

Vincom Retail Joint Stock Company

Interim separate financial statements

Quarter I 2018



Vincom Retail Joint Stock Company

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Vincom Retail Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vincom Retail Joint Stock Company ("the Company"), previously known as Vincom Retail Company Limited, is established in accordance with the Business Registration Certificate No. 0105850244 issued by the Hanoi Department of Planning and Investment on 11 April 2012. In accordance with the 2nd amended Business Registration Certificate dated 14 May 2013, the Company changed its legal form to a joint stock company and also changed its name to Vincom Retail Joint Stock Company. Subsequently, the Company obtained amended Enterprise Registration Certificates with the latest is the 18th amended Enterprise Registration Certificate being granted on 15 September 2017.

The Company's shares were officially listed on the Ho Chi Minh Stock Exchange (HOSE) on 6 November 2017.

The current principal activities of the Company are to invest in and develop shopping centers for lease and inventory properties for sale.

The Company's head office is located at No. 7, Bang Lang 1 Street, Vinhomes Riverside, Viet Hung ward, Long Bien district, Hanoi, Vietnam.

Vingroup JSC is the Company's ultimate parent company. Vingroup JSC and its subsidiaries are hereby referred as the Group.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Ms. Mai Thu Thuy	Chairwoman	appointed on 9 March 2018
	Member	resigned on 9 March 2018
Ms. Duong Thi Mai Hoa	Chairwoman	resigned on 9 March 2018
Ms. Tran Mai Hoa	Member	
Ms. Nguyen Thi Diu	Member	
Ms. Le Mai Lan	Member	
Mr. Brett Krause	Independent member	
Mr. Timothy J. Daly	Independent member	
Mr. Jeffrey David Perlman	Member	appointed on 9 February 2018
Mr. Phan Thanh Son	Independent member	appointed on 9 February 2018

MANAGEMENT

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

Ms. Tran Mai Hoa	General Director	
Ms. Nguyen Thu Ha	Deputy General Director	resigned on 30 March 2018
Ms. Tran Thu Hien	Deputy General Director	appointed on 30 March 2018
Ms. Pham Ngoc Thoa	Chief Finance Officer	
Ms. Bui Thanh Huong	Human Resource & Training Manager	appointed on 26 February 2018

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms. Do Thi Quynh Trang	Head
Ms. Nguyen Thu Phuong	Member
Ms. Tran Thanh Tam	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and up to the date of this report is Ms. Tran Mai Hoa.

Ms. Pham Ngoc Thoa is authorised by the legal representative of the Company to sign the Company's financial statements in accordance with the Authorisation Letter dated 27 February 2017.

Vincom Retail Joint Stock Company

REPORT OF MANAGEMENT

Management of Vincom Retail Joint Stock Company ("the Company") presents this report and the interim separate financial statements of the Company for Quarter I 2018.

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

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements 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 interim separate financial statements; and
- ▶ prepare the interim 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 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 interim separate financial statements.


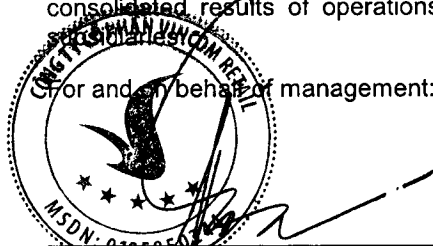
STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the separate financial position of the Company as at 31 March 2018, and the separate results of its operations and its separate cash flows for the three-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim 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. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for Quarter I 2018 ("the interim consolidated financial statement") dated 27 April 2018.

Users of the accompanying interim separate financial statements should read these interim separate financial statements together with the interim consolidated financial statements of the Company and its subsidiaries in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its

For and on behalf of management:



Phạm Ngọc Hoa
Chief Finance Officer

Hanoi, Vietnam

27 April 2018

INTERIM SEPARATE BALANCE SHEET
as at 31 March 2018

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		10,895,424,173,460	10,053,540,030,968
110	I. Cash and cash equivalents	4	916,837,650,830	760,077,481,166
111	1. Cash		146,837,650,830	690,077,481,166
112	2. Cash equivalents		770,000,000,000	70,000,000,000
120	II. Short-term investments		45,668,494,949	45,668,494,949
123	1. Held-to-maturity investments	5	45,668,494,949	45,668,494,949
130	III. Current accounts receivable		4,246,863,580,046	3,639,508,346,765
131	1. Short-term trade receivables	6	233,382,400,076	165,324,148,382
132	2. Short-term advances to suppliers		11,342,445,805	15,816,142,405
135	3. Short-term loan receivables	27	3,608,193,034,608	2,865,900,000,000
136	4. Other short-term receivables	7	415,945,699,557	614,468,055,978
137	5. Provision for doubtful short-term receivables	7	(22,000,000,000)	(22,000,000,000)
140	IV. Inventories	9	255,137,982,190	371,619,052,064
141	1. Inventories		255,137,982,190	371,619,052,064
150	V. Other current assets		5,430,916,465,445	5,236,666,656,024
151	1. Short-term prepaid expenses	10	25,525,560,716	45,951,790,832
152	2. Value-added tax deductible		7,207,368,832	17,714,865,192
155	3. Other current assets	11	5,398,183,535,897	5,173,000,000,000
200	B. NON-CURRENT ASSETS		18,799,510,880,584	20,016,718,730,789
210	I. Long-term receivables		1,750,563,519,896	2,992,896,554,504
215	1. Long-term loan receivables	27	1,750,000,000,000	2,992,293,034,608
216	2. Other long-term receivables		563,519,896	603,519,896
220	II. Fixed assets		31,843,304,902	31,672,450,398
221	1. Tangible fixed assets		2,580,784,362	856,660,498
222	Cost		3,440,704,226	1,566,707,541
223	Accumulated depreciation		(859,919,864)	(710,047,043)
227	2. Intangible fixed assets	12	29,262,520,540	30,815,789,900
228	Cost		40,988,199,187	40,988,199,187
229	Accumulated amortisation		(11,725,678,647)	(10,172,409,287)
230	III. Investment properties	13	2,632,801,395,108	2,658,643,399,049
231	1. Cost		2,827,747,344,750	2,827,323,203,720
232	2. Accumulated depreciation		(194,945,949,642)	(168,679,804,671)
240	IV. Long-term assets in progress		136,415,463,102	89,164,183,334
242	1. Construction in progress	14	136,415,463,102	89,164,183,334
250	V. Long-term investments		13,899,788,928,000	13,899,788,928,000
251	1. Investments in subsidiaries	15	12,199,788,928,000	12,199,788,928,000
255	2. Held-to-maturity investments	5	1,700,000,000,000	1,700,000,000,000
260	VI. Other long-term assets		348,098,269,576	344,553,215,504
261	1. Long-term prepaid expenses	10	21,098,269,576	17,553,215,504
268	2. Other long-term assets	11	327,000,000,000	327,000,000,000
270	TOTAL ASSETS		29,694,935,054,044	30,070,258,761,757

