

# **Nam Long Investment Corporation**

Interim consolidated financial statements

30 June 2016

# Nam Long Investment Corporation

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# Nam Long Investment Corporation

## GENERAL INFORMATION

### THE COMPANY

Nam Long Investment Corporation ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103004194 issued by the Ho Chi Minh City Department of Planning and Investment ("DPI") on 27 December 2005, as amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code NLG in accordance with Decision No. 14/2013/QĐ-SGDHCM issued by HOSE on 25 January 2013.

As at 30 June 2016, the Company has twelve direct subsidiaries and two indirect subsidiaries, one associate and one jointly- controlled entity with details as follows:

<i>Company</i>	<i>Relationship</i>	<i>Location</i>	<i>Business</i>
Nam Long Development Corporation	Subsidiary	Ho Chi Minh City	Construction and real estate
Nam Long Service Joint Stock Company	Subsidiary	Ho Chi Minh City	Service and construction
Nam Long - Hong Phat Joint Stock Company	Subsidiary	Can Tho City	Construction and real estate
Nguyen Son Real Estate Joint Stock Company	Subsidiary	Ho Chi Minh City	Real estate
Nam Long Apartment Development Corporation	Subsidiary	Ho Chi Minh City	Construction and real estate
Nam Long Real Estate Transaction Floor One Member Limited Liability Company	Subsidiary	Ho Chi Minh City	Real estate trading floor
Nam Khang Construction Investment Development One Member Limited Liability Company	Subsidiary	Ho Chi Minh City	Construction and real estate
Nam Vien Construction and Design Consulting Joint Stock Company	Subsidiary	Ho Chi Minh City	Service
Nam Khang Construction Materials Trading Company Limited	Subsidiary	Ho Chi Minh City	Construction material trading
Nam Long VCD Corporation	Subsidiary	Long An Province	Construction and real estate
Nam Phan Investment Corporation	Subsidiary	Ho Chi Minh City	Construction and real estate
ASPL PLB - Nam Long Company Limited	Subsidiary	Ho Chi Minh City	Construction and real estate
Nguyen Phuc Real Estate Investment and Trading Company Limited	Subsidiary	Ho Chi Minh City	Real estate
Thao Nguyen Real Estate Investment and Trading Company Limited	Subsidiary	Ho Chi Minh City	Real estate
Gamuda - Nam Long Development Limited Liability Company	Joint Venture	Ho Chi Minh City	Real estate
Okamura Tokyo Co., Ltd	Associate	Ho Chi Minh City	Real estate

# Nam Long Investment Corporation

## GENERAL INFORMATION (continued)

### THE COMPANY (continued)

The current principal activities of Nam Long Investment Corporation and its subsidiaries (“the Group”) are the engaging in civil and industrial construction; housing renovation and interior decoration; housing trade (construction, renovation of houses for sale or lease); harbour and road bridge construction; ground levelling, construction of drainage systems; installation and repair of electrical systems under 35KV; housing brokerage services; sale and purchase of construction materials; investment in construction and trade of urban areas; investment in construction and trade of infrastructures for industrial zones and hi-tech parks. Investment in construction, trade, management and lease of: office buildings, supermarkets, schools, swimming pools, hotels, restaurants, golf course, sports facility zones and resorts (outside office premises); project management advisory service; design verification; real estate brokerage services; real estate valuation services; real estate exchange services; real estate consulting services; real estate auction services; real estate advertising services; real estate management services.

The Company’s head office is located at 11th Floor, Capital Tower, 6 Nguyen Khac Vien Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam and one branch in Can Tho City, Vietnam.

### BOARD OF DIRECTORS

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

Mr Nguyen Xuan Quang	Chairman
Mr Tran Thanh Phong	Vice Chairman
Mr Lai Voon Hon	Member
Mr Bui Duc Khang	Member
Mr Chad Ryan Ovel	Member
Mr Trinh Van Tuan	Member
Mr Ziang Tony Ngo	Member
Mr Ngian Slew Siong	Member
Mr Cao Tan Thach	Member
Mr Linson Lim Soon Kooi	Member

### BOARD OF SUPERVISION

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

Mr Yip Chong Kuan	Head	
Mr Vuong Thuan	Member	
Ms Nguyen Thi Thanh Thao	Member	appointed on 25 April 2016
Mr Timothy Thien Chau	Member	resigned on 25 April 2016

### MANAGEMENT

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

Mr Chu Chee Kwang	General Director
Mr Chau Quang Phuc	Chief Financial Officer
Ms Nguyen Thanh Huong	Investment Director

### LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Nguyen Xuan Quang.

Mr Chu Chee Kwang is authorised by Mr Nguyen Xuan Quang to sign the interim consolidated financial statements for the six-month period ended 30 June 2016.

