

Vincom Retail Joint Stock Company

Interim separate financial statements

Quarter I 2019



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 20th amended Enterprise Registration Certificate being granted on 02 January 2019.

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. Thai Thi Thanh Hai	Chairwoman
Ms. Mai Thu Thuy	Member
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
Mr. Phan Thanh Son	Independent member

MANAGEMENT

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

Ms. Tran Mai Hoa	General Director
Mr. Nguyen Anh Dung	Deputy General Director Security, Safety & Fire Prevention
Ms. Tran Thu Hien	Deputy General Director Sales & Marketing
Ms. Pham Ngoc Thoa	Chief Finance Officer

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 representatives of the Company during the period and up to the date of this report are Ms. Thai Thi Thanh Hai, Ms. Tran Mai Hoa and Mr. Nguyen Anh Dung.

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 20 September 2018.

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 2019.

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

Management is responsible for the interim separate financial statements of each reporting 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 interim 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.

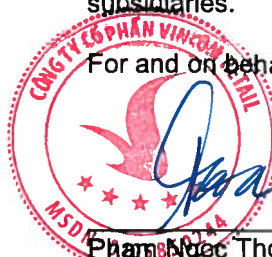
STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 31 March 2019, and the interim separate results of its operations and its interim separate cash flows for the 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 interim consolidated financial statements of the Company and its subsidiaries for Quarter I 2019 ("the interim consolidated financial statement") dated 22 April 2019.

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.

For and on behalf of management:



Phạm Ngọc Thoa
Chief Finance Officer

Hanoi, Vietnam

22 April 2019

INTERIM SEPARATE BALANCE SHEET
as at 31 March 2019

Currency: VND

Code	ASSETS	Notes	As at 31/3/2019	As at 31/12/2018
100	A. CURRENT ASSETS		6,445,622,993,628	6,838,572,933,335
110	I. Cash and cash equivalents	4	607,269,284,627	2,051,375,051,337
111	1. Cash		607,269,284,627	401,375,051,337
112	2. Cash equivalents		-	1,650,000,000,000
120	II. Short-term investments		600,000,000,000	600,000,000,000
123	1. Held-to-maturity investments	5	600,000,000,000	600,000,000,000
130	III. Current accounts receivable		2,557,554,782,747	1,520,935,816,946
131	1. Short-term trade receivables	6	252,159,146,872	262,676,141,830
132	2. Short-term advances to suppliers		149,585,227,007	164,343,939,831
135	3. Short-term loan receivables	27	-	792,293,034,608
136	4. Other short-term receivables	7	2,155,947,264,057	301,667,466,848
137	5. Provision for doubtful short-term receivables	6	(136,855,189)	(44,766,171)
140	IV. Inventories	8	760,957,329,642	772,329,923,216
141	1. Inventories		760,957,329,642	772,329,923,216
150	V. Other current assets		1,919,841,596,612	1,893,932,141,836
151	1. Short-term prepaid expenses	9	116,028,054,063	110,932,141,836
155	2. Other current assets	10	1,803,813,542,549	1,783,000,000,000
200	B. NON-CURRENT ASSETS		25,337,608,779,492	22,716,752,643,620
210	I. Long-term receivables		2,174,141,554,504	1,401,848,519,896
215	1. Long-term loan receivables	27	2,172,293,034,608	1,400,000,000,000
216	2. Other long-term receivables		1,848,519,896	1,848,519,896
220	II. Fixed assets		27,853,267,789	27,849,794,128
221	1. Tangible fixed assets		3,922,291,980	3,686,031,175
222	Cost		5,626,807,738	5,087,619,557
223	Accumulated depreciation		(1,704,515,758)	(1,401,588,382)
227	2. Intangible assets	11	23,930,975,809	24,163,762,953
228	Cost		41,522,229,259	40,169,622,437
229	Accumulated amortisation		(17,591,253,450)	(16,005,859,484)
230	III. Investment properties	12	2,830,625,837,923	2,858,865,744,381
231	1. Cost		3,147,653,759,511	3,145,229,576,086
232	2. Accumulated depreciation		(317,027,921,588)	(286,363,831,705)
240	IV. Long-term assets in progress		702,359,164,764	371,761,813,203
242	1. Construction in progress	13	702,359,164,764	371,761,813,203
250	V. Long-term investments		17,992,022,763,288	17,469,885,165,649
251	1. Investments in subsidiaries	14	12,199,788,928,000	12,199,788,928,000
253	2. Investments in other entities	15	4,092,233,835,288	3,570,096,237,649
255	3. Held-to-maturity investments	5	1,700,000,000,000	1,700,000,000,000
260	VI. Other long-term assets		1,610,606,191,224	586,541,606,363
261	1. Long-term prepaid expenses	9	34,606,191,224	30,541,606,363
268	2. Other long-term assets	10	1,576,000,000,000	556,000,000,000
270	TOTAL ASSETS		31,783,231,773,120	29,555,325,576,955