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 March 2018

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		6,434,986,477,347	6,995,102,304,171
310	I. Current liabilities		3,390,839,983,934	3,963,181,483,315
311	1. Short-term trade payables	16.1	92,813,427,795	179,781,305,727
312	2. Short-term advances from customers	16.2	114,839,268,943	306,324,991,530
313	3. Statutory obligations	17	22,518,092,003	59,325,234,845
314	4. Payables to employees		1,055,171,538	4,468,980,765
315	5. Short-term accrued expenses	18	162,384,330,179	140,181,916,822
319	6. Other short-term payables	19	190,961,810,368	468,027,003,851
320	7. Short-term loan and debts	20.1	2,798,804,166,663	2,797,608,333,330
321	8. Short-term provisions		7,463,716,445	7,463,716,445
330	II. Non-current liabilities		3,044,146,493,413	3,031,920,820,856
337	1. Other long-term liabilities	19	47,590,548,932	35,584,709,706
338	2. Long-term loans and debts	20.2	2,996,555,944,481	2,996,336,111,150
400	D. OWNERS' EQUITY		23,259,948,576,697	23,075,156,457,586
410	I. Capital	21	23,259,948,576,697	23,075,156,457,586
411	1. Issued share capital		19,010,787,330,000	19,010,787,330,000
411a	- Shares with voting rights		19,010,787,330,000	19,010,787,330,000
412	2. Share premium		4,324,379,868,907	4,324,379,868,907
421	3. Accumulated losses		(75,218,622,210)	(260,010,741,321)
421a	- Accumulated losses by the end of prior year		(260,010,741,321)	(702,516,205,695)
421b	- Undistributed earnings of current period		184,792,119,111	442,505,464,374
440	TOTAL LIABILITIES AND OWNERS' EQUITY		29,694,935,054,044	30,070,258,761,757

Nguyen Thanh Huyen
Preparer

Bui Tien Luc
Chief Accountant

Phan Minh Thoa
Chief Finance Officer



27 April 2018

INTERIM SEPARATE INCOME STATEMENT
Quarter I 2018

Currency: VND

Code	ITEMS	Notes	Current period	Previous period
01	1. Revenue from sale of goods and rendering of services	22.1	454,765,333,456	239,160,289,789
02	2. Deductions	22.1	-	-
10	3. Net revenue from sale of goods and rendering of services	22.1	454,765,333,456	239,160,289,789
11	4. Cost of goods sold and services rendered	23	(303,637,597,087)	(143,085,286,945)
20	5. Gross profit from sale of goods and rendering of services		151,127,736,369	96,075,002,844
21	6. Finance income	22.2	244,768,374,167	359,854,110,369
22	7. Finance expenses	24	(130,159,421,334)	(94,916,934,072)
23	<i>In which: Interest expenses</i>		(128,743,754,670)	(93,606,055,062)
25	8. Selling expenses	25	(23,713,816,400)	(11,475,303,236)
26	9. General and administrative expenses	25	(8,518,775,369)	(4,955,503,902)
30	10. Operating profit		233,504,097,433	344,581,372,003
31	11. Other income		316,768,696	616,326,197
32	12. Other expenses		(2,785,152,990)	(2,100,003)
40	13. Other profit/(loss)		(2,468,384,294)	614,226,194
50	14. Accounting profit before tax		231,035,713,139	345,195,598,197
51	15. Current corporate income tax expenses	26	(46,243,594,028)	(13,569,360,391)
60	16. Net profit after tax		184,792,119,111	331,626,237,806

Nguyen Thanh Huyen
Preparer

Bui Tien Luc
Chief Accountant



27 April 2018

INTERIM SEPARATE CASH FLOW STATEMENT
Quarter I 2018

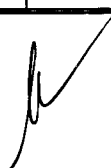
Currency: VND


Code	ITEMS	Current period	Previous period
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	Profit before tax	231,035,713,139	345,195,598,197
	<i>Adjustments for:</i>		
02	Depreciation of fixed assets and investment properties and amortisation of intangible fixed assets	27,969,287,152	17,804,126,697
05	Profits from investing activities	(244,768,374,167)	(359,854,110,369)
06	Interest expenses and bond issue costs	130,159,421,334	94,875,166,219
08	Operating profit before changes in working capital	144,396,047,458	98,020,780,744
09	Changes in receivables	234,252,677,973	92,028,023,727
10	Changes in inventories	116,481,069,874	48,322,812,598
11	Changes in payables (other than interests, corporate income tax)	(565,819,421,673)	(32,621,904,032)
12	Changes in prepaid expenses	16,881,176,044	(3,645,551,333)
14	Interests paid	(122,175,000,000)	-
15	Corporate income tax paid	(55,419,848,876)	(19,409,059,929)
20	Net cash flows (used in)/from operating activities	(231,403,299,200)	182,695,101,775
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	Purchase, construction of fixed assets and other long-term assets	(38,140,292,520)	(82,573,544,797)
23	Loans to other entities and payments for purchase of debt instruments of other entities	(50,000,000,000)	(2,300,000,000,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities	324,816,464,103	2,343,761,177,431
27	Interests and dividends received	151,487,297,281	523,325,571,610
30	Net cash flows from investing activities	388,163,468,864	484,513,204,244

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
Quarter I 2018

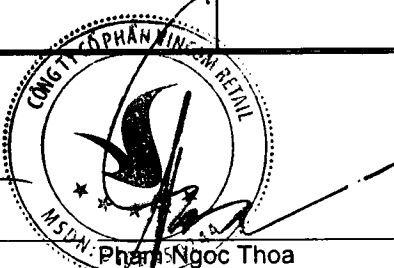
Currency: VND

Code	ITEMS	Current period	Previous period
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
33	Drawdown of borrowings and bonds	-	3,000,000,000,000
34	Repayment of borrowings and bonds	-	(1,063,170,400,000)
40	Net cash flows from financing activities	-	1,936,829,600,000
50	Net increase in cash and cash equivalents for the period	156,760,169,664	2,604,037,906,019
60	Cash and cash equivalents at the beginning of the period	760,077,481,166	1,210,553,997,781
70	Cash and cash equivalents at the end of the period	916,837,650,830	3,814,591,903,800


Nguyen Thanh Huyen
Preparer


Bui Tien Luc
Chief Accountant




Phan Ngoc Thoa
Chief Finance Officer

27 April 2018

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**1. CORPORATE INFORMATION**

Vincom Retail Joint Stock Company ("the Company"), previously known as Vincom Retail Company Limited, is established in accordance with the Business Registration Certificate No. 0105850244 issued by the Hanoi Department of Planning and Investment on 11 April 2012. In accordance with the 2nd amended Business Registration Certificate dated 14 May 2013, the Company changed its legal form to a joint stock company and also changed its name to Vincom Retail Joint Stock Company. Subsequently, the Company obtained amended Enterprise Registration Certificates with the latest is the 18th amended Enterprise Registration Certificate being granted on 15 September 2017.