### AUDITORS

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

# Nam Long Investment Corporation

## REPORT OF MANAGEMENT

Management of Nam Long Investment Corporation ("the Company") is pleased to present its report and the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2016.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each financial year which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period. In preparing those interim consolidated 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 consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

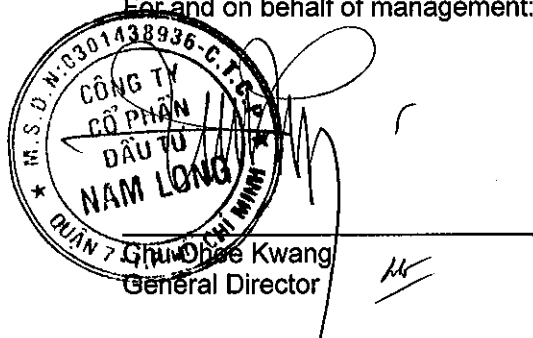
Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group 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 consolidated financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2016 and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.

For and on behalf of management:



The stamp is circular with the text: "M. S. D. N. 0301438936-C.T. 0000000000", "CÔNG TY CỔ PHẦN ĐẦU TƯ NAM LONG", and "QUẬN 7 HO CHI MINH". A handwritten signature is written over the stamp.

General Director

Ho Chi Minh City, Vietnam

5 August 2016



Ernst & Young Vietnam Limited  
28th Floor, Bitexco Financial Tower  
2 Hai Trieu Street, District 1  
Ho Chi Minh City, S.R. of Vietnam

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ey.com

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Reference: 60755865/18591923/LR-HN

## **REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**To: The Shareholders and the Board of Directors of Nam Long Investment Corporation**

We have reviewed the accompanying interim consolidated financial statements of Nam Long Investment Corporation ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 5 August 2016, and as set out on pages 6 to 47 which comprise the interim consolidated balance sheet as at 30 June 2016, and the interim consolidated income statement and interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

### ***Management's responsibility***

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

### ***Auditors' responsibility***

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



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**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 30 June 2016, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.



Duong Le Anthony  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 2223-2013-004-1

Ho Chi Minh City, Vietnam

5 August 2016

INTERIM CONSOLIDATED BALANCE SHEET  
as at 30 June 2016

VND

Code	ASSETS	Notes	30 June 2016	31 December 2015
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>5,270,727,710,540</b>	<b>4,699,301,116,653</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>848,582,750,596</b>	<b>423,195,907,688</b>
111	1. Cash		405,772,252,196	311,195,907,688
112	2. Cash equivalents		442,810,498,400	112,000,000,000
<b>120</b>	<b>II. Short-term investments</b>	<b>5</b>	<b>48,920,940,285</b>	<b>16,636,025,899</b>
123	1. Held-to-maturity investments		48,920,940,285	16,636,025,899
<b>130</b>	<b>III. Current accounts receivable</b>		<b>727,715,762,107</b>	<b>516,419,212,557</b>
131	1. Short-term trade receivables	6	213,108,848,714	161,835,378,672
132	2. Short-term advances to suppliers	7	373,662,414,649	261,657,351,595
136	3. Other short-term receivables	8	144,222,673,527	97,863,848,386
137	4. Provision for doubtful debts		(3,278,174,783)	(4,937,366,096)
<b>140</b>	<b>IV. Inventories</b>	<b>9</b>	<b>3,585,887,766,596</b>	<b>3,673,388,910,652</b>
141	1. Inventories		3,585,887,766,596	3,673,388,910,652
<b>150</b>	<b>V. Other current assets</b>		<b>59,620,490,956</b>	<b>69,661,059,857</b>
151	1. Short-term prepaid expenses	10	6,435,576,780	11,417,452,846
152	2. Value-added tax deductible		52,784,921,772	52,438,921,019
153	3. Tax and other receivables from the State		399,992,404	5,804,685,992



INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2016

VND

Code	ASSETS	Notes	30 June 2016	31 December 2015
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>325,733,254,617</b>	<b>322,717,058,314</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>101,941,572,795</b>	<b>85,684,209,409</b>
211	1. Long-term trade receivables		252,539,000	900,551,000
216	2. Other long-term receivables	8	101,689,033,795	84,783,658,409
<b>220</b>	<b>II. Fixed assets</b>		<b>56,621,253,329</b>	<b>50,178,439,885</b>
221	1. Tangible fixed assets	11	43,450,399,492	38,519,919,078
222	Cost		75,190,624,483	67,426,067,523
223	Accumulated depreciation		(31,740,224,991)	(28,906,148,445)
227	2. Intangible assets	12	13,170,853,837	11,658,520,807
228	Cost		17,688,651,360	15,733,694,202
229	Accumulated amortisation		(4,517,797,523)	(4,075,173,395)
<b>230</b>	<b>III. Investment properties</b>	<b>13</b>	<b>50,722,001,845</b>	<b>56,822,725,097</b>
231	1. Cost		74,075,078,513	79,604,413,956
232	2. Accumulated depreciation		(23,353,076,668)	(22,781,688,859)
<b>240</b>	<b>IV. Long-term assets in progress</b>		<b>330,331,148</b>	<b>262,801,148</b>
242	1. Construction in progress		330,331,148	262,801,148
<b>250</b>	<b>V. Long-term investments</b>		<b>30,007,564,480</b>	<b>29,680,999,956</b>
252	1. Investments in associate and jointly-controlled entities	14.1	24,525,406,833	24,198,842,309
253	2. Investment in other entities	14.2	5,942,300,000	5,942,300,000
254	3. Provision for long-term investments		(460,142,353)	(460,142,353)
<b>260</b>	<b>VI. Other long-term assets</b>		<b>86,110,531,020</b>	<b>100,087,882,819</b>
261	1. Long-term prepaid expenses	10	10,305,499,819	10,161,449,598
262	2. Deferred tax assets	30.3	59,451,922,147	70,925,102,370
269	3. Goodwill	15	16,353,109,054	19,001,330,851
<b>270</b>	<b>TOTAL ASSETS</b>		<b>5,596,460,965,157</b>	<b>5,022,018,174,967</b>

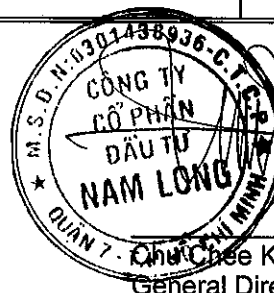
INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2016

VND

Code	RESOURCES	Notes	30 June 2016	31 December 2015
<b>300</b>	<b>C. LIABILITIES</b>		<b>2,851,712,127,690</b>	<b>2,595,523,472,612</b>
<b>310</b>	<b>i. Current liabilities</b>		<b>1,938,547,852,401</b>	<b>2,101,740,888,702</b>
311	1. Short-term trade payables	16	118,479,671,782	198,261,908,912
312	2. Short-term advances from customers	17	844,751,244,056	998,895,163,496
313	3. Statutory obligations	18	82,898,704,877	127,893,160,997
314	4. Payables to employees		5,262,773,913	27,917,490,446
315	5. Short-term accrued expenses	19	417,639,706,640	231,850,184,841
319	6. Other short-term payables	20	125,433,932,664	284,741,797,335
320	7. Short-term loan	21	330,643,918,496	224,500,478,171
322	8. Bonus and welfare fund	23	13,437,899,973	7,680,704,504
<b>330</b>	<b>ii. Non-current liabilities</b>		<b>913,164,275,289</b>	<b>493,782,583,910</b>
337	1. Other long-term liabilities	20	34,620,500,960	20,230,418,602
338	2. Long-term loans and debts	21	357,475,106,110	412,995,740,905
339	3. Convertible bond	22	461,081,817,338	-
341	4. Deferred tax liabilities	30.3	59,986,850,881	60,556,424,403
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>2,744,748,837,467</b>	<b>2,426,494,702,355</b>
<b>410</b>	<b>i. Capital</b>		<b>2,744,748,837,467</b>	<b>2,426,494,702,355</b>
411	1. Share capital	24.1	1,415,721,570,000	1,415,721,570,000
411a	- Shares with voting rights		1,415,721,570,000	1,415,721,570,000
412	2. Share premium	24.1	492,337,147,061	492,337,147,061
413	3. Convertible bond option	24.1	40,503,427,830	-
415	4. Treasury shares	24.1	(60,464,200,000)	(60,464,200,000)
418	5. Investment and development fund	24.1	10,929,726,999	10,929,726,999
420	6. Other funds belonging to owners' equity	24.1	2,749,346,988	1,115,488,341
421	7. Undistributed earnings	24.1	417,806,824,977	358,306,808,042
421a	- Undistributed earnings up to the end of prior period-end		290,421,671,578	173,481,865,767
421b	- Undistributed earnings of current period		127,385,153,399	184,824,942,275
429	8. Non-controlling interests	25	425,164,993,612	208,548,161,912
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>5,596,460,965,157</b>	<b>5,022,018,174,967</b>