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 March 2019

Currency: VND

Code	RESOURCES	Notes	As at 31/3/2019	As at 31/3/2019
300	C. LIABILITIES		5,411,312,268,925	5,252,579,697,820
310	I. Current liabilities		2,486,033,267,016	2,275,744,725,885
311	1. Short-term trade payables	16.1	463,043,072,313	419,861,116,265
312	2. Short-term advances from customers	16.2	917,862,178,118	778,647,045,406
313	3. Statutory obligations	17	114,630,695,233	95,614,617,702
314	4. Payables to employees		13,769,522	655,608,080
315	5. Short-term accrued expenses	18	309,477,560,705	370,204,272,448
318	6. Short-term unearned revenue		6,541,134,535	4,207,726,778
319	7. Other short-term payables	19	665,989,083,245	598,922,678,761
321	8. Short-term provisions		8,475,773,345	7,631,660,445
330	II. Non-current liabilities		2,925,279,001,909	2,976,834,971,935
336	1. Long-term unearned revenue		107,221,639,233	107,774,004,138
337	2. Other long-term liabilities	19	220,622,084,871	271,845,523,323
338	3. Long-term loans and debts	20	2,597,435,277,805	2,597,215,444,474
400	D. OWNERS' EQUITY		26,371,919,504,195	24,302,745,879,135
410	I. Capital	21	26,371,919,504,195	24,302,745,879,135
411	1. Issued share capital		23,288,184,100,000	23,288,184,100,000
411a	- Shares with voting rights		23,288,184,100,000	23,288,184,100,000
412	2. Share premium		46,983,098,907	46,983,098,907
421	3. Undistributed earnings		3,036,752,305,288	967,578,680,228
421a	- Accumulated losses by the end of prior year		967,578,680,228	(260,010,741,321)
421b	- Undistributed earnings of current period		2,069,173,625,060	1,227,589,421,549
440	TOTAL LIABILITIES AND OWNERS'		31,783,231,773,120	29,555,325,576,955

Phung Thi Thanh
Preparer

Nguyen Thi Xuan Nghia
Chief Accountant

Pham Ngoc Thoa
Chief Finance Officer

22 April 2019

INTERIM SEPARATE INCOME STATEMENT
Quarter I 2019

Currency: VND

Code	ITEMS	Notes	Quarter I 2019	Quarter I 2018
01	1. Revenue from sale of goods and rendering of services	22.1	953,866,407,130	454,765,333,456
02	2. Deductions	22.1	-	-
10	3. Net revenue from sale of goods and rendering of services	22.1	953,866,407,130	454,765,333,456
11	4. Cost of goods sold and services rendered	23	(603,541,092,713)	(303,637,597,087)
20	5. Gross profit from sale of goods and rendering of services		350,325,314,417	151,127,736,369
21	6. Finance income	22.2	1,917,319,551,972	244,768,374,167
22	7. Finance expenses	24	(66,467,636,698)	(130,159,421,334)
23	In which: Interest expenses		(66,467,636,698)	(130,159,421,334)
25	8. Selling expenses	25	(41,079,508,845)	(23,713,816,400)
26	9. General and administrative expenses	25	(23,904,248,725)	(8,518,775,369)
30	10. Operating profit		2,136,193,472,121	233,504,097,433
31	11. Other income		2,360,396,033	316,768,696
32	12. Other expenses		(14,282,080)	(2,785,152,990)
40	13. Other profit/(loss)		2,346,113,953	(2,468,384,294)
50	14. Accounting profit before tax		2,138,539,586,074	231,035,713,139
51	15. Current corporate income tax expenses	26	(69,365,961,014)	(46,243,594,028)
60	16. Net profit after tax		2,069,173,625,060	184,792,119,111

Phung Thi Thanh
Preparer

22 April 2019

Nguyen Thi Xuan Nghia
Chief Accountant

Pham Ngoc Thoa
Chief Finance
Officer

INTERIM SEPARATE CASH FLOW STATEMENT
Quarter I 2019

Currency: VND

Code	ITEMS	Quarter I 2019	Quarter I 2018
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	Profit before tax	2,138,539,586,074	231,035,713,139
	<i>Adjustments for:</i>		
02	Depreciation of fixed assets and investment properties and amortisation of intangible fixed assets	32,556,560,664	27,969,287,152
03	Provisions	936,201,918	-
05	Profits from investing activities	(1,917,319,551,972)	(244,768,374,167)
06	Interest expenses and bond issue costs	66,467,636,698	130,159,421,334
08	Operating profit before changes in working capital	321,180,433,382	144,396,047,458
09	Changes in receivables	32,747,096,249	234,252,677,973
10	Changes in inventories	11,372,593,574	116,481,069,874
11	Changes in payables (other than interests, corporate income tax)	161,165,127,772	(565,819,421,673)
12	Changes in prepaid expenses	(9,126,464,708)	16,881,176,044
14	Interests paid	(126,714,294,931)	(122,175,000,000)
15	Corporate income tax paid	(32,207,748,988)	(55,419,848,876)
20	Net cash flows from/(used in) operating activities	358,416,742,350	(231,403,299,200)
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	Purchase, construction of fixed assets and other long-term assets	(1,878,090,875,356)	(38,140,292,520)
23	Loans to other entities and payments for purchase	(40,000,000,000)	(50,000,000,000)
24	Collections from borrowers and proceeds from sale	60,000,000,000	324,816,464,103
27	Interests and dividends received	55,568,366,296	151,487,297,281
30	Net cash flows (used in)/from investing activities	(1,802,522,509,060)	388,163,468,864