The Company's shares were officially listed on Ho Chi Minh Stock Exchange (HOSE) since 6 November 2017.

The current principal activities of the Company are to invest in and develop shopping centers for lease and inventory properties for sale.

The Company's normal course of business cycle of real estate business starts at the time of application for investment certificate, commencement of site clearance, construction, and ends at the time of completion, thus, the normal course of real estate business is from 12 months to 36 months. The Company's normal course of business cycle of other business activities is 12 months.

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside, Viet Hung ward, Long Bien district, Hanoi, Vietnam.

The number of the Company's employees as at 31 March 2018 is 1,435 (31 December 2017: 115).

Vingroup JSC is the Company's ultimate parent company. Vingroup JSC and its subsidiaries are hereby referred as the Group.

Corporate structure

The Company has 3 subsidiaries as at 31 March 2018, as follows:

<u>No.</u>	<u>Name</u>	<u>Voting right (%)</u>	<u>Equity interest (%)</u>	<u>Registered office's address</u>	<u>Principal activities</u>
1	North Vincom Retail LLC	100.00	100.00	No. 72A, Nguyen Trai street, Thuong Dinh ward, Thanh Xuan district, Hanoi	Leasing and trading real estate property
2	South Vincom Retail LLC	100.00	100.00	No. 72, Le Thanh Ton street and No. 45A Ly Tu Trong street, Ben Nghe ward, District 1, Ho Chi Minh city	Leasing and trading real estate property
3	Suoi Hoa Urban Development and Investment JSC	97.83	97.83	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province	Investing, developing and trading real estate property

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**2. BASIS OF PREPARATION****2.1 Purpose of preparing the interim separate financial statements**

The Company has subsidiaries as disclosed in Note 1 and Note 15. The Company prepared these interim 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. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for Quarter I 2018 ("the interim consolidated financial statements") dated 27 April 2018.

Users of the accompanying interim separate financial statements should read these interim separate financial statements together with the interim consolidated financial statements of the Company and its subsidiaries in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiaries.

2.2 Accounting standards and system

The interim separate financial statements of the Company, which are 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 interim 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.

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 interim separate financial statements starts on 1 January and ends on 31 December.

2.5 Accounting currency

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash in banks, cash in transit 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*

Properties being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory properties and is measured at the lower of cost incurred in bringing the inventories to their present location and condition, and net realisable value.

Cost includes:

- ▶ Freehold, leasehold rights for land and land development costs;
- ▶ Construction costs payable to contractors; and
- ▶ Borrowing costs, consultancy and design costs, costs of site preparation, professional fees for legal services, properties 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 reporting date and discounted for the time value of money if material, less estimated costs to completion and the estimated costs of sale.

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

3.3 Receivables

Receivables are presented in the interim 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.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Rentals under operating leases are charged to the separate income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the separate balance sheet.

Lease income is recognised in the separate income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed assets comprises of 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 interim 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 interim separate income statement.

3.7 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:

Office equipment	3 - 5 years
Computer software	3 - 8 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Investment properties (continued)*

Land use rights presented as investment properties include definite land use rights granted to the Company for the development of its investment properties, and this land use rights are depreciated during authorised period.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights with definite terms	46 - 47 years
Buildings and structures	5 - 50 years
Machinery, equipment	5 - 25 years

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 interim 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 properties to owner-occupied properties or inventories does not change the cost or the carrying value of the properties for subsequent accounting at the date of change in use.

3.9 *Borrowing costs*

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

Borrowing costs are recorded as expense during the period in which they are incurred, except to the borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes 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.

3.10 *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.

Long-term prepaid expenses include long-term prepaid land rental in accordance with Circular No. 45/2013/TT-BTC and other long-term prepaid expenses that bring future economic benefits for more than one year period.

3.11 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are accounted for under the cost method of accounting in the interim separate balance sheet.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.11 Investments (continued)***Investments in other entities*

The Company has made capital contribution under business cooperation contracts for shopping malls in which the Company has the right to control, manage and operate the shopping malls when these malls are ready for commercial operations, and to share a portion of profit before tax from the operations of the shopping malls to the counterparties (who are the developers of real estate projects comprising the mall components). In this case, the capital contribution by the Company is recognised as the investment in other entities in the interim separate balance sheet at the date when these shopping malls are handed over to the Company for commercial operations until such time as all legal procedures to transfer the malls are completed.

Provision for diminution in value of investments in capital of other entities

Provision is made for any diminution in value of the investments in capital of other entities 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 interim separate income statement.

Held-to-maturity investments

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

3.12 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.

Payables to contractors are recorded based on interim work certificates between two parties, regardless of whether or not billed to the Company.

3.13 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. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Expenses relating to provisions are recognised in the interim separate income statement.

Provision for warranty expenses for apartments and shop-houses

The Company estimates this warranty provision based on revenue and currently available information about repairing expenses of apartments and shop-houses sold in the past.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.14 Foreign currency transactions**

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

- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Capital contributions or capital received are recorded at the buying exchange rates of the commercial banks designated for capital contribution.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the interim separate 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 period and arising from the revaluation of monetary accounts denominated in foreign currency at period-end are taken to the interim separate income statement.

3.15 Advances from customers

Payments received from customers as deposits for the purchase of residential properties in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the interim separate balance sheet.

3.16 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.

3.17 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.

Revenue from sale of inventory properties

Revenue from sale of inventory properties is recognised when the significant risks and rewards of ownership of the properties have passed to the buyer.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.17 Revenue recognition (continued)***Revenue from sale of inventory properties (continued)*

Revenue from sale of inventory properties also includes long-term lease of real estate properties qualified for recognition of outright sales. If the lease-term is greater than 90% of the asset's useful life, the Company will recognise the revenue for the entire prepaid lease payment if all of the following conditions are met:

- ▶ Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid lease payments under any circumstances;
- ▶ The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- ▶ Almost all risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- ▶ Lessor must estimate the full cost of leasing activity.

Revenue from leasing of investment properties

Rental income arising from operating lease of properties is recognised in the interim separate income statement on a straight line basis over the lease terms.

Rendering of services

Revenue from rendering of services is recorded when the services are rendered.

