

An Gia Real Estate Investment and Development Corporation

Separate financial statements

31 December 2017



An Gia Real Estate Investment and Development Corporation

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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 of Ho Chi Minh City on 7 August 2007, as amended.

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

Mr Nguyen Ba Sang	Chairman
Mr Nguyen Trung Tin	Member
Ms Ho Thi Nguyet Anh	Member
Ms Nguyen Quynh Giang	Member
Ms Nguyen Huong Giang	Member
Mr Yamaguchi Masakazu	Member
Ms Vuong Nguyen Ngoc Tram	Member

MANAGEMENT

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

Mr Nguyen Ba Sang	General Director
Mr Le 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") is pleased to present this report and the separate financial statements of the Company for the year ended 31 December 2017.

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 2017 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 preparation and presentation of the separate financial statements.

The Company is the parent company of subsidiaries as presented in Note 14.1 to the separate financial statements. The Company prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2017 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of consolidated financial statements dated 26 June 2018.

Users of the accompanying 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:



Nguyen Ba Sang
General Director

Ho Chi Minh City, Vietnam

26 June 2018

Reference: 61314331/19357318

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 26 June 2018 and set out on pages 5 to 37, which comprise the separate balance sheet as at 31 December 2017, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to 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 2017, 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 preparation and presentation of the separate financial statements.

Emphasis of matter

We draw attention to Note 2.1 of the separate financial statements. The Company prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2017 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements. We have audited these consolidated financial statements and our auditors' report dated 26 June 2018 has expressed an unmodified opinion.

Our opinion is not modified in respect of this matter.



Ernst & Young Vietnam Limited

Le Quang Minh
Deputy General Director
Audit Practicing Registration Certificate
No. 0426-2018-004-1

Nguyen Thuy Trang
Auditor
Audit Practicing Registration Certificate
No. 3213-2015-004-1

Ho Chi Minh City, Vietnam

26 June 2018

SEPARATE BALANCE SHEET
as at 31 December 2017

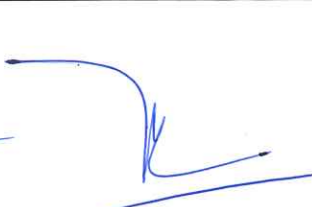
VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		471,858,955,450	593,938,829,473
110	I. Cash and cash equivalents	4	210,201,483,281	127,561,845,521
111	1. Cash		12,550,921,609	7,026,503,834
112	2. Cash equivalents		197,650,561,672	120,535,341,687
130	II. Current accounts receivable		241,818,744,229	106,385,815,800
131	1. Short-term trade receivables	5	35,212,059,573	24,414,127,021
132	2. Short-term advances to suppliers	6	17,097,050,764	15,394,523,413
135	3. Short-term loan receivables	7	167,184,100,000	25,500,000,000
136	4. Other short-term receivables	8	22,325,533,892	41,077,165,366
140	III. Inventory		18,215,809,666	343,041,799,244
141	1. Inventories	9	18,215,809,666	343,041,799,244
150	IV. Other current assets		1,622,918,274	16,949,368,908
151	1. Short-term prepaid expenses	15	1,622,918,274	89,681,022
152	2. Value-added tax deductible		-	16,859,687,886
200	B. NON-CURRENT ASSETS		323,955,003,794	242,569,693,611
210	I. Long-term receivables		271,732,841,138	193,373,547,674
215	1. Long-term loan receivables	7	183,689,057,873	109,941,000,000
216	2. Other long-term receivables	8	88,043,783,265	83,432,547,674
220	II. Fixed assets		10,136,328,131	12,847,019,130
221	1. Tangible fixed assets	10	9,775,023,940	12,195,370,511
222	Cost		14,367,624,955	15,028,366,773
223	Accumulated depreciation		(4,592,601,015)	(2,832,996,262)
227	2. Intangible fixed assets	11	361,304,191	651,648,619
228	Cost		883,950,000	883,950,000
229	Accumulated amortisation		(522,645,809)	(232,301,381)
230	III. Investment properties	12	21,007,163,160	-
231	1. Cost		21,060,590,202	-
232	2. Accumulated depreciation		(53,427,042)	-
240	IV. Long-term asset in progress		5,680,192,246	301,500,000
242	1. Construction in progress	13	5,680,192,246	301,500,000
250	V. Long-term investments	14	14,370,236,770	12,120,536,770
251	1. Investments in subsidiaries		2,248,200,000	748,500,000
252	2. Investments in associates		12,122,036,770	11,372,036,770
260	VI. Other long-term assets		1,028,242,349	23,927,090,037
261	1. Long-term prepaid expenses	15	1,028,242,349	23,927,090,037
270	TOTAL ASSETS		795,813,959,244	836,508,523,084

SEPARATE BALANCE SHEET (continued)
as at 31 December 2017

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		607,698,884,567	703,059,096,272
310	I. Current liabilities		459,899,639,121	570,361,550,817
311	1. Short-term trade payables	16	138,556,853,325	145,027,321,420
312	2. Short-term advances from customers	17	3,011,004,812	328,729,372,240
313	3. Statutory obligations	18	5,765,413,117	4,415,283,077
314	4. Payables to employees		4,700,000	23,110,979
315	5. Short-term accrued expenses	19	85,547,957,109	45,883,068,435
318	6. Short-term unearned revenues		1,038,193,800	964,548,042
319	7. Other short-term payables	20	52,056,716,958	29,360,046,624
320	8. Short-term loans	21	173,918,800,000	15,958,800,000
330	II. Non-current liabilities		147,799,245,446	132,697,545,455
338	1. Long-term loans	21	144,700,200,000	132,243,000,000
342	2. Long-term provisions	22	3,099,045,446	454,545,455
400	D. OWNERS' EQUITY		188,115,074,677	133,449,426,812
410	I. Capital	23.1	188,115,074,677	133,449,426,812
411	1. Share capital		105,263,160,000	100,000,000,000
411a	- Shares with voting rights		105,263,160,000	100,000,000,000
412	2. Share premium		40,236,858,200	-
421	3. Undistributed earnings		42,615,056,477	33,449,426,812
421a	- Undistributed earnings up to prior year-end		33,449,426,812	7,971,734,299
421b	- Undistributed earnings of current year		9,165,629,665	25,477,692,513
440	TOTAL LIABILITIES AND OWNERS' EQUITY		795,813,959,244	836,508,523,084