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
Quarter I 2019

Currency: VND

Code	ITEMS	Quarter I 2019	Quarter I 2018
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
40	Net cash flows from financing activities	-	-
50	Net (decrease)/increase in cash and cash equivalents for the period	(1,444,105,766,710)	156,760,169,664
60	Cash and cash equivalents at the beginning of	2,051,375,051,337	760,077,481,166
70	Cash and cash equivalents at the end of the period	607,269,284,627	916,837,650,830


Phung Thi Thanh
Preparer

Nguyen Thi Xuan Nghia
Chief AccountantPham Ngoc Thoa
Chief Finance Officer

22 April 2019

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
Quarter I 2019

1. CORPORATE INFORMATION

Vincor Retail Joint Stock Company ("the Company"), previously known as Vincor 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 Vincor Retail Joint Stock Company. Subsequently, the Company obtained amended Enterprise Registration Certificates with the latest is the 20th amended Enterprise Registration Certificate being granted on 02 January 2019.

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 2019 is 904 (31 December 2018: 981).

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 2019, as follows:

<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 Vincor 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 Vincor 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	97.27	97.27	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province	Leasing and trading real estate property

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**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 14. 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 2019 ("the consolidated financial statements") dated 22 April 2019.

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/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 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 interim separate financial position and interim separate results of operations and interim 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 separate financial statements starts on 01 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 2019**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, 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.

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 interim 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**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 interim separate balance sheet.

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

3.6 Intangible assets

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible 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 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 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 2019

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 interim 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 2019**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 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 2019**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 reporting period, 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 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.

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:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.17 Revenue recognition (continued)***Revenue from sale of inventory properties (continued)*

- ▶ 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 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 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 2019**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 balance sheet date between the tax base of assets and liabilities and their carrying amount for 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 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 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation (continued)

Deferred tax

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.

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

	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Cash in banks	607,209,433,586	401,316,111,544
Cash in transit	59,851,041	58,939,793
Cash equivalents	-	1,650,000,000,000
TOTAL	607,269,284,627	2,051,375,051,337

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND

	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Short-term held-to-maturity investments (i)	600,000,000,000	600,000,000,000
Long-term held-to-maturity investments (ii)	1,700,000,000,000	1,700,000,000,000
TOTAL	2,300,000,000,000	2,300,000,000,000

- (i) Ending balance of short-term held-to-maturity investments comprise bank deposits with terms of 6 months and earning interest at the rate of 6% per annum (31 December 2018: terms of 6 months and earning interest at the rate of 6% per annum).
- (ii) Ending balance of long-term held-to-maturity investments comprise long-term bank deposits at Vietnam Technological and Commercial Joint Stock Bank with terms of 36 months and earning interest at the rate of 7.1% per annum (31 December 2018: 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 2019**6. SHORT-TERM TRADE RECEIVABLES**

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Receivables from rendering management	110,403,243,740	101,005,174,006
Receivables from sale of inventory	57,991,504,587	32,776,967,396
Receivables from leasing activities and rendering related services	83,764,398,545	128,894,000,428
TOTAL	252,159,146,872	262,676,141,830
<i>In which:</i>		
Trade receivables from customers	95,430,455,489	138,584,563,025
Trade receivables from related parties (Note 27)	156,728,691,383	124,091,578,805

Provision for doubtful short-term receivables	(136,855,189)	(44,766,171)
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Details of receivables which account for more than 10% of total balance:

Receivable from rendering services to South Vincom Retail LLC	31,493,683,009	25,570,511,427
Receivable from rendering services to North Vincom Retail LLC	49,221,233,595	9,694,502,131
Receivable from rendering services to Suoi Hoa Urban Development and	33,532,376,497	31,917,735,963
Receivable from a long-term leasing contract and related services fee to a corporate counterparty	-	76,904,162,177

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Interests on bank deposits, deposits and loans	234,773,688,052	172,690,127,751
Receivable for payment on behalf (i)	44,250,163,327	56,000,584,831
Dividends receivable	1,791,810,000,000	-
Deposits for land bidding	12,826,742,000	39,000,332,000
Receivable for the deposit of inventory properties	40,753,221,329	2,372,416,812
Others	31,533,449,349	31,604,005,454
TOTAL	2,155,947,264,057	301,667,466,848
<i>In which:</i>		
Other receivables	151,594,512,211	100,956,261,897
Other receivables from related parties (Note 27)	2,004,352,751,846	200,711,204,951

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

8. INVENTORIES

Currency: VND

	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Materials	1,348,622,595	1,099,191,643
Inventory properties under construction (i)	757,570,029,418	769,200,069,102
Completed inventory properties	2,025,507,699	2,025,507,699
Others	13,169,930	5,154,772
TOTAL	760,957,329,642	772,329,923,216

- (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.