Gains from securities trading, capital transfer

Gains from securities and capital transfer are determined as the excess of selling prices against the cost of investments sold. Such gains are recognised on the date of completion.

Interests

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

Dividends

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

3.18 Taxation*Current income tax*

Current income tax assets and liabilities for the current and prior periods 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 interim separate balance sheet date.

Current income tax is charged or credited to the interim 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 set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.18 Taxation (continued)***Deferred tax*

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

Deferred tax liabilities are recognised for all taxable temporary differences, except for:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred 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 tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at the interim separate 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 interim separate balance sheet date.

Deferred tax is charged or credited to the interim 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 off-set 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.19 Related parties**

Parties are considered to be related parties of the group 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 group 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

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash in banks	146,837,352,598	690,049,443,164
Cash in transit	298,232	28,038,002
Cash equivalents	770,000,000,000	70,000,000,000
TOTAL	<u>916,837,650,830</u>	<u>760,077,481,166</u>

Ending balance of cash equivalents comprise bank deposits in VND with original maturity terms ranging from 1 to 3 months and earning interests at the rates ranging from 5% to 5.5% per annum (31 December 2017: bank deposits in VND with original maturity term of 3 months and earning interests at the rates of 5.5% per annum).

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term held-to-maturity investments (i)	45,668,494,949	45,668,494,949
Long-term held-to-maturity investments (ii)	1,700,000,000,000	1,700,000,000,000
TOTAL	<u>1,745,668,494,949</u>	<u>1,745,668,494,949</u>

- (i) Ending balance of short-term held-to-maturity investments represents short-term bank deposits in VND with original terms of 6 months and earning interests at the rate of 6.4% per annum (31 December 2017: short-term bank deposits in VND with original terms of 6 months and earning interests at the rate of 6.4% per annum).

This is maintenance fund of the handed over apartments of Vinhomes Nguyen Chi Thanh project. This fund will be transferred to the building management boards.

- (ii) Ending balance of long-term held-to-maturity investments comprises long-term bank deposits at Vietnam Technological and Commercial Joint Stock Bank with original terms of 36 months and earning interest at the rate of 7.1% per annum (31 December 2017: original terms of 36 months and earning interest at the rate of 7.1% per annum).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

6. SHORT-TERM TRADE RECEIVABLES

	Currency: VND	
	<u>Ending balance</u>	<u>Beginning balance</u>
Receivables from disposal of investments (i)	100,000,000,000	100,000,000,000
Receivables from rendering management services	67,140,368,203	33,097,839,916
Receivables from sale of inventory properties	28,639,051,640	16,015,272,191
Receivables from leasing activities and rendering related services	37,602,980,233	16,211,036,275
TOTAL	<u>233,382,400,076</u>	<u>165,324,148,382</u>
<i>In which:</i>		
Trade receivables from customers	147,606,552,045	125,049,682,658
Trade receivables from related parties (Note 27)	85,775,848,031	40,274,465,724

Details of receivables which account for more than 10% of total balance:

Receivable from rendering services to South Vincom Retail LLC	33,314,372,467	25,570,511,427
Receivable from rendering services to North Vincom Retail LLC	22,340,995,709	9,694,502,131
Receivable from disposal of an investment to a corporate counterparty (i)	100,000,000,000	100,000,000,000

(i) This balance has been subsequently collected in April 2018.

7. OTHER SHORT-TERM RECEIVABLES

	Currency: VND	
	<u>Ending balance</u>	<u>Beginning balance</u>
Interests on bank deposits, deposits and loans	367,672,719,641	274,391,642,755
Receivable for payment on behalf (i)	4,739,919,392	301,519,809,693
Others	43,533,060,524	38,556,603,530
TOTAL	<u>415,945,699,557</u>	<u>614,468,055,978</u>
<i>In which:</i>		
Other receivables	99,785,139,413	345,455,608,768
Other receivables from related parties (Note 27)	316,160,560,144	269,012,447,210
Provision for doubtful short-term receivables	(22,000,000,000)	(22,000,000,000)

(i) Beginning balance mainly comprises of payments on behalf amounting to VND 285.7 billion relating to the Company's initial public offering. These amounts were collected in Quarter I 2018.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**8. BAD DEBTS**

Bad debts of the Company comprise interests on deposits receivable, details as below:

Currency: VND

Debtor	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
BSC Vietnam JSC	28,052,522,215	6,052,522,215	28,052,522,215	6,052,522,215
TOTAL	28,052,522,215	6,052,522,215	28,052,522,215	6,052,522,215

9. INVENTORIES

Currency: VND

	Ending balance	Beginning balance
Materials	1,594,579,553	-
Completed inventory properties	24,445,275,898	28,281,038,572
Inventory properties under construction (i)	229,098,126,739	343,338,013,492
TOTAL	255,137,982,190	371,619,052,064

(i) The balance mainly comprises of construction and development costs of shop-houses for sale which are parts of the Company's real estate projects.

10. PREPAID EXPENSES

Currency: VND

	Ending balance	Beginning balance
Short-term:		
Selling expenses related to sale of inventory properties not yet handed over	5,891,547,135	21,144,833,151
Project investment costs	14,920,047,016	13,907,685,928
Others	4,713,966,565	10,899,271,753
TOTAL	25,525,560,716	45,951,790,832
Long-term:		
Prepaid land rental	15,700,542,052	13,758,356,533
Tools and supplies	2,875,356,393	919,114,221
Others	2,522,371,131	2,875,744,750
TOTAL	21,098,269,576	17,553,215,504

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

11. OTHER ASSETS

	<i>Currency: VND</i>	
	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term:		
Deposits to related parties for investment purposes (Note 27) (i)	5,398,183,535,897	5,173,000,000,000
TOTAL	<u>5,398,183,535,897</u>	<u>5,173,000,000,000</u>
Long-term:		
Deposits to related parties for investment purposes (Note 27) (i)	327,000,000,000	327,000,000,000
TOTAL	<u>327,000,000,000</u>	<u>327,000,000,000</u>

- (i) Ending balance are deposits to Vingroup JSC and some companies within the Group (hereby referred to as "the counterparties") for the investment and operations of shopping mall component of a number of real estate projects under business cooperation contracts. These deposits require no collaterals. In accordance with these contracts, the counterparties have committed to transferring shopping mall component, or to granting the Company with right to purchase the shopping malls, at the price sufficient to cover all relevant capital expenditures incurred. In case the counterparties have not completed all procedures to hand over the shopping malls to the Company when the assets are completed and ready for commercial operations, two parties will sign business cooperation contracts, giving the Company the right to control, manage and operate the shopping malls, and a portion of profit before tax from the operations of the shopping malls will be shared to the counterparties.