Pham Thi Tra My
Preparer

Le Thi Duoc
Chief Accountant

 Nguyen Ba Sang
General Director

26 June 2018

SEPARATE INCOME STATEMENT
for the year ended 31 December 2017

VND

Code	ITEMS	Notes	Current year	Previous year
10	1. Net revenue from sale of goods and rendering of services	24.1	586,990,010,731	732,782,146,597
11	2. Cost of goods sold and services rendered	25	(531,503,690,230)	(594,314,292,940)
20	3. Gross profit from sale of goods and rendering of services		55,486,320,501	138,467,853,657
21	4. Finance income	24.2	25,357,849,343	9,557,637,836
22	5. Finance expenses	26	(10,253,408,202)	(7,444,956,326)
23	In which: Interest expense		(10,198,623,467)	(5,639,524,531)
25	6. Selling expenses	27	(24,615,024,133)	(71,086,540,239)
26	7. General and administrative expenses	27	(29,074,345,577)	(43,588,106,278)
30	8. Operating profit		16,901,391,932	25,905,888,650
31	9. Other income	29	2,118,967,460	2,225,821,933
32	10. Other expenses	29	(6,650,160,634)	(415,403,253)
40	11. Other (loss) profit	29	(4,531,193,174)	1,810,418,680
50	12. Profit before tax		12,370,198,758	27,716,307,330
51	13. Current corporate income tax expense	30.1	(3,204,569,093)	(2,238,614,817)
60	14. Net profit after tax		9,165,629,665	25,477,692,513


 Pham Thi Tra My
Preparer


 Le Thi Duoc
Chief Accountant


 Nguyen Ba Sang
General Director


26 June 2018

SEPARATE CASH FLOW
for the year ended 31 December 2017

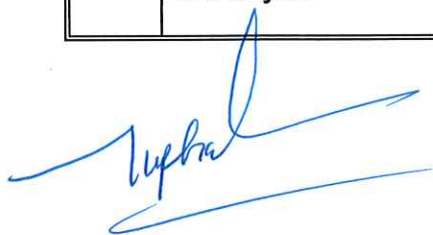
VND


Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		12,370,198,758	27,716,307,330
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	10, 11, 12	2,308,525,892	1,988,615,765
03	Provisions		2,644,499,991	454,545,455
04	Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currency		47,921,957	1,769,032,249
05	Profits from investing activities		(24,600,757,194)	(9,546,309,711)
06	Interest expenses	26	10,198,623,467	5,639,524,531
08	Operating profit before changes in working capital		2,969,012,871	28,021,715,619
09	Decrease in receivables		31,337,936,832	47,606,996,488
10	Decrease (increase) in inventories		321,994,321,949	(127,997,546,573)
11	(Decrease) increase in payables		(293,796,306,254)	58,860,826,442
12	Decrease in prepaid expenses		21,365,610,436	50,159,504,656
14	Interest paid		(3,494,944,627)	(5,371,713,890)
15	Corporate income tax paid	18	(3,195,246,920)	(5,246,242,687)
20	Net cash flows from operating activities		77,180,384,287	46,033,540,055
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(5,247,721,274)	(4,954,850,000)
23	Loans to other entities and bank term deposits		(293,172,157,873)	(44,396,000,000)
24	Collections from borrowers and bank term deposits		77,740,000,000	15,000,000,000
25	Payments for investments in other entities		(12,149,700,000)	(89,625,000)
26	Proceeds from sale of investments in another entity		9,900,000,000	-
27	Interest received		12,519,536,377	3,789,192,705
30	Net cash flows used in investing activities		(210,410,042,770)	(30,651,282,295)

SEPARATE CASH FLOW (continued)
for the year ended 31 December 2017

VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares		45,500,018,200	-
33	Drawdown of borrowings	21	212,624,558,596	81,878,045,000
34	Repayment of borrowings	21	(42,255,358,596)	(29,920,045,000)
40	Net cash flows from financing activities		215,869,218,200	51,958,000,000
50	Net increase in cash and cash equivalents		82,639,559,717	67,340,257,760
60	Cash and cash equivalents at beginning of year		127,561,845,521	60,221,420,010
61	Impact of exchange rate fluctuation		78,043	167,751
70	Cash and cash equivalents at end of year	4	210,201,483,281	127,561,845,521


Pham Thi Tra My
Preparer

Le Thi Duoc
Chief Accountant

 Nguyen Ba Sang
General Director

26 June 2018

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at and for the year ended 31 December 2017

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 of Ho Chi Minh City on 7 August 2007, as amended.

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.

The number of the Company's employees as at 31 December 2017 is 125 (31 December 2016: 84).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company is the parent company of subsidiaries as presented in Note 14.1 to the separate financial statements. The Company prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2017 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements dated 25 June 2018.

Users of the accompanying 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/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-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 utilization 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 and for the year ended 31 December 2017

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, 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 realizable 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 realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the 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 recognized 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.