9. PREPAID EXPENSES

Currency: VND

	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Short-term:		
Selling expenses related to sale of inventory properties not yet handed over	54,737,964,560	54,766,028,211
Project prepayment costs	21,878,755,341	21,878,755,341
Prepaid land rental	16,957,080,404	17,197,080,404
Provisional Corporate income Tax	9,960,535,798	7,750,312,427
Others	12,493,717,960	9,339,965,453
TOTAL	116,028,054,063	110,932,141,836
Long-term:		
Commission expense	14,991,901,173	9,816,975,667
Tools and supplies	8,262,364,862	8,978,238,955
Overhaul expenditures	10,887,827,152	11,070,019,924
Others	464,098,037	676,371,817
TOTAL	34,606,191,224	30,541,606,363

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

10. OTHER ASSETS

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Short-term:		
Deposits to related parties for investment purposes (Note 27) (i)	1,803,813,542,549	1,783,000,000,000
TOTAL	<u>1,803,813,542,549</u>	<u>1,783,000,000,000</u>
Long-term:		
Deposits to related parties for investment purposes (Note 27) (i)	414,000,000,000	414,000,000,000
Deposits to a third party for investment purposes (i)	1,162,000,000,000	142,000,000,000
TOTAL	<u>1,576,000,000,000</u>	<u>556,000,000,000</u>

- (i) Ending balance are deposits to a third party, Vingroup JSC, parent company, 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.

11. INTANGIBLE ASSETS

Currency: VND

	<u>Computer software</u>
Cost:	
Beginning balance	40,169,622,437
- Newly purchased	1,352,606,822
Ending balance	41,522,229,259
Accumulated amortisation:	
Beginning balance	16,005,859,484
- Amortisation for the period	1,585,393,966
Ending balance	17,591,253,450
Net carrying amount:	
Beginning balance	<u>24,163,762,953</u>
Ending balance	<u>23,930,975,809</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**12. 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	2,369,535,815,780	584,444,664,200	3,145,229,576,086
Transferred from completed	-	-	2,424,183,425	2,424,183,425
Ending balance	191,249,096,106	2,369,535,815,780	586,868,847,625	3,147,653,759,511
Accumulated depreciation:				
Beginning balance	12,459,973,057	171,400,929,463	102,502,929,185	286,363,831,705
Depreciation for	1,020,203,837	18,133,184,110	11,510,701,936	30,664,089,883
Ending balance	13,480,176,894	189,534,113,573	114,013,631,121	317,027,921,588
Net carrying amount:				
Beginning balance	178,789,123,049	2,198,134,886,317	481,941,735,015	2,858,865,744,381
Ending balance	177,768,919,212	2,180,001,702,207	472,855,216,504	2,830,625,837,923

Investment properties mainly include the shopping malls of the Company.

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

13. CONSTRUCTION IN PROGRESS

Currency: VND

	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Vincom Plaza Mong Cai	130,963,433,560	88,580,996,854
Vincom Plaza Hoa Binh	123,762,328,613	62,624,304,567
Vincom Plaza Long An	113,271,135,180	-
Vincom Plaza Di An, Binh Duong	106,593,210,713	79,358,196,364
Vincom Plaza Kon Tum	71,210,028,715	-
Vincom Plaza Bac Kan	67,895,844,122	66,429,737,371
Other projects	88,663,183,861	74,768,578,047
TOTAL	702,359,164,764	371,761,813,203

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

14. INVESTMENTS IN SUBSIDIARIES

Currency: VND

No.	Company	As at 31/3/2019			As at 31/12/2018		
		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	97.27	34,240,000	562,008,928,000	97.27
TOTAL			12,199,788,928,000			12,199,788,928,000	

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

15. INVESTMENTS IN OTHER ENTITIES

No.	Investment	As at 31/3/2019			As at 31/12/2018		
		Number of shares	Carrying value (VND)	Ownership (%)	Number of shares	Carrying value (VND)	Ownership (%)
1	Investment in business co-operation contracts (i)		4,091,233,835,288			3,569,096,237,649	
2	Investment in Ha Thanh Real Estate Investment and Development JSC	100,000	1,000,000,000	5	100,000	1,000,000,000	5
TOTAL			4,092,233,835,288			3,570,096,237,649	