12. INTANGIBLE FIXED ASSETS

	<i>Currency: VND</i>	
	<u>Computer software</u>	
Cost:		
Beginning balance		40,988,199,187
- Newly purchased		-
Ending balance		40,988,199,187
Accumulated amortisation:		
Beginning balance		10,172,409,287
- Amortisation for the period		1,553,269,360
Ending balance		11,725,678,647
Net carrying amount:		
Beginning balance		<u>30,815,789,900</u>
Ending balance		<u>29,262,520,540</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

13. INVESTMENT PROPERTIES

Currency: VND

	<i>Definite land use rights</i>	<i>Building and structures</i>	<i>Machineries and equipment</i>	<i>Total</i>
Cost:				
Beginning balance	191,249,096,106	2,200,053,541,286	436,020,566,328	2,827,323,203,720
Increase due to finalisation of construction	-	424,141,030	-	424,141,030
Ending balance	191,249,096,106	2,200,477,682,316	436,020,566,328	2,827,747,344,750
Accumulated depreciation:				
Beginning balance	8,360,701,841	103,887,058,757	56,432,044,073	168,679,804,671
Depreciation for the period	1,020,203,837	16,646,117,522	8,599,823,612	26,266,144,971
Ending balance	9,380,905,678	120,533,176,279	65,031,867,685	194,945,949,642
Net carrying amount:				
Beginning balance	<u>182,888,394,265</u>	<u>2,096,166,482,529</u>	<u>379,588,522,255</u>	<u>2,658,643,399,049</u>
Ending balance	<u>181,868,190,428</u>	<u>2,079,944,506,037</u>	<u>370,988,698,643</u>	<u>2,632,801,395,108</u>

Investment properties mainly include the shopping malls of the Company.

Revenue and operating expenses related to investment properties are disclosed in Note 22.3.

14. CONSTRUCTION IN PROGRESS

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Vincom Plaza Long An	122,627,261,937	79,336,902,897
Other projects	13,788,201,165	9,827,280,437
TOTAL	<u>136,415,463,102</u>	<u>89,164,183,334</u>

Vincom Retail Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

15. INVESTMENTS IN SUBSIDIARIES

Currency: VND

No.	Company	Ending balance			Beginning balance		
		Number of shares	Carrying value (VND)	Ownership (%)	Number of shares	Carrying value (VND)	Ownership (%)
1	North Vincom Retail LLC	(*)	5,858,780,000,000	100.00	(*)	5,858,780,000,000	100.00
2	South Vincom Retail LLC	(*)	5,779,000,000,000	100.00	(*)	5,779,000,000,000	100.00
3	Suoi Hoa Urban Development and Investment JSC	34,240,000	562,008,928,000	97.83	34,240,000	562,008,928,000	97.83
TOTAL			<u>12,199,788,928,000</u>			<u>12,199,788,928,000</u>	

(*) These are limited liability companies, hence there is no share issued.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade payables to suppliers	33,475,276,497	38,905,608,634
Trade payables to related parties (Note 27)	59,338,151,298	140,875,697,093
TOTAL	<u>92,813,427,795</u>	<u>179,781,305,727</u>

Details of trade payables which account for more than 10% of total balance:

<i>Payables to Vincom Construction and Consultant LLC</i>	24,066,710,975	59,225,009,128
<i>Payables to Vingroup JSC</i>	13,807,405,798	57,523,501,967
<i>Payables to Hung Long Phat Investment and Construction JSC</i>	9,742,202,902	6,778,678,931

16.2 Short-term advances from customers

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Downpayment from customers under sale and purchase of real estate agreements	101,236,108,825	286,634,067,742
Others	13,603,160,118	19,690,923,788
TOTAL	<u>114,839,268,943</u>	<u>306,324,991,530</u>

In which:

<i>Advances from other parties</i>	114,839,268,943	288,936,713,881
<i>Advances from related parties (Note 27)</i>	-	17,388,277,649

17. STATUTORY OBLIGATIONS

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables		
Value added tax	-	119,485,553
Corporate income tax	21,178,448,748	32,211,985,667
Personal income tax	1,311,223,480	1,482,584,192
Others	28,419,775	25,511,179,433
TOTAL	<u>22,518,092,003</u>	<u>59,325,234,845</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**18. SHORT-TERM ACCRUED EXPENSES**

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Accrued loans and bond interests	99,424,519,508	89,444,237,641
Accrued construction costs	45,864,565,832	11,827,655,144
Accrued commission and brokerage fee	2,420,331,905	20,307,751,026
Others	14,674,912,934	18,602,273,011
TOTAL	<u>162,384,330,179</u>	<u>140,181,916,822</u>
<i>In which:</i>		
Accrued expenses due to others	162,384,330,179	140,072,581,222
Accrued expenses due to related parties (Note 27)	-	109,335,600

19. OTHER PAYABLES

Currency: VND

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term:		
Consulting, brokerage and underwriting fee for initial public offering	-	261,545,549,247
Deposits received under deposit and loan contracts	39,602,964,185	76,470,528,859
Centralised cash management in master account payable to subsidiaries	67,702,966,099	60,449,618,722
Maintenance fund	46,838,895,112	46,915,455,112
Deposits from tenants to be refunded within the next 12 months	12,817,382,589	15,881,361,879
Other payables	23,999,602,383	6,764,490,032
TOTAL	<u>190,961,810,368</u>	<u>468,027,003,851</u>
<i>In which:</i>		
Other payables	122,325,475,175	404,614,809,449
Other payables to related parties (Note 27)	68,636,335,193	63,412,194,402
Long-term:		
Deposits from tenants	60,407,931,521	51,466,071,585
Less: Deposits from tenants to be refunded within the next 12 months (Presented in Short-term)	(12,817,382,589)	(15,881,361,879)
TOTAL	<u>47,590,548,932</u>	<u>35,584,709,706</u>
<i>In which:</i>		
Other payables	44,808,349,535	32,431,834,093
Other payables to related parties (Note 27)	2,782,199,397	3,152,875,613

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**20. LOANS AND DEBTS****20.1 Short-term loans and debts**

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Carrying value</i>	<i>Payable amount</i>	<i>Carrying value</i>	<i>Payable amount</i>
Corporate bonds (i)	2,798,804,166,663	2,798,804,166,663	2,797,608,333,330	2,797,608,333,330
TOTAL	2,798,804,166,663	2,798,804,166,663	2,797,608,333,330	2,797,608,333,330

(i) These bonds have par value of VND2,800 billion which comprise of 2,800 bonds and were arranged on 18 June 2015 by Vietnam Bank for Industry and Trade Securities Joint Stock Company, with duration of 3 years. Interest rate applied for the first period is 9% per annum, and for the subsequent periods is determined by 12-month interest paid-in-arrears VND saving rates which are listed by 4 reference banks comprising Agribank, Vietinbank, BIDV and Vietcombank in each determined interest day plus (+) 3%. The bond balance is presented net of issue costs.