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 expense in the separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible 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 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 and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognized 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 and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Apartment for lease	40 years
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3.8 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 2 to 5 years or recognized 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;
- Gallery house expense; and
- Commission fees.

3.10 Investments

Investments in a subsidiary

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

Distributions from accumulated net profits of the subsidiary 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 an associate over which the Company has significant influence is carried at cost.

Distributions from accumulated net profits of the associate 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.

Provision for diminution in value of investments

Provision is made for any diminution in value of investments at the balance sheet date in accordance with the guidance under Circular No. 228/2009/TT-BTC dated 7 December 2009 and Circular No. 89/2013/TT-BTC dated 28 June 2013 issued by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

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 construction projects is estimated at from 0,5% to 1% on value of construction costs of projects based on different features of projects and the management's actual experience.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet dates 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 during the year and arising from the revaluation of monetary accounts denominated in foreign currency at year-end are taken to the separate income statement.

3.14 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 recognized only when all the significant conditions are satisfied.

Rendering of of 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.

3.15 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Taxation (continued)

Current income tax (continued)

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 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.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period 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.

3.16 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	346,663,805	90,786,477
Cash at banks	12,204,257,804	6,935,717,357
Cash equivalents	197,650,561,672	120,535,341,687
TOTAL	210,201,483,281	127,561,845,521

Cash equivalents represent short-term bank deposits with original maturities of less than three months and earn interest at the rates ranging from 4.8% to 5.5% p.a.

5. SHORT-TERM TRADE RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Trade receivables from customers	30,798,701,001	20,741,296,566
Trade receivables from related parties (Note 31)	4,413,358,572	3,672,830,455
TOTAL	35,212,059,573	24,414,127,021

6. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Tan Viet Phat Joint Stock Company	11,283,911,170	11,283,911,170
Tan Binh Investment and Construction Corporation	5,000,000,000	3,000,000,000
Others	813,139,594	1,110,612,243
TOTAL	17,097,050,764	15,394,523,413

7. LOAN RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	167,184,100,000	25,500,000,000
Loan to a related party (Note 31)	165,184,100,000	25,500,000,000
Loan to another party	2,000,000,000	-
Long-term	183,689,057,873	109,941,000,000
Loan to related parties (Note 31)	183,689,057,873	109,941,000,000
TOTAL	350,873,157,873	135,441,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

7. LOAN RECEIVABLES (continued)

Details of unsecured loan receivables are as follows:

<i>Borrower</i>	<i>Ending balance</i> VND	<i>Repayment term</i> <i>of principal</i>	<i>Interest rate</i> % p.a.
Short term	167,184,100,000		
Loans to related parties	165,184,100,000		
AGI & ACT Consultant Joint Stock Company	102,979,100,000	20 June 2018	6
CRE & AGI Consultant Joint Stock Company	61,205,000,000	26 July 2018	5
Nam Hung Real Estate Corporation	1,000,000,000	5 October 2018	11
Loan to another party	2,000,000,000		
Danh Khoi Real Estate Corporation	2,000,000,000	5 October 2018	11
Long term	183,689,057,873		
Loans to related parties	183,689,057,873		
AGI & HSR Consultant Joint Stock Company	174,250,000,000	16 June 2022	5
Mr Nguyen Ba Sang	5,543,057,873	1 January 2020	10
Nam Hung Real Estate Corporation	3,896,000,000	31 December 2020	10
TOTAL	350,873,157,873		

8. OTHER RECEIVABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	22,325,533,892	41,077,165,366
Interest receivables	10,662,179,261	5,607,117,006
Deposit	2,336,100,000	4,510,000,000
Payments on behalf	1,967,052,940	3,647,674,940
Lending	1,502,360,000	20,462,786,719
Others	5,857,841,691	6,849,586,701
Long-term	88,043,783,265	83,432,547,674
Lending	81,604,184,225	76,992,948,634
Deposit	6,439,599,040	6,439,599,040
TOTAL	110,369,317,157	124,509,713,040

In which:

<i>Short-term receivables from related parties</i> <i>(Note 31)</i>	13,703,532,432	26,547,252,305
<i>Long-term receivables from related parties</i> <i>(Note 31)</i>	81,604,184,225	76,992,948,634
<i>Due from third parties</i>	15,061,600,500	20,969,512,101

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

9. INVENTORIES

	VND	
	Ending balance	Beginning balance
Real estate in progress	-	339,406,386,252
<i>An Gia Star project</i>	-	339,406,386,252
Real estate properties	18,215,809,666	3,635,412,992
<i>An Gia Star project</i>	17,443,491,276	-
<i>An Gia Garden project</i>	772,318,390	3,635,412,992
TOTAL	18,215,809,666	343,041,799,244

10. TANGIBLE FIXED ASSETS

	VND		
	Means of transportation	Office equipment	Total
Cost			
Beginning balance	14,198,287,273	830,079,500	15,028,366,773
Disposal in year	(660,741,818)	-	(660,741,818)
Ending balance	13,537,545,455	830,079,500	14,367,624,955
Accumulated amortisation			
Beginning balance	(2,411,742,302)	(421,253,960)	(2,832,996,262)
Depreciation for the year	(1,726,162,764)	(238,591,658)	(1,964,754,422)
Disposal in year	205,149,669	-	205,149,669
Ending balance	(3,932,755,397)	(659,845,618)	(4,592,601,015)
Net carrying amount			
Beginning balance	11,786,544,971	408,825,540	12,195,370,511
Ending balance	9,604,790,058	170,233,882	9,775,023,940
<i>In which:</i>			
<i>Pledged as loans security</i>			
<i>(Note 21.5)</i>	4,174,750,593	-	4,174,750,593