- (i) Ending balance comprises deposits to Vingroup JSC, the ultimate parent company, and some companies within and outside the Group, for the co-investment and operation of shopping mall component of a number of real estate projects under business co-investment and operation contracts (the "BCC"). These shopping malls had been completed and ready for commercial operations. As a result, the parties signed the BCC giving the Company the right to control, manage and operate the shopping malls, and a portion of profit before tax from the operation of the shopping malls will be shared to the counterparty.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS****16.1 Short-term trade payables**

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Trade payables to suppliers	73,016,178,406	70,687,108,412
Trade payables to related parties (Note 27)	390,026,893,907	349,174,007,853
TOTAL	<u>463,043,072,313</u>	<u>419,861,116,265</u>
Details of trade payables which account for more than 10% of total balance:		
Payables to Vinhomes JSC	317,432,423,364	233,894,057,678
Payables to Vingroup JSC	57,479,121,803	103,972,908,784

16.2 Short-term advances from customers

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Downpayment from customers under sale and purchase of real estate agreements	912,154,954,274	775,031,242,203
Others	5,707,223,844	3,615,803,203
TOTAL	<u>917,862,178,118</u>	<u>778,647,045,406</u>
<i>In which:</i>		
Advances from other parties	917,862,178,118	778,647,045,406
Advances from related parties	-	-

17. STATUTORY OBLIGATIONS

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Payables		
Value added tax	46,884,966,297	5,614,077,038
Corporate income tax	65,417,102,000	26,048,666,603
Personal income tax	2,328,626,936	1,953,874,061
Others	-	61,998,000,000
TOTAL	<u>114,630,695,233</u>	<u>95,614,617,702</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**18. SHORT-TERM ACCRUED EXPENSES**

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Accrued loans and bond interests	34,740,241,834	85,198,658,465
Accrued construction costs	194,863,729,838	178,419,567,991
Accrued commission and brokerage fee	35,688,151,969	49,601,971,283
Others	44,185,437,064	56,984,074,709
TOTAL	309,477,560,705	370,204,272,448
<i>In which:</i>		
Accrued expenses due to others	308,096,994,166	368,417,220,004
Accrued expenses due to related parties (Note 27)	1,380,566,539	1,787,052,444

19. OTHER PAYABLES

Currency: VND

	<u>As at 31/3/2019</u>	<u>As at 31/12/2018</u>
Short-term:		
Deposits received under deposit and loan contracts	429,835,651,495	319,743,355,649
Centralised cash management in master account payable to subsidiaries	187,662,627,634	236,820,272,735
Deposits from tenants to be refunded within the next 12 months	17,348,004,058	19,281,590,901
Deposits for site construction	11,408,713,800	12,967,086,800
Other payables	19,734,086,258	10,110,372,676
TOTAL	665,989,083,245	598,922,678,761
<i>In which:</i>		
Other payables	464,902,713,160	357,498,619,675
Other payables to related parties (Note 27)	201,086,370,085	241,424,059,086
Long-term:		
Deposits from tenants	237,970,088,929	291,127,114,224
Less: Deposits from tenants to be refunded within the next 12 months (Presented in Short-term)	(17,348,004,058)	(19,281,590,901)
TOTAL	220,622,084,871	271,845,523,323
<i>In which:</i>		
Other payables	202,924,617,704	261,809,758,389
Other payables to related parties (Note 27)	17,697,467,167	10,035,764,934

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

20. LONG TERM LOANS AND DEBTS

Currency: VND

	As at 31/3/2019		As at 31/12/2018	
	Carrying value	Payable amount	Carrying value	Payable amount
Corporate bonds (i)	2,597,435,277,805	2,597,435,277,805	2,597,215,444,474	2,597,215,444,474
TOTAL	2,597,435,277,805	2,597,435,277,805	2,597,215,444,474	2,597,215,444,474

- (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. In 2018, the Company repurchased 400 bonds prior to maturity date.

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 2019

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

Currency: VND

	<i>Shares with voting right</i>	<i>Share premium</i>	<i>(Accumulated losses)/ Undistributed earnings</i>	<i>Total</i>
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	19,010,787,330,000	4,324,379,868,907	(75,218,622,210)	23,259,948,576,697
For the 3-month period ended 31 March 2019				
Beginning balance	23,288,184,100,000	46,983,098,907	967,578,680,228	24,302,745,879,135
- Net profit for the period	-	-	2,069,173,625,060	2,069,173,625,060
Ending balance	23,288,184,100,000	46,983,098,907	3,036,752,305,288	26,371,919,504,195

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**21. OWNERS' EQUITY (continued)****21.2 Shares**

	<i>As at 31/3/2019</i>		<i>As at 31/12/2018</i>	
	<i>Quantity</i>	<i>Amount VND</i>	<i>Quantity</i>	<i>Amount VND</i>
Registered and issued shares				
Ordinary shares	2,328,818,410	23,288,184,100,000	2,328,818,410	23,288,184,100,000
Preference shares	-	-	-	-
Total	2,328,818,410	23,288,184,100,000	2,328,818,410	23,288,184,100,000
Outstanding shares				
Ordinary shares	2,328,818,410	23,288,184,100,000	2,328,818,410	23,288,184,100,000
Preference shares	-	-	-	-
Total	2,328,818,410	23,288,184,100,000	2,328,818,410	23,288,184,100,000

Par value of each outstanding share is VND10,000 per share (31 December 2018: 10,000VND per share).