These bonds are secured by assets attached to land which are the shopping mall of Vincom Plaza Long Bien project (including parking area) located in Vinhomes Riverside, Viet Hung ward, Long Bien district, Hanoi and a part of the shopping mall (including a part of parking area) in Tower A & B at No. 191 Ba Trieu Street, and Tower C of Vincom Center Ba Trieu project at No. 114, Mai Hac De street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi. These assets are owned by North Vincom Retail LLC, a subsidiary.

20.2 Long term loans and debts

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Carrying value</i>	<i>Payable amount</i>	<i>Carrying value</i>	<i>Payable amount</i>
Corporate bonds (i)	2,996,555,944,481	2,996,555,944,481	2,996,336,111,150	2,996,336,111,150
TOTAL	2,996,555,944,481	2,996,555,944,481	2,996,336,111,150	2,996,336,111,150

(i) These bonds have par value of VND 3,000 billion comprising of 3,000 bonds with duration of 5 years and were arranged for issuance on 8 March 2017 by Vietnam Bank for Industry and Trade Securities Joint Stock Company. Interest rate applied for the first period is 8.1% per annum, and for the subsequent periods is floating and adjusted once per six months which is determined by 12-month interest paid-in-arrears VND saving rates listed by Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi Branch in each determined interest date plus (+) 3%. The balance is presented net of bond issue costs.

These bonds are secured by land use rights and assets attached to land of Vincom Mega Mall Thao Dien and Vincom Plaza Ngo Quyen – Da Nang and assets attached to land of Vincom Center Pham Ngoc Thach, Vincom Plaza Thu Duc, and Vincom Plaza Ha Long. These shopping malls are owned by North Vincom Retail LLC and South Vincom Retail LLC, two subsidiaries.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
 Quarter I 2018

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

Currency: VND

	<i>Shares with voting right</i>	<i>Preference shares</i>	<i>Share premium</i>	<i>Accumulated losses</i>	<i>Total</i>
For the 3-month period ended 31 March 2017					
Beginning balance	15,166,399,400,000	5,925,325,550,000	1,788,492,262,669	(702,516,205,695)	22,177,701,006,974
- Net profit for the period	-	-	-	331,626,237,806	331,626,237,806
Ending balance	<u>15,166,399,400,000</u>	<u>5,925,325,550,000</u>	<u>1,788,492,262,669</u>	<u>(370,889,967,889)</u>	<u>22,509,327,244,780</u>
For the 3-month period ended 31 March 2018					
Beginning balance	19,010,787,330,000	-	4,324,379,868,907	(260,010,741,321)	23,075,156,457,586
- Net profit for the period	-	-	-	184,792,119,111	184,792,119,111
Ending balance	<u>19,010,787,330,000</u>	<u>-</u>	<u>4,324,379,868,907</u>	<u>(75,218,622,210)</u>	<u>23,259,948,576,697</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

21. OWNERS' EQUITY (continued)

21.2 Shares

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Quantity</i>	<i>Amount VND</i>	<i>Quantity</i>	<i>Amount VND</i>
Registered and issued shares				
Ordinary shares	1,901,078,733	19,010,787,330,000	1,901,078,733	19,010,787,330,000
Preference shares	-	-	-	-
Total	1,901,078,733	19,010,787,330,000	1,901,078,733	19,010,787,330,000
Outstanding shares				
Ordinary shares	1,901,078,733	19,010,787,330,000	1,901,078,733	19,010,787,330,000
Preference shares	-	-	-	-
Total	1,901,078,733	19,010,787,330,000	1,901,078,733	19,010,787,330,000

Par value of each outstanding share is VND10,000 per share (31 December 2017: 10,000VND per share).

22. REVENUE

22.1 Revenue from sale of goods and rendering of services

	<i>Currency: VND</i>	
	<i>Current period</i>	<i>Previous period</i>
Gross revenue	454,765,333,456	239,160,289,789
In which:		
Sale of inventory properties	278,552,347,325	113,284,203,680
Leasing activities and rendering of related services	95,167,740,396	70,875,233,241
Rendering management services	81,045,245,735	55,000,852,868
Deduction	-	-
Net revenue	454,765,333,456	239,160,289,789
In which:		
Revenue from sale to others	335,345,343,506	174,356,395,087
Revenue from sale to related parties	119,419,989,950	64,803,894,702

22.2 Finance income

	<i>Currency: VND</i>	
	<i>Current period</i>	<i>Previous period</i>
Interest income from bank deposits, loans and deposits	244,768,374,167	359,854,110,369
TOTAL	244,768,374,167	359,854,110,369

22.3 Revenue and cost related to investment properties

	<i>Currency: VND</i>	
	<i>Current period</i>	<i>Previous period</i>
Revenue from leasing of investment properties and rendering of related services (Note 22.1)	95,167,740,396	70,875,233,241
Direct operating costs related to investment properties generating income in the year (Note 23)	54,075,281,749	30,023,963,039

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**23. COST OF GOODS SOLD AND SERVICES RENDERED**

Currency: VND

	<u>Current period</u>	<u>Previous period</u>
Cost of inventory properties sold	180,296,249,037	61,876,319,730
Cost of leasing activities and rendering of related services	54,075,281,749	30,023,963,039
Cost of rendering management services	69,266,066,301	51,185,004,176
TOTAL	<u>303,637,597,087</u>	<u>143,085,286,945</u>

24. FINANCE EXPENSES

Currency: VND

	<u>Current period</u>	<u>Previous period</u>
Interests on loans and bond	128,743,754,670	93,606,055,062
Amortisation of bond issue costs	1,415,666,664	1,269,111,157
Others	-	41,767,853
TOTAL	<u>130,159,421,334</u>	<u>94,916,934,072</u>

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND

	<u>Current period</u>	<u>Previous period</u>
Selling expenses	23,713,816,400	11,475,303,236
Consulting, commission and brokerage fees	21,861,689,888	9,362,328,679
Brand and marketing fee	901,320,938	1,262,451,288
Others	950,805,574	850,523,269
General and administrative expenses	8,518,775,369	4,955,503,902
Management services fee	8,517,775,369	4,955,481,668
Others	1,000,000	22,234
TOTAL	<u>32,232,591,769</u>	<u>16,430,807,138</u>

26. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") applicable to the Company for the three-month period ended 31 March 2018 is 20% on taxable profits (for the three-month period ended 31 March 2017: 20%).

