

*Hanoi, 28 March 2019*

**REPORT OF THE SUPERVISORY BOARD
ON THE ACTIVITIES OF THE BOARD OF DIRECTORS AND MANAGEMENT IN 2018**

Respectfully submitted to: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS

In 2018, the Supervisory Board has coordinated closely with the Board of Directors (the “**BoD**”) and Management to supervise the issuance and implementation of the resolutions of the General Meeting of Shareholders (the “**GMS**”) and the BoD, review and coordinate with the internal audit division of the Company and member companies to ensure proper compliance with legal provisions and internal code of management of the Company.

Within the scope of responsibilities, functions and authority as prescribed under the Charter of the Company and in accordance with the Law on Enterprises and other regulations applicable to listed companies, the Supervisory Board supervised and ensured compliance with the relevant laws and Company’s Charter in relation to financial management and accounting practices, investment and development activities, and management and operation of shopping malls. The Supervisory Board also conducted periodic inspection of the financial statements of the Company and its subsidiaries.

On behalf of the Supervisory Board, I would like to report to the Annual General Meeting of Shareholders (the “**AGM**”) as follows:

1. Vincom Retail’s financial condition:

The Supervisory Board approves the consolidated financial statements of 2018 as audited by KPMG Vietnam Limited. The financial statements give a true and fair view of the financial position of the Company as of December 31, 2018 and the results of operations and cash flows for the year 2018 in accordance with the provisions of the Company’s accounting system.

Key financial indicators from Company's 2018 consolidated financial statements are as follows:

a. Consolidated business performance:

- Net revenue	:	VND 9.12 trillion
- Total profit before tax	:	VND 3.05 trillion
- Net profit after tax	:	VND 2.41 trillion

b. Consolidated assets:

- Current assets	:	VND 7.12 trillion
- Non-current assets	:	VND 31.56 trillion
Total assets	:	VND 38.68 trillion

c. Owners’ equity: VND 28.51 trillion

Summary:

In 2018, Vincom Retail recorded net revenue of approximately VND 9.12 trillion, an increase of 65% compared to 2017. Net profit after tax was VND 2.41 trillion, an increase of 19% compared to 2017. The Company’s core business of leasing of retail malls grew at 24% over 2017.

2. Assessment of legal compliance and implementation of the resolutions of the General Meeting of Shareholders and the Board of Directors

The Supervisory Board evaluates the Company's activities as sustainable, and in compliance with existing law. The implementation of decisions of the Annual General Meeting and the Board is closely monitored to ensure full compliance. The Supervisory Board believes the Annual General Meeting, the Board and related departments have completed all of their assigned duties.

3. Supervision and inspection of the implementation of internal regulations on corporate governance and related parties transactions

In 2018, the rapid development and expansion in all of the Company's businesses led to a significant increase in the Company's workload and number of transactions. The Supervisory Board concludes that Management has put in a lot of effort to conduct the Company's business, maintained good corporate governance, and successfully minimized risks and ensured compliance. Thanks to strict implementation of corporate governance regulations by the Management and employees, the Board was able to monitor, update the Company's business strategies in a timely manner, and make decisions related to the operations of the Company. During the past year, the Supervisory Board has increased its inspection and control of compliance, the quality of work and the level of independence in its monitoring activities, especially as they relate to material transactions and transactions with related parties..

In 2019, the future workload and other market challenges will continue to present the BoD, Management and all of the Company's employees with great responsibilities, which calls for concerted efforts from every member of the Company, as well as the support and trust of our Shareholders. The Supervisory Board will do our best in performing our responsibilities and expect to receive the continued support from Shareholders, the BoD and the close collaborate with Management and relevant divisions within Vincom Retail.

On this occasion, on behalf of the Supervisory Board, I would like to send our best wishes to the Shareholders, the BoD and Management, and wish for another successful AGM.

Thank you.

**ON BEHALF OF
THE SUPERVISORY BOARD**

To:

- As stated above;

- Company archives.

**DO THI QUYNH TRANG
HEAD OF THE SUPERVISORY BOARD**

Note: Further amendments and supplements to this document may be proposed for approval at the AGM.