22. REVENUE**22.1 Revenue from sale of goods and rendering of services**

	<i>Currency: VND</i>	
	<i>Quarter I 2019</i>	<i>Quarter I 2018</i>
Gross revenue	953,866,407,130	454,765,333,456
In which:		
Sale of inventory properties	512,744,407,483	278,552,347,325
Leasing activities and rendering of related services	344,018,703,769	95,167,740,396
Rendering management services	93,290,420,288	81,045,245,735
Others	3,812,875,590	-
Deduction	-	-
Net revenue	953,866,407,130	454,765,333,456
In which:		
Revenue from sale to others	783,093,983,245	335,345,343,506
Revenue from sale to related parties	170,772,423,885	119,419,989,950

22.2 Finance income

	<i>Currency: VND</i>	
	<i>Quarter I 2019</i>	<i>Quarter I 2018</i>
Dividend receivable from subsidiaries	1,791,810,000,000	-
Interest income from bank deposits, loans and deposits	125,509,551,972	244,768,374,167
TOTAL	1,917,319,551,972	244,768,374,167

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

22.3 Revenue and cost related to investment properties

Currency: VND

	<u>Quarter I 2019</u>	<u>Quarter I 2018</u>
Revenue from leasing of investment properties and rendering of related services (Note 22.1)	344,018,703,769	95,167,740,396
Direct operating costs related to investment properties generating income in the year (Note 23)	172,509,120,304	54,075,281,749

23. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	<u>Quarter I 2019</u>	<u>Quarter I 2018</u>
Cost of inventory properties sold	339,414,846,094	180,296,249,037
Cost of leasing activities and rendering of related services	172,509,120,304	54,075,281,749
Cost of rendering management services	90,118,969,102	69,266,066,301
Others	1,498,157,213	-
TOTAL	603,541,092,713	303,637,597,087

24. FINANCE EXPENSES

Currency: VND

	<u>Quarter I 2019</u>	<u>Quarter I 2018</u>
Interests on loans and bond	66,247,803,367	128,743,754,670
Amortisation of bond issue costs	219,833,331	1,415,666,664
TOTAL	66,467,636,698	130,159,421,334

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND

	<u>Quarter I 2019</u>	<u>Quarter I 2018</u>
Selling expenses	41,079,508,845	23,713,816,400
Consulting, commission and brokerage fees	24,809,393,243	21,861,689,888
Brand and marketing fee	8,212,715,127	901,320,938
Others	8,057,400,475	950,805,574
General and administrative expenses	23,904,248,725	8,518,775,369
Management services fee	23,492,136,332	8,517,775,369
Others	412,112,393	1,000,000
TOTAL	64,983,757,570	32,232,591,769

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019**26. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") applicable to the Company for Quarter I 2019 is 20% on taxable profits (for Quarter I 2018: 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>Quarter I 2019</u>	<u>Quarter I 2018</u>
Current tax expenses	69,365,961,014	46,243,594,028
Adjustment for under accrual of CIT from previous years	-	-
TOTAL	69,365,961,014	46,243,594,028

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties that the Company had significant transactions and balances in period:

<u>Related parties</u>	<u>Relationship</u>
Vingroup JSC	Parent company
North Vincom Retail LLC	Subsidiary
South Vincom Retail LLC	Subsidiary
Suoi Hoa Urban Development and Investment JSC	Subsidiary
Vinhomes JSC	Under common control
Vincom Construction and Consultant LLC (Merged into Vinhomes JSC since 01 October 2018)	Under common control
Vincommerce General Commerce Services JSC	Under common control
Vinpro Business and Trading Services JSC	Under common control
Vinpearl JSC	Under common control
West Hanoi Urban Development and Trading Investment Limited	Under common control
Gia Lam Urban Development and Investment Limited Company	Under common control
Central Park Development LLC	Under common control
Can Gio Tourist City Corporation	Under common control

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period:

Sale and purchase of assets and services:

For the 3-month period ended 31 March 2019:

Currency: VND

<i>Related parties</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>Payment for purchase of goods and services</i>	<i>Payment on behalf receivables</i>	<i>Collection of payment on behalf</i>
Vingroup JSC			77,392,201,551	123,888,252,538		
North Vincom Retail LLC	10,642,277,024	(123,548,173,826)				
South Vincom Retail LLC	11,925,386,419	(61,303,725,319)				
Vinpearl JSC					9,069,863,983	(3,795,636,218)
Vincommerce General Commerce Services JSC	15,716,389,262	(40,454,200,843)				
Vinhomes JSC			128,792,950,088	42,214,527,384		
Vinpro Business and Trading Services JSC	5,007,310,836	(9,538,312,680)				