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

Currency: VND

	<u>Current period</u>	<u>Previous period</u>
Current tax expenses	46,243,594,028	13,569,360,391
Adjustment for under accrual of CIT from previous period	-	-
TOTAL	<u>46,243,594,028</u>	<u>13,569,360,391</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the period:

Sale and purchase of assets and services:

For the three-month period ended 31 March 2018:

<i>Related parties</i>	<i>Relationship</i>	<i>Receivables from leasing and rendering of related services</i>	<i>Receipt of leasing and rendering of related services</i>	<i>Payables for purchase of goods and services</i>	<i>Currency: VND Payment for purchase of goods and services</i>
Vingroup JSC	Parent company			(47,909,550,681)	91,625,646,850
North Vincom Retail LLC	Subsidiary	45,156,833,444	(13,622,933,510)		
South Vincom Retail LLC	Subsidiary	46,373,931,438	(46,550,584,985)		
Vincom Construction and Consultant LLC	Under common control				19,640,128,383
Vincommerce General Commerce Services JSC	Under common control	12,020,197,188	(10,282,933,311)		
Vinhomes JSC	Under common control	11,676,424,620	(1,847,049,632)	(9,212,614,424)	1,621,636,778

For the three-month period ended 31 March 2017:

<i>Related parties</i>	<i>Relationship</i>	<i>Receivables from leasing and rendering of related services</i>	<i>Receipt of leasing and rendering of related services</i>	<i>Payables for purchase of goods and services</i>	<i>Currency: VND Payment for purchase of goods and services</i>
Vingroup JSC	Parent company			(19,307,756,749)	17,599,568,689
North Vincom Retail LLC	Subsidiary	24,758,391,481	(15,585,812,127)		
South Vincom Retail LLC	Subsidiary	19,401,566,379	(20,989,022,256)		
Vincom Construction and Consultant LLC	Under common control				92,306,292,780

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period (continued):

Disposal of investment and other investments:

For the three-month period ended 31 March 2018:

		Currency: VND			
<i>Related parties</i>	<i>Relationship</i>	<i>Deposit for investment purpose</i>	<i>Receivables from disposal of investment</i>	<i>Cash inflow from subsidiaries to Master account</i>	<i>Cash outflow from Master account to subsidiaries</i>
Vingroup JSC	Parent company	225,183,535,897			
North Vincom Retail LLC	Subsidiary			43,008,934,747	(59,950,739,149)
South Vincom Retail LLC	Subsidiary			487,346,565,217	(463,151,413,438)

For the three-month period ended 31 March 2017:

		Currency: VND			
<i>Related parties</i>	<i>Relationship</i>	<i>Deposit for investment purpose</i>	<i>Receivables from disposal of investment</i>	<i>Cash inflow from subsidiaries to Master account</i>	<i>Cash outflow from Master account to subsidiaries</i>
North Vincom Retail LLC	Subsidiary			92,724,233,341	(101,551,731,248)
South Vincom Retail LLC	Subsidiary		1,846,424,894,000	1,292,276,413,357	(1,224,841,422,381)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
 Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period (continued):

Lending transactions:

For the three-month period ended 31 March 2018:

<i>Currency: VND</i>					
<i>Related parties</i>	<i>Relationship</i>	<i>Lending</i>	<i>Collection of loan principal</i>	<i>Interests receivable</i>	<i>Interests received</i>
Vingroup JSC	Parent company			103,418,985,108	
North Vincom Retail LLC	Subsidiary		(550,000,000,000)	33,201,001,099	(30,809,548,271)
South Vincom Retail LLC	Subsidiary	50,000,000,000		32,501,253,203	(121,712,276,853)

For the three-month period ended 31 March 2017:

<i>Currency: VND</i>					
<i>Related parties</i>	<i>Relationship</i>	<i>Lending</i>	<i>Collection of loan principal</i>	<i>Interests receivable</i>	<i>Interests received</i>
Vingroup JSC	Parent company			84,942,000,000	
South Vincom Retail LLC	Subsidiary	500,000,000,000	(830,761,177,431)	148,984,001,268	(137,438,351,240)
North Vincom Retail LLC	Subsidiary	1,800,000,000,000		87,314,799,385	(75,391,049,385)
An Phong Investment JSC	Subsidiary (before being merged)		(13,000,000,000)	4,369,361,111	(4,071,670,833)
Suoi Hoa Urban Development and Investment JSC	Subsidiary				(8,535,022,222)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties are as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Currency: VND</i> <i>Beginning balance</i>
Short-term trade receivable (Note 6)				
South Vincom Retail LLC	Subsidiary	Receivables from rendering of services	32,486,466,158	25,570,511,427
North Vincom Retail LLC	Subsidiary	Receivables from rendering of services	31,395,272,890	9,694,502,131
Vinhomes JSC	Under common control	Receivables from rendering of services	12,844,067,081	-
Other companies in the Group		Other receivables	9,050,041,902	5,009,452,166
			85,775,848,031	40,274,465,724
Other short-term receivables (Note 7)				
Vingroup JSC	Parent company	Interests receivable from loans and deposits	218,492,420,385	111,751,978,123
		Other receivables	100,028,187	97,528,187
South Vincom Retail LLC	Subsidiary	Interests receivable from loans	11,668,505,944	100,879,529,594
		Other receivables	1,280,132,000	535,748,934
Vincom Construction and Consultant LLC	Under common control	Other receivables	2,268,658,160	16,358,493,267
North Vincom Retail LLC	Subsidiary	Interests receivable from loans	15,692,043,945	13,300,591,117
		Other receivables	5,192,784,481	7,251,382,860
Vinhomes JSC	Under common control	Interests receivable from deposits	47,038,537,671	-
		Other receivables	123,515,861	-
Other companies in the Group		Other receivables	14,303,933,510	18,837,195,128
			316,160,560,144	269,012,447,210
Other current assets (Note 11)				
Vingroup JSC	Parent company	Deposit for business cooperation	3,553,183,535,897	3,328,000,000,000
Vinhomes JSC	Under common control	Deposit for business cooperation	1,571,000,000,000	1,571,000,000,000
Vietnam Investment and Consulting Investment JSC	Under common control	Deposit for business cooperation	188,000,000,000	188,000,000,000
Vinpearl JSC	Under common control	Deposit for business cooperation	86,000,000,000	86,000,000,000
			5,398,183,535,897	5,173,000,000,000

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties as follows (continued):