11. INTANGIBLE FIXED ASSETS

	VND		
	Computer software	Others	Total
Cost			
Beginning and ending balances	713,450,000	170,500,000	883,950,000
Accumulated amortisation			
Beginning balance	(132,912,492)	(99,388,889)	(232,301,381)
Amortisation for the year	(237,816,660)	(52,527,768)	(290,344,428)
Ending balance	(370,729,152)	(151,916,657)	(522,645,809)
Net carrying amount			
Beginning balance	580,537,508	71,111,111	651,648,619
Ending balance	342,720,848	18,583,343	361,304,191

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

12. INVESTMENT PROPERTIES

VND

Apartments for leased

Cost

Beginning balance	-
New purchase during the year	18,228,922,573
Transfer from inventories	2,831,667,629
Ending balance	<u>21,060,590,202</u>

Accumulated depreciation

Beginning balance	-
Depreciation for the year	(53,427,042)
Ending balance	<u>(53,427,042)</u>

Net carrying amount

Beginning balance	-
Ending balance	<u>21,007,163,160</u>

The Company has not considered and determined the fair value of the investment properties as at 31 December 2017. However, based on the market value of these investment properties, the management believes that fair value of the investment properties is higher than the net carrying amount of the asset at the balance sheet date.

13. CONSTRUCTION IN PROGRESS

Balance represented cost to upgrade the building located at No 458 Nguyen Thi Minh Khai Street, Ward 2, District 3, Ho Chi Minh City, Vietnam.

14. LONG-TERM INVESTMENTS

VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 14.1)	2,248,200,000	748,500,000
Investments in an associate (Note 14.2)	<u>12,122,036,770</u>	<u>11,372,036,770</u>
TOTAL	<u>14,370,236,770</u>	<u>12,120,536,770</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in subsidiaries

Detail of investments in subsidiaries are as follows:

Name	Business activities	Status	Ending balance			Beginning balance		
			% Ownership	% voting right	Cost of Investment (VND)	Provision (VND)	% Ownership	% voting right
AGI & ACT Consultant Joint Stock Company	Consult operation and finance management	Operating	99.90	99.90	1,499,700,000	-	-	-
CRE & AGI Consultant Joint Stock Company (*)	Consult operation and finance management	Operating	49.90	50.00	748,500,000	-	49.90	50.00
Kien Van Consultant Joint Stock Company (**)	Management consultant and investment	Pre-operating	99.98	99.98	-	-	-	-
Chan Phong Consultant Joint Stock Company (**)	Management consultant and investment	Pre-operating	99.98	99.98	-	-	-	-
TOTAL					2,248,200,000	-		
						748,500,000		

(*) The Company has been authorized by Mr Nguyen Ba Sang in relation to authorization for the Company 0,1% voting right in CRE&AGI's equity in accordance with the Power of Attorney dated 15 July 2015. As a result, in accordance with the Company charter of CRE&AGI, the Company holds 50% voting rights in CRE&AGI and became the parent company of CRE&AGI.

(**) As at the balance sheet date, the Company has not contributed to the capital of these subsidiaries (Note 32).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

14. LONG-TERM INVESTMENTS (continued)

14.2 Investments in an associate

Detail of investments in an associate are as follows:

Name	Business activities	Status	Ending balance		Beginning balance			
			% Ownership	Cost of Investment (VND)	Provision (VND)	% Ownership	Cost of Investment (VND)	Provision (VND)
Pakland Corporation	Real estate consult operation and management	Pre-operating	35.00	11,372,036,770	-	35.00	11,372,036,770	-
AGI & HSR Consultant Joint Stock Company (*)	Consult operation and finance management	Operating	50.05	750,000,000	-	-	-	-
TOTAL				12,122,036,770	-		11,372,036,770	-

(*) In accordance with the Company charter of AGI & HSR Consultant Joint Stock Company ("AGI & HSR"), Hoosiers - VN1 Limited has majority voting rights in the Board of Directors of AGI*HSR. Accordingly, AGI & HSR is not subsidiary of the Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

15. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Shot-term	1,622,918,274	89,681,022
Office rental	1,359,705,456	-
Others	263,212,818	89,681,022
Long-term	1,028,242,349	23,927,090,037
Tools, equipment	829,131,239	634,461,319
Commission fees	-	19,063,712,510
Others	199,111,110	4,228,916,208
TOTAL	2,651,160,623	24,016,771,059

16. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Due from other suppliers	116,258,475,642	145,027,321,420
<i>In which:</i>		
<i>Ricons Construction Investment</i>		
<i>Joint Stock Company</i>	111,549,537,641	111,415,590,535
<i>Others</i>	4,708,938,001	33,611,730,885
Due from related parties (Note 31)	22,298,377,683	-
TOTAL	138,556,853,325	145,027,321,420

17. SHORT-TERM ADVANCES FROM CUSTOMERS

Short-term advance from customers represents progress payments billed and received from customers in accordance with apartment sales contracts of An Gia Star.