Luong Thi Kim Thoa  
Chief Accountant



Chu Chi Kwang  
General Director

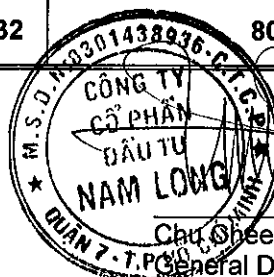
5 August 2016

INTERIM CONSOLIDATED INCOME STATEMENT  
for the six-month period ended 30 June 2016

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2016	For the six-month period ended 30 June 2015
01	1. Revenues from sale of goods and rendering of services	26.1	1,067,732,991,626	418,287,080,992
02	2. Deductions	26.1	-	(5,283,418,659)
10	3. Net revenues from sale of goods and rendering of services	26.1	1,067,732,991,626	413,003,662,333
11	4. Costs of goods sold and services rendered	27	(742,618,156,213)	(274,815,131,902)
20	5. Gross profit from sale of goods and rendering of services		325,114,835,413	138,188,530,431
21	6. Finance income	26.2	5,202,349,551	12,756,092,633
22	7. Finance expenses	28	(6,419,328,997)	(7,918,184,650)
23	- In which: Interest expenses		(5,920,328,116)	(6,199,219,090)
24	8. Shares of profit of associate, joint-controlled entity		326,564,524	190,005,820
25	9. Selling expenses	29	(75,171,288,971)	(27,857,807,159)
26	10. General and administration expenses	29	(76,337,091,768)	(69,392,490,953)
30	11. Operating profit		172,716,039,752	45,966,146,122
31	12. Other income		6,558,925,366	33,355,943,535
32	13. Other expenses		(3,103,803,346)	(6,156,612,359)
40	14. Other profit		3,455,122,020	27,199,331,176
50	15. Accounting profit before tax		176,171,161,772	73,165,477,298
51	16. Current corporate income tax expense	30.2	(28,223,857,398)	(9,200,971,735)
52	17. Deferred income tax expense	30.3	(10,903,606,701)	(2,559,730,083)
60	18. Net profit after tax		137,043,697,673	61,404,775,480
61	19. Net profit after tax attributable to shareholders of the parent		127,385,153,397	60,682,040,174
62	20. Net profit after tax attributable to non-controlling interests		9,658,544,276	722,735,306
70	21. Basic earnings per share	32	877	446
71	22. Diluted earnings per share	32	806	446

Luong Thi Kim Thoa  
Chief Accountant



Chu Chee Kwang  
General Director

5 August 2016

INTERIM CONSOLIDATED CASH FLOW STATEMENT  
for the six-month period ended 30 June 2016


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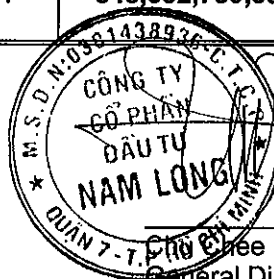