For the 3-month period ended 31 March 2018:

Currency: VND

<i>Related parties</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>Payment for purchase of goods and services</i>	<i>Payment on behalf receivables</i>	<i>Collection of payment on behalf</i>
Vingroup JSC			(47,909,550,681)	91,625,646,850		
North Vincom Retail LLC	45,156,833,444	(13,622,933,510)				
South Vincom Retail LLC	46,373,931,438	(46,550,584,985)				
Vincom Construction and Vincommerce General Commerce Services JSC	12,020,197,188	(10,282,933,311)		19,640,128,383		
Vinhomes JSC	11,676,424,620	(1,847,049,632)	(9,212,614,424)	1,621,636,778		

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2019

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Disposal of investment and other investments:

For the 3-month period ended 31 March 2019:

			Currency: VND	
<i>Related parties</i>	<i>Capital contribution to subsidiaries/other investments</i>	<i>Deposit for investment purpose</i>	<i>Cash inflow from subsidiaries to Master account</i>	<i>Cash outflow from Master account to subsidiaries</i>
Vingroup JSC	289,494,677,642			
North Vincom Retail LLC			(129,303,397,049)	101,187,391,478
South Vincom Retail LLC			(467,763,622,835)	545,037,273,507
Vinhomes JSC	123,711,713,258			
West Hanoi Urban Development and Trading Investment Limited Company		81,000,000,000		
Gia Lam Urban Development and Investment Limited Company		98,000,000,000		
Central Park Development LLC		20,813,542,549		
Vinpearl JSC	108,931,206,739			

For the 3-month period ended 31 March 2018:

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Lending, dividend and interest transactions:

For the 3-month period ended 31 March 2019:

Currency: VND

<i>Related parties</i>	<i>Lending</i>	<i>Collection of loan principal</i>	<i>Interests receivable</i>	<i>Interests received</i>	<i>Dividend receivable</i>
North Vincom Retail LLC			21,747,945,009	(8,215,890,196)	1,500,000,000,000
South Vincom Retail LLC	40,000,000,000	(60,000,000,000)	30,856,540,565	(31,026,403,571)	
Suoi Hoa Urban Development and Investment JSC					291,810,000,000

For the 3-month period ended 31 March 2018:

Currency: VND

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

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Currency: VND

<i>Related parties</i>	<i>Transactions</i>	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Short-term trade receivable (Note 6)			
South Vincor Retail LLC	Receivables from rendering of services	31,493,683,009	28,953,975,056
North Vincor Retail LLC	Receivables from rendering of services	49,221,233,595	40,827,329,272
Suoi Hoa Urban Development and Investment JSC	Receivables from rendering of services	33,532,376,497	31,917,735,963
Vincommerce General Commerce Services JSC	Receivables from rendering of services	20,291,044,080	11,497,080,362
Other companies in the Group	Other receivables	22,190,354,202	10,895,458,152
		156,728,691,383	124,091,578,805
Other short-term receivables (Note 7)			
Vingroup JSC	Interests receivable from deposits	90,346,238,100	88,570,895,626
	Other receivables	13,636,364	13,636,364
South Vincor Retail LLC	Interests receivable	10,720,844,951	10,890,707,957
	Other receivables	1,392,404,104	441,093,005
Suoi Hoa Urban Development and Investment JSC	Dividends receivable	291,810,000,000	-
	Other receivables	1,952,856,743	-
North Vincor Retail LLC	Interests receivable	14,256,986,301	8,215,890,196
	Dividends receivable	1,500,000,000,000	-
	Other receivables	37,631,560,794	51,731,084,232
Other companies in the Group	Other receivables	56,228,224,489	40,847,897,571
		2,004,352,751,846	200,711,204,951

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Currency: VND

<i>Related parties</i>	<i>Transactions</i>	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Other current assets (Note 10)			
Vingroup JSC	Deposit for business cooperation	1,682,000,000,000	1,682,000,000,000
Central Park Development LLC	Deposit for business cooperation	121,813,542,549	101,000,000,000
		1,803,813,542,549	1,783,000,000,000
Other long-term assets (Note 10)			
Vingroup JSC	Deposit for business cooperation	72,000,000,000	251,000,000,000
West Hanoi Construction and Commercial Development Company Limited	Deposit for business cooperation	81,000,000,000	-
Gia Lam Urban Investment and Development Company Limited	Deposit for business cooperation	98,000,000,000	-
Can Gio Tourist City Corporation	Deposit for business cooperation	163,000,000,000	163,000,000,000
		414,000,000,000	414,000,000,000
Short-term trade payables (Note 16.1)			
Vinhomes JSC	Construction cost payable	302,356,873,046	207,820,800,542
	Other payables	15,075,550,318	26,073,257,136
Vingroup JSC	Management fee and other service fee payable	57,479,121,803	103,972,908,784
Other companies in the Group	Other payables	15,115,348,740	11,307,041,391
		390,026,893,907	349,174,007,853
Short-term accrued expenses (Note 18)			
Companies in the Group	Other payables	1,380,566,539	1,787,052,444
		1,380,566,539	1,787,052,444