Currency: VND

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Other long-term assets (Note 11)				
Vingroup JSC	Parent company	Deposit for business	226,000,000,000	226,000,000,000
Central Park Development LLC	Under common control	Deposit for business cooperation	101,000,000,000	101,000,000,000
			327,000,000,000	327,000,000,000
Short-term trade payables (Note 16.1)				
Vincom Construction and Consultant LLC	Under common control	Construction cost payable	24,066,710,975	59,225,009,128
Vingroup JSC	Parent company	Management fee and other service fee payable	13,807,405,798	57,523,501,967
Other companies in the Group		Other payables	21,464,034,525	24,127,185,998
			59,338,151,298	140,875,697,093
Advance from customers (Note 16.2)				
Companies in the Group		Other advances	-	17,388,277,649
			-	17,388,277,649
Short-term accrued expenses (Note 18)				
Companies in the Group		Other payables	-	109,335,600
			-	109,335,600
Other short-term payables (Note 19)				
South Vincom Retail LLC	Subsidiary	Payables relating to Master account	65,666,240,653	41,471,088,874
		Other payables	486,241,115	368,588,915
North Vincom Retail LLC	Subsidiary	Payables relating to Master account	2,036,725,446	18,978,529,848
		Other payables	183,473,167	6,000,000
Other companies in the Group		Other payables	263,654,812	2,587,986,765
			68,636,335,193	63,412,194,402
Other long-term liabilities (Note 19)				
Companies in the Group		Other payables	2,782,199,397	3,152,875,613
			2,782,199,397	3,152,875,613

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2018**27. TRANSACTIONS WITH RELATED PARTIES (continued)****Loan receivables from related parties**

Details of unsecured short-term loans to related parties as at 31 March 2018:

<i>Related parties</i>	<i>Relationship</i>	<i>Ending balance</i> <i>VND</i>	<i>Interest rate</i> <i>per annum</i>	<i>Maturity date</i>
Vingroup JSC	Parent company	2,613,600,000,000	13.0%	April 2018 (i)
South Vincom Retail LLC	Subsidiary	57,300,000,000	9.6%	December 2018
		59,000,000,000	9.6%	December 2018
		11,000,000,000	9.6%	December 2018
		25,000,000,000	9.6%	November 2018
		50,000,000,000	9.6%	February 2019
		<u>792,293,034,608</u>	9.6%	March 2019
		<u>3,608,193,034,608</u>		

(i) The Company had collected this loan receivable in April 2018.

Details of unsecured short-term loans to related parties as at 31 December 2017:

<i>Related parties</i>	<i>Relationship</i>	<i>Ending balance</i> <i>VND</i>	<i>Interest rate</i> <i>per annum</i>	<i>Maturity date</i>
Vingroup JSC	Parent company	2,613,600,000,000	13.0%	April 2018
South Vincom Retail LLC	Subsidiary	57,300,000,000	9.0%	December 2018
		25,000,000,000	9.0%	November 2018
		70,000,000,000	9.0%	December 2018
North Vincom Retail LLC	Subsidiary	100,000,000,000	9.0%	September 2018
		<u>2,865,900,000,000</u>		

Details of unsecured long-term loans to related parties as at 31 March 2018:

<i>Related parties</i>	<i>Relationship</i>	<i>Ending balance</i> <i>VND</i>	<i>Interest rate</i> <i>per annum</i>	<i>Maturity date</i>
North Vincom Retail LLC	Subsidiary	1,174,816,464,103	9.8%	March 2022
		75,183,535,897	9.6%	April 2019
South Vincom Retail LLC	Subsidiary	500,000,000,000	9.8%	March 2022
		<u>1,750,000,000,000</u>		

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
 Quarter I 2018

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Loan receivables from related parties (continued)

Details of unsecured long-term loan to related parties as at 31 December 2017:

<i>Related parties</i>	<i>Relationship</i>	<i>Ending balance VND</i>	<i>Interest rate per annum</i>	<i>Maturity date</i>
North Vincom Retail LLC	Subsidiary	1,500,000,000,000	8.1%	March 2022
South Vincom Retail LLC	Subsidiary	500,000,000,000	8.1%	March 2022
		792,293,034,608	9.0%	March 2019
		<u>2,992,293,034,608</u>		

28. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

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



 Nguyen Thanh Huyen
 Preparer



 Bui Tien Luc
 Chief Accountant



 Phan Ngoc Thoa
 Chief Finance Officer

27 April 2018

APPENDIX
Quarter I 2018**APPENDIX 1 - CORPORATE STRUCTURE AS AT 31 MARCH 2018**

<i>No.</i>	<i>Name</i>	<i>Voting right (%)</i>	<i>Equity interest (%)</i>	<i>Registered office's address</i>	<i>Principal activities</i>
1	North Vincom Retail LLC	100.00	100.00	No. 72A, Nguyen Trai street, Thuong Dinh ward, Thanh Xuan district, Hanoi	Leasing and trading real estate property
2	South Vincom Retail LLC	100.00	100.00	No. 72, Le Thanh Ton street and No. 45A Ly Tu Trong street, Ben Nghe ward, District 1, Ho Chi Minh city	Leasing and trading real estate property
3	Suoi Hoa Urban Development and Investment JSC	97.83	97.83	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province	Investing, developing and trading real estate property

APPENDIX 2 - EXPLANATION FOR THE VARIANCES IN INCOME STATEMENTS BETWEEN THE TWO PERIODS

(Under guidance of Circular No. 155/2015/TT-BTC dated 06 October 2015)

Currency: VND

Code	Item	Quarter I 2018	Quarter I 2017	Variance	%
10	Net revenue from sale of goods and rendering of services	454,765,333,456	239,160,289,789	215,605,043,667	90%
11	Cost of goods sold and services rendered	303,637,597,087	143,085,286,945	160,552,310,142	112%
20	Gross profit from sale of goods and rendering of services	151,127,736,369	96,075,002,844	55,052,733,525	57%
50	Accounting profit before tax	231,035,713,139	345,195,598,197	(114,159,885,058)	-33%
60	Net profit after tax	184,792,119,111	331,626,237,806	(146,834,118,695)	-44%

Explanation for variances in income statements between the two period which were over 10%:

- Net revenue from sale of goods and rendering of services increased by 90% in comparison with previous period mainly because sale of inventory properties increased by 146%, revenue from leasing activities and rendering of related services and rendering of management services increased by 40%. Cost of goods sold and services rendered increased accordingly.
- Accounting profit before tax decreased by VND 114 billion in comparison with previous period mainly because interest income from bank deposits, loans and deposits decreased by VND 115 billion, gross profit increased by VND 55 billion, finance expenses increased by VND 35 billion and selling and general and administrative expenses increased by VND 16 billion.
- Net profit after tax decreased by VND 147 billion in comparison with previous period because of above mentioned reasons. Besides, current corporate income tax expenses increased by VND 33 billion because there were tax losses carried forward in the previous tax period.