18. STATUTORY OBLIGATION

	VND			
	<i>Beginning balance</i>	<i>Increase in year</i>	<i>Decrease in year</i>	<i>Ending balance</i>
Corporate income tax	2,996,662,028	3,204,569,093	(3,195,246,920)	3,005,984,201
Personal income tax	-	6,070,089,296	(4,007,410,844)	2,062,678,452
Value-added tax	1,418,621,049	9,664,166,627	(10,700,893,986)	381,893,690
Others	-	470,613,740	(155,756,966)	314,856,774
TOTAL	4,415,283,077	19,409,438,756	(18,059,308,716)	5,765,413,117

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

19 SHORT-TERM ACCRUED EXPENSES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Payables to brokers and consultants	29,774,202,922	-
Land rental expenses	28,276,397,448	-
Payables to constructors	17,351,524,963	43,396,903,517
Bonus to employees	4,844,486,000	2,053,608,950
Late payment expenses	3,972,138,800	-
Others	1,329,206,976	432,555,968
TOTAL	85,547,957,109	45,883,068,435
<i>In which:</i>		
<i>Due to third parties</i>	<i>70,009,629,690</i>	<i>45,883,068,435</i>
<i>Due to related parties (Note 31)</i>	<i>15,538,327,419</i>	<i>-</i>

20. OTHER SHORT-TERM PAYABLES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Deposits received in relation to rendering of commission service	26,492,779,983	-
Borrowing	12,511,991,760	14,404,542,634
Maintenance fee	8,570,360,979	5,666,003,351
Return due to termination of contracts	2,960,437,455	8,591,596,250
Others	1,521,146,781	697,904,389
TOTAL	52,056,716,958	29,360,046,624
<i>In which:</i>		
<i>Due to related parties (Note 31)</i>	<i>39,358,757,611</i>	<i>14,404,542,634</i>
<i>Due to other parties</i>	<i>12,697,959,347</i>	<i>14,955,503,990</i>

An Gia Real Estate Investment and Development Corporation

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

21. LOANS

Details of loans are as follows:

	Beginning balance	Drawdown in year	Repayment in year	Foreign exchange differences	Reclassification	Ending balance
						VND
Short-term	15,958,800,000	108,296,558,596	(42,255,358,596)	(160,000,000)	92,078,800,000	173,918,800,000
Current portion of long-term loan from a related party (Note 21.2)	-	-	-	(160,000,000)	91,120,000,000	90,960,000,000
Short-term loans from related parties (Note 21.1)	15,000,000,000	63,100,000,000	(21,100,000,000)	-	-	57,000,000,000
Short-term loans from banks (Note 21.4)	-	35,196,558,596	(20,196,558,596)	-	-	15,000,000,000
Short-term loan from an individual (Note 21.3)	-	10,000,000,000	-	-	-	10,000,000,000
Current-portion of long-term loans from a bank (Note 21.5)	958,800,000	-	(958,800,000)	-	958,800,000	958,800,000
Long-term	132,243,000,000	104,328,000,000	-	208,000,000	(92,078,800,000)	144,700,200,000
Long-term loans from a related party (Note 21.2)	129,846,000,000	104,328,000,000	-	208,000,000	(91,120,000,000)	143,262,000,000
Long-term loans from bank (Note 21.5)	2,397,000,000	-	-	-	(958,800,000)	1,438,200,000
TOTAL	148,201,800,000	212,624,558,596	(42,255,358,596)	48,000,000	-	318,619,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

21. LOANS (continued)

21.1 Short-term loans from related parties

These represent loans from An Gia Phu Thinh Investment and Development Corporation and An Gia Phu Thuan Real Estate Investment Company Limited, subsidiaries, which have maturity of twelve (12) months from the date of drawdown and bear interest of 6% per annum (Note 31).

21.2 Long-term loans from a related party

Details of the short-term loans from a related party (Note 31), are as follows:

Vendor	Ending balance		Principal repayment term	Interest
	VND	Original currency – US Dollar ("USD")		%/year
Hoosiers – VN1 Limited				
Loan 1 (*)	104,604,000,000	4,600,000	4 June 2022	5
Creed Investment – VN1 Limited				
Loan 1 (*)	90,960,000,000	4,000,000	5 October 2018	5
Loan 2	38,658,000,000	1,700,000	26 August 2019	5
TOTAL	234,222,000,000	10,300,000		
In which:				
Current-portion	90,960,000,000			
Non-current portion	143,262,000,000			

(*) This loan is pledged by Mr Nguyen Ba Sang, chairman of the Company, in accordance with Letter of commitment dated 29 May 2017.

(**) Convertible loan of USD 4,000,000 obtained from Creed Investment VN-1 Limited with term of 3 years from the date of borrowing. This loan is used to finance for its working capital requirement and investments directly and indirectly through the Company's associates. The lender holds the right to convert the loan partially or fully up to 20% charter capital of the Company during the loan period. The conversion rate is USD 100,000 for each 0.5% of the Company's charter capital after the conversion is completed. According to the management's assessment, nominal interest rate of the convertible loan is equivalent to market interest rate; therefore, value of convertible option has been determined of nil.

21.3 Short-term loan from an individual

This represents loan from Mr Vu Dinh Vuong which is due on 1 December 2018 to fund the Company's working capital and bears interest of 6% per annum.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

21. LOANS (continued)

21.4 Short-term loans from a bank

The Company obtained short-term loans from a bank to finance its working capital requirements, details are as follows:

<i>Bank</i>	<i>Ending balance</i> VND	<i>Principal repayment term</i>	<i>Interest rate</i> % p.a	<i>Description of collaterals</i>
Asia Commercial Joint Stock Bank				
Loan 1	10,000,000,000	20 January 2018	7.5	Unsecured
Loan 2	5,000,000,000	27 January 2018	10.2	Unsecured
TOTAL	15,000,000,000			

21.5 Long-term loans from banks

The Company obtained long-term loans from banks to finance its working capital requirements, details are as follows:

<i>Bank</i>	<i>Ending balance</i> VND	<i>Principal repayment term</i>	<i>Interest rate</i> % p.a.	<i>Description of collaterals</i> (Note 10)
United Overseas Bank				
Loan 1	580,000,000	From 25 January 2018 to 2 July 2020	From 7.25 to 10.5	Means of transportation
Loan 2	620,000,000	From 3 January 2018 to 29 May 2020	From 7.25 to 10.5	
Vietnam Joint Stock Commercial Bank for Industry and Trade				
Loan 1	1,197,000,000	From 27 January 2018 to 25 June 2020	10.5	Means of transportation
TOTAL	2,397,000,000			

