties as at the balance sheet date were as follows:  
(continued)

				VND
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Long-term loan</b>				
Hoosiers	Shareholder	Loans	(106,844,200,000)	(106,904,000,000)

This is the long-term loan to finance its working capital requirements, bearing a negotiable market-based interest. Details of the long-term loan are as follows:

<i>Lender</i>	<i>Ending balance</i>		<i>Principal repayment term</i>	<i>Description of collaterals</i>
	<i>VND</i>	<i>Original currency - US Dollar</i>		
Hoosiers	106,844,200,000	4,600,000	5 June 2022	22,500 shares of AGI & HSR owned by the Company (Note 14.1)

**Transactions with other related parties**

Remuneration to members of the Board of Directors and Management:

		VND
	<i>Current year</i>	<i>Previous year</i>
Remuneration of Board of Directors	444,444,448	-
Management's allowance	6,389,672,806	5,225,388,520
<b>TOTAL</b>	<b>6,834,117,254</b>	<b>5,225,388,520</b>

**30. COMMITMENTS**

**Operating lease commitment (lessor)**

The Company lets out apartments under operating lease arrangement. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements are as follows:

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	2,048,589,490	1,749,440,779
From 1 - 5 years	6,018,312,536	10,317,038,969
More than 5 years	-	11,066,884,612
<b>TOTAL</b>	<b>8,066,902,026</b>	<b>23,133,364,360</b>

**Capital commitments**

As at 31 December 2019, the Company had a commitment of VND 2,498,700,000 (as at 31 December 2018: VND 5,998,800,000) principally relating to capital contribution of subsidiaries.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2019 and for the year then ended

**31. EVENT AFTER THE BALANCE SHEET DATE**

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.



\_\_\_\_\_  
Nguyen Thi My Nhung  
Preparer



\_\_\_\_\_  
Nguyen Thanh Chau  
Chief Accountant



\_\_\_\_\_  
Nguyen Ba Sang  
General Director

23 March 2020