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2019

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Currency: VND

<i>Related parties</i>	<i>Transactions</i>	<i>As at 31/3/2019</i>	<i>As at 31/12/2018</i>
Other short-term payables (Note 19)			
South Vincom Retail LLC	Payables relating to Master account	114,498,846,591	191,772,497,263
	Other payables	5,661,154,680	1,580,610,078
North Vincom Retail LLC	Payables relating to Master account	73,163,781,043	45,047,775,472
	Other payables	7,084,023,883	2,484,592,672
Other companies in the Group	Other payables	678,563,888	538,583,601
		201,086,370,085	241,424,059,086
Other long-term liabilities (Note 19)			
Companies in the Group	Other payables	17,697,467,167	10,035,764,934
		17,697,467,167	10,035,764,934

Loan receivables from related parties

The Company has no short-term loan receivables as at 31 March 2019

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

<i>Related parties</i>	<i>As at 31/12/2018</i>	<i>Interest rate</i>	<i>Maturity date</i>
	VND	per annum	
South Vincom Retail LLC	792,293,034,608	10.0%	March 2019
	792,293,034,608		

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Loan receivables from related parties (continued)

Details of unsecured long-term loans to related parties as at 31 March 2019:

<i>Related parties</i>	<i>As at 31/3/2019</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND</i>	<i>per annum</i>	
North Vincom Retail LLC	900,000,000,000	9.8%	March 2022
South Vincom Retail LLC	500,000,000,000	9.8%	March 2022
	40,000,000,000	10.0%	January 2021
	732,293,034,608	10.0%	March 2021
	<u>2,172,293,034,608</u>		

Details of unsecured long-term loan to related parties as at 31 December 2018:

<i>Related parties</i>	<i>As at 31/12/2018</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND</i>	<i>per annum</i>	
North Vincom Retail LLC	900,000,000,000	9.8%	March 2022
South Vincom Retail LLC	500,000,000,000	9.8%	March 2022
	<u>1,400,000,000,000</u>		

28. EVENTS AFTER THE BALANCE SHEET DATE

According to Resolution No.01/2019/NQ-DHDCD-VINCOM RETAIL dated 11 April 2019, the Company's Annual General Meeting of Shareholders approved the payment of cash dividends for existing shareholders at the ratio of 10.5% (each eligible shareholder who holds 01 share is entitled to receive VND 1,050 as dividends). Dividend payment will be made in Quarter II 2019.



Phung Thi Thanh
Preparer



Nguyen Thi Xuan Nghia
Chief Accountant



Pham Ngoc Thoa
Chief Finance Officer

22 April 2019

Vincom Retail Joint Stock Company

APPENDIX (continued)
Quarter I 2019

APPENDIX 1 - CORPORATE STRUCTURE AS AT 31 MARCH 2019

<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	97.27	97.27	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province	Leasing and trading real estate property

Vincom Retail Joint Stock Company

APPENDIX (continued)
Quarter I 2019

APPENDIX 2 - EXPLANATION FOR THE VARIANCES IN INCOME STATEMENT BETWEEN THE TWO PERIODS (Under guidance of Circular No. 155/2015/TT-BTC dated 06 October 2015)

Currency: VND

Code	Item	Quarter I 2019	Quarter I 2018	Variance	%
10	Net revenue from sale of goods and rendering of	953,866,407,130	454,765,333,456	499,101,073,674	110%
11	Cost of goods sold and services rendered	603,541,092,713	303,637,597,087	299,903,495,626	99%
21	Finance income	1,917,319,551,972	244,768,374,167	1,672,551,177,805	683%
22	Finance expenses	66,467,636,698	130,159,421,334	(63,691,784,636)	-49%
60	Net profit after tax	2,069,173,625,060	184,792,119,111	1,884,381,505,949	1020%

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 VND 499 billion in comparison with previous period mainly because of an increase amounted to VND 249 billion in revenue from leasing activities and rendering of related services which came from stable operation in Quarter I 2019 of newly opening shopping malls in 2018; and an increase amounted to VND 234 billion from sale of inventory properties due to the difference in time of delivery. Cost of goods sold and services rendered increased correspondingly to the increase of revenue from sale of goods and rendering of services
- Finance income increase VND 1,673 billion in comparison with the previous period because: (i) this period the Company recorded dividend receivable from subsidiaries amounted to VND 1,792 billion while there was no similar transaction in the prior period; and (ii) interest income from bank deposits, loans and deposits decreased VND 119 billion
- Finance expenses decreased VND 64 billion due to decrease in interest expenses because of loan principal repayment.
- Net profit after tax increased VND 1,884 billion in comparison with the previous period because of above mentioned reasons.