In which:

<i>Current portion of long-term loans</i>	958,800,000
<i>Long-term loans</i>	1,438,200,000

22. LONG-TERM PROVISIONS

The balance represents the provision for construction warranty for works items completed and handed over as at the balance sheet date at range from 0.5% to 1% of construction cost, based on different features of projects and the management's actual experience.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

23. OWNERS' EQUITY

23.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND Total
Previous year				
Beginning balance	100,000,000,000	-	7,971,734,299	107,971,734,299
Net profit for the year	-	-	25,477,692,513	25,477,692,513
Ending balance	100,000,000,000	-	33,449,426,812	133,449,426,812
Current year				
Beginning balance	100,000,000,000	-	33,449,426,812	133,449,426,812
Issuance of shares (*)	5,263,160,000	40,236,858,200	-	45,500,018,200
Net profit for the year	-	-	9,165,629,665	9,165,629,665
Ending balance	105,263,160,000	40,236,858,200	42,615,056,477	188,115,074,677

(*) During the year, the Company issued 526,316 new shares at 86,450 VND per share to Hoosiers VN-1 Limited in accordance with General Meeting Resolution No. 27B/17/QD-DHDCD dated 3 June 2017.

Accordingly, the Company completed this issuance on 5 July 2017 and this was approved by the Department of Planning and Investment of Ho Chi Minh City in accordance with the 5th amended BRC on 18 July 2017.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

23. OWNERS' EQUITY (continued)

23.2 Contributed charter capital

	Ending balance			Beginning balance		
	Number of share	VND'000	%	Number of shares	VND'000	%
Mr Nguyen Ba Sang	7,600,000	76,000,000	72.2	7,600,000	76,000,000	76
Mr Nguyen Trung Tin	1,000,000	10,000,000	9.5	1,000,000	10,000,000	10
Ms Nguyen Quynh Giang	1,000,000	10,000,000	9.5	1,000,000	10,000,000	10
Hoosier VN-1 Limited	526,316	5,263,160	5.0	-	-	-
Ms Ho Thi Nguyet Anh	200,000	2,000,000	1.9	200,000	2,000,000	2
Ms Nguyen Huong Giang	200,000	2,000,000	1.9	200,000	2,000,000	2
TOTAL	10,526,316	105,263,160	100	10,000,000	100,000,000	100

Par value of share: 10,000 VND/share

23.3 Shares

	Ending balance		Beginning balance	
	Quantity	VND	Quantity	VND
Authorized shares	10,526,316	105,263,160,000	10,000,000	100,000,000,000
Issued shares				
Issued and paid-up shares				
Ordinary shares	10,526,316	105,263,160,000	10,000,000	100,000,000,000
Shares in circulation				
Ordinary shares	10,526,316	105,263,160,000	10,000,000	100,000,000,000

24. REVENUES

24.1 Net revenue from sale of goods and rendering of services

	VND	
	Current year	Previous year
Sale of real estate	431,657,498,420	472,046,297,747
Rendering of brokerage and management services	147,813,742,160	131,698,627,904
Sale from construction contracts	-	127,607,584,367
Sale of others	7,518,770,151	1,429,636,579
TOTAL	586,990,010,731	732,782,146,597
<i>In which:</i>		
Sales to others	439,176,268,571	601,950,129,959
Sales to related parties (Note 31)	147,813,742,160	130,832,016,638

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

24. REVENUES (continued)

24.2 Finance income

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest income	25,357,849,343	9,546,309,711
Foreign exchange gains	-	11,328,125
TOTAL	25,357,849,343	9,557,637,836

25. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of real estate sold	386,735,278,091	300,413,263,583
Cost of brokerage and management services rendered	136,275,961,365	128,876,547,117
Cost of construction services	-	161,904,237,175
Cost of others	8,492,450,774	3,120,245,065
TOTAL	531,503,690,230	594,314,292,940

26. FINANCE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest expense	10,198,623,467	5,639,524,531
Foreign exchange difference losses	47,927,354	1,793,091,556
Others	6,857,381	12,340,239
TOTAL	10,253,408,202	7,444,956,326

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses	24,615,024,133	71,086,540,239
Marketing and gallery house expenses	24,615,024,133	64,700,369,046
Consultancy expenses	-	3,692,365,406
Labor cost	-	2,693,805,787
General and administrative expenses	29,074,345,577	43,588,106,278
Labor cost	16,949,464,451	24,150,223,790
External services expenses	5,014,216,403	6,599,442,212
Tools and supplies	1,302,510,554	7,417,044,261
Depreciation and amortization expenses	956,494,895	1,988,615,765
Others	4,851,659,274	3,432,780,250
TOTAL	53,689,369,710	114,674,646,517

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

28. OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of real estate sold	386,735,278,091	300,413,263,583
Expenses for external services	148,356,854,924	366,955,995,363
Labor cost	40,827,565,842	28,637,168,291
Depreciation and amortization (Note 10, 11 and 12)	2,308,525,892	1,988,615,765
Other expenses	6,964,835,191	10,993,896,455
TOTAL	<u>585,193,059,940</u>	<u>708,988,939,457</u>

29. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Other income	2,118,967,460	2,225,821,933
Penalty received	1,844,005,782	2,107,564,471
Others	274,961,678	118,257,462
Other expenses	(6,650,160,634)	(415,403,253)
Penalty paid	(3,972,138,800)	(404,777,900)
Written-off receivables	(1,976,310,249)	-
Others	(701,711,585)	(10,625,353)
NET OTHER (LOSS) PROFIT	<u>(4,531,193,174)</u>	<u>1,810,418,680</u>

30. 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.

30.1 CIT expenses

	VND	
	<i>Current year</i>	<i>Previous year</i>
Current tax expense	3,032,667,909	6,086,923,083
Adjustment for under (over) accrual of tax from prior years	171,901,184	(3,848,308,266)
TOTAL	<u>3,204,569,093</u>	<u>2,238,614,817</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

30. CORPORATE INCOME TAX (continued)

30.1 CIT expenses (continued)

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

	VND	
	Current year	Previous year
Accounting profit before tax	12,370,198,758	27,716,307,330
At CIT rate applicable to the Company	2,474,039,752	5,543,261,466
<i>Adjustments:</i>		
Non-deductible expenses	558,628,157	543,661,617
Adjustments for under (over) accrual from prior years	171,901,184	(3,848,308,266)
CIT expense	3,204,569,093	2,238,614,817

30.2 Current tax

The current tax payable is based on taxable profit for the current year. The taxable profit 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 years 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.

31. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the year were as follows:

				VND	
Related parties	Relationship	Transactions	Current year	Previous year	
AGI & HSR Consultant Joint Stock Company	Associate	Loan receivables	174,250,000,000	-	
		Interest income	4,291,188,548	-	
Hoosiers - VN1 Limited	Major shareholder	Loan	104,604,000,000	-	
		Capital received	45,500,018,200	-	
		Interest expenses	3,034,074,276	-	
An Gia Phu Thinh Investment and Development Corporation	Related party	Brokerage and managment fees	146,284,450,071	-	
		Deposits received	65,000,000,000	-	
		Loan receivables	7,400,000,000	-	
		Capital contribution	750,000,000	-	
		Interest income	91,616,438	-	
Creed Investment – VN1 Limited	Related party	Loan	-	129,846,000,000	
		Interest expenses	6,470,957,488	5,216,225,547	
AGI & ACT Consultant Joint Stock Company	Subsidiary	Loan receivables	102,979,100,000	-	
		Capital contribution	1,499,700,000	-	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

31. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the year were as follows: (continued)

			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	Subsidiary	Purchase of investment properties	18,228,922,573	-
		Loan	18,100,000,000	-
		Interest income	8,523,246,953	2,969,046,817
		Brokerage fee	5,457,825,876	3,058,987,683
		Interest expenses	204,616,666	-
		Loan receivables	-	40,500,000,000
		Sales of goods	-	144,071,944
Mr Nguyen Trung Tin	Member of Board of Directors ("BOD")	Lending	7,909,975,000	4,211,000,000
		Borrowings	-	158,786,700
Mr Nguyen Ba Sang	Chairman	Loan receivables	5,543,057,873	-
		Advance	3,715,454,148	-
		Lending	-	12,320,708,321
CRE & AGI Consultant Joint Stock Company	Subsidiary	Interest income	3,343,320,524	2,497,535,773
		Loan	-	50,000,000,000
		Capital contribution	-	1,500,000
Ms Nguyen Quynh Giang	Member of BOD	Purchase of services	6,931,064,267	-
		Lending	1,000,000,000	38,198,676
		Borrowings	-	1,072,232,000
Phu Hung Investment and Development Corporation	Subsidiary	Sales return	6,898,736,597	-
		Brokerage fee	2,970,202,810	-
		Purchase of fixed assets	2,818,181,818	-
		Rendering of services	-	127,628,957,011
		Lending	-	32,650,000,000
		Payment on behalf	-	3,428,494,035
Nam Hung Real Estate Corporation	Related party	Loan receivables	1,000,000,000	3,896,000,000
Ms Nguyen Mai Giang	Related party	Lending	-	17,007,363,590
		Borrowings	-	942,336,924
Pakland Corporation	Associate	Capital contribution	-	88,125,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables				
An Gia Phu Thinh Investment and Development Corporation	Related party	Rendering of services	3,719,487,402	-
An Gia Phu Thuan Real Estate Investment Company Limited	Subsidiary	Rendering of services	693,871,170	1,743,423,466
Phu Hung Investment and Development Corporation	Subsidiary	Rendering of services	-	1,929,406,989
			4,413,358,572	3,672,830,455
Short-term loan receivables				
AGI & ACT Consultant Joint Stock Company	Subsidiary	Loan receivables	102,979,100,000	-
CRE & AGI Consultant Joint Stock Company	Subsidiary	Loan receivables	61,205,000,000	-
Nam Hung Real Estate Corporation	Related party	Loan receivables	1,000,000,000	-
An Gia Phu Thuan Real Estate Investment Company Limited	Subsidiary	Loan receivables	-	25,500,000,000
			165,184,100,000	25,500,000,000
Long-term loan receivables				
AGI & HSR Consultant Joint Stock Company	Associate	Loan receivables	174,250,000,000	-
CRE & AGI Consultant Joint Stock Company	Subsidiary	Loan receivables	-	61,205,000,000
Mr Nguyen Ba Sang	Chairman	Loan receivables	5,543,057,873	-
Nam Hung Real Estate Corporation	Related party	Loan receivables	3,896,000,000	3,896,000,000
An Gia Phu Thuan Real Estate Investment Company Limited	Subsidiary	Loan receivables	-	44,840,000,000
			183,689,057,873	109,941,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

31. 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>
<i>Other short-term receivables</i>				
CRE & AGI Consultant Joint Stock Company	Subsidiary	Interest income Lending	5,981,390,713 400,000,000	2,638,070,189 -
AGI & HSR Consultant Joint Stock Company	Associate	Interest income	4,291,188,548	-
Mr Nguyen Ba Sang	Chairman	Advance	1,520,615,171	-
Ms Nguyen Mai Giang	Related party	Lending	1,092,360,000	16,092,360,000
Nam Hung Real Estate Corporation	Related party	Interest income	389,600,000	-
Phu Hung Investment and Development Corporation	Affiliate	Receipt on behalf	18,378,000	327,348,580
AGI & ACT Consultant Joint Stock Company	Subsidiary	Lending	10,000,000	-
An Gia Phu Thuan Real Estate Investment Company Limited	Related party	Interest income Receipt on behalf	- -	2,969,046,817 150,000,000
An Gia Tan Phu Investment and Development Corporation	Related party	Lending	-	4,370,426,719
			13,703,532,432	26,547,252,305
<i>Other long-term receivables</i>				
Mr Nguyen Ba Sang	Chairman	Lending	71,000,000,000	72,204,739,409
Mr Nguyen Trung Tin	Member of BOD	Lending	5,904,184,225	1,078,209,225
Ms Nguyen Huong Giang	Member of BOD	Lending	2,700,000,000	1,710,000,000
Ms Ho Thi Nguyet Anh	Member of BOD	Lending	2,000,000,000	2,000,000,000
			81,604,184,225	76,992,948,634
<i>Short-term trade payables</i>				
An Gia Phu Thuan Real Estate Investment Company Limited	Subsidiary	Purchase of investment properties	19,931,476,675	-
Nam Hung Real Estate Corporation	Related party	Purchase of services	2,366,901,008	-
			22,298,377,683	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Relationship	Transactions	VND	
			Ending balance	Beginning balance
Short-term accrued expenses				
Nam Hung Real Estate Corporation	Related party	Purchase of services	8,607,263,152	-
Ms Nguyen Quynh Giang	Member of BOD	Purchase of services	6,931,064,267	-
			15,538,327,419	-
Other short-term payables				
An Gia Phu Thinh Investment and Development Corporation	Related party	Deposits received Receipt on behalf	26,492,779,983 353,985,868	- -
Pakland Corporation	Associate	Borrowings	11,283,911,170	11,283,911,170
Ms Nguyen Mai Giang	Related party	Borrowings	1,228,080,590	942,336,924
Ms Nguyen Quynh Giang	Member of BOD	Borrowings	-	2,019,507,840
Mr Nguyen Trung Tin	Member of BOD	Borrowings	-	158,786,700
			39,358,757,611	14,404,542,634
Short-term loans				
Creed Investment – VN1 Limited	Related party	Current portion	90,960,000,000	-
An Gia Phu Thinh Real Estate Investment Company Limited	Related party	Short-term loan	45,000,000,000	-
An Gia Phu Thuan Investment and Development Corporation	Subsidiary	Short-term loan	12,000,000,000	-
CRE & AGI Consultant Joint Stock Company	Subsidiary	Short-term loan	-	15,000,000,000
			147,960,000,000	15,000,000,000
Long-term loans				
Hoosiers – VN1 Limited	Major shareholder	Long-term loan	104,604,000,000	-
Creed Investment – VN1 Limited	Related party	Long-term loan	38,658,000,000	129,846,000,000
			143,262,000,000	129,846,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

32. COMMITMENTS

Operating lease commitment (lessee)

The Company leases office under operating lease arrangements. The minimum lease commitment as at the balance sheet date under the operating lease agreements are as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	8,153,632,632	2,061,794,160
From 1-5 years	35,363,589,408	-
More than 5 years	282,621,739,026	-
TOTAL	326,138,961,066	2,061,794,160

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	260,433,000	-
From 1-5 years	878,961,375	-
TOTAL	1,139,394,375	-

Capital commitments

At 31 March 2014, the Company had a commitment of VND 2,999,400,000 principally relating capital contribution of subsidiaries.

33. RECLASSIFICATION OF CORRESPONDING FIGURES

Certain corresponding figures on the separate financial statements for the year ended 31 December 2016 have been reclassified to reflect the presentation of the current year's separate financial statements. Details are as follows:

	VND		
	<i>Beginning balance (previously presented)</i>	<i>Reclassification</i>	<i>Beginning balance (reclassified)</i>
SEPARATE BALANCE SHEET			
Short-term advances to suppliers	27,135,944,920	(11,741,421,507)	15,394,523,413
Investments in subsidiaries	-	748,500,000	748,500,000
Investments in associates	748,500,000	(748,500,000)	-
Deferred tax assets	9,561,019,617	(9,561,019,617)	-
Short-term accrued expenses	58,079,035,397	(12,195,966,962)	45,883,068,435
Statutory obligations	13,976,302,694	(9,561,019,617)	4,415,283,077
Long-term provisions	-	454,545,455	454,545,455

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2017

33. RECLASSIFICATION OF CORRESPONDING FIGURES (continued)

	<i>Beginning balance (previously presented)</i>	<i>Reclassification</i>	<i>VND Beginning balance (reclassified)</i>
SEPARATE INCOME STATEMENT			
Current corporate income			
tax expense	11,799,634,434	(9,561,019,617)	2,238,614,817
Deferred tax income	9,561,019,617	(9,561,019,617)	-
SEPARATE CASH FLOW STATEMENTS			
Provisions	-	454,545,455	454,545,455
Decrease in receivables	26,304,555,364	21,302,441,124	47,606,996,488
Increase in payables	80,617,813,021	(21,756,986,579)	58,860,826,442

34. EVENT AFTER THE BALANCE SHEET DATE

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the separate financial statements.



Pham Thi Tra My
Preparer



Le Thi Duoc
Chief Accountant




Nguyen Ba Sang
General Director

26 June 2018