Code	ITEMS	Notes	For the six-month period ended 30 June 2016	For the six-month period ended 30 June 2015
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Net profit before tax</b>		<b>176,171,161,772</b>	<b>73,165,477,298</b>
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	11,12, 13,15	8,289,883,217	6,799,340,936
03	Provisions		(1,659,191,313)	-
05	Profits from investing activities		(5,528,914,075)	(12,946,098,454)
06	Interest expense	28	5,920,328,116	6,199,219,090
08	<b>Operating profit before changes in working capital</b>		<b>183,193,267,717</b>	<b>73,217,938,870</b>
09	(Increase) decrease in receivables		(252,682,899,471)	61,069,015,815
10	Decrease (increase) in inventories		87,501,144,056	(141,012,618,212)
11	(Decrease) increase in payables		(76,237,394,190)	103,720,698,656
12	Decrease (increase) in prepaid expenses		4,837,825,845	(4,668,044,846)
14	Interest paid		(15,900,476,139)	(29,909,667,254)
15	Corporate income tax paid	30.2	(56,217,214,179)	(39,061,519,102)
17	Other cash outflows used in operating activities		(8,668,760,436)	(11,227,849,340)
20	<b>Net cash flows (used in) from operating activities</b>		<b>(134,174,506,799)</b>	<b>12,127,954,587</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchases and construction of fixed assets		(5,983,751,612)	(690,864,091)
25	Payments for investments in other entities		(211,359,264,265)	(99,843,555,423)
26	Proceeds from sale of an investment in other entity		183,583,558,448	17,280,000,000
27	Interest and dividends received		5,202,349,551	3,366,196,756
30	<b>Net cash flows used in investing activities</b>		<b>(28,557,107,878)</b>	<b>(79,888,222,758)</b>
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Issuance of convertible bond and shares	24.1	40,503,427,830	6,704,872,374
	Capital contribution from non-controlling interest	25	100,000,000,000	-
33	Drawdown of borrowings	21.5, 22	648,988,030,173	50,447,405,000
34	Repayment of borrowings	21.5	(137,283,407,305)	(120,569,052,785)
36	Dividends paid to equity holders	24.3	(64,089,593,115)	(35,884,648,144)
40	<b>Net cash flows from (used in) financing activities</b>		<b>588,118,457,583</b>	<b>(99,301,423,555)</b>

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)  
for the six-month period ended 30 June 2016

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2016	For the six-month period ended 30 June 2015
50	Net increase (decrease) in cash and cash equivalents		425,386,842,908	(167,061,691,726)
60	Cash and cash equivalents at beginning of period		423,195,907,688	373,996,538,696
70	Cash and cash equivalents at end of period	4	848,582,750,596	206,934,846,970

  
Luong Thi Kim Thoa  
Chief Accountant

  
  
Lee Kwang  
General Director

5 August 2016

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS  
as at and for the six-month period ended 30 June 2016

**1. CORPORATE INFORMATION**

Nam Long Investment Corporation (“the Company”) is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103004194 issued by the Ho Chi Minh City Department of Planning and Investment (“DPI”) on 27 December 2005, as amended.

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Nam Long Service Joint Stock Company (“Nam Long Service”)	Subsidiary	Ho Chi Minh City	Service and construction
Nam Long - Hong Phat Joint Stock Company (“Nam Long – Hong Phat”)	Subsidiary	Can Tho City	Construction and real estate
Nguyen Son Construction - Trading Limited Liability Company (“Nguyen Son”)	Subsidiary	Ho Chi Minh City	Real estate
Nam Long Apartment Development Corporation (“Nam Long ADC”)	Subsidiary	Ho Chi Minh City	Construction and real estate
Nam Long Real Estate Transaction Floor Co., Ltd. (“Trading Floor”)	Subsidiary	Ho Chi Minh City	Real estate trading floor
Nam Khang Construction Investment Development One Member Limited Liability Company (“Nam Khang”)	Subsidiary	Ho Chi Minh City	Construction and real estate
Nam Vien Construction and Design Consulting Joint Stock Company (“Nam Vien”)	Subsidiary	Ho Chi Minh City	Service
Nam Khang Construction Materials Trading Company Limited (“Nam Khang Materials Trading”)	Subsidiary	Ho Chi Minh City	Construction material trading
Nam Long VCD Corporation (“Nam Long VCD”)	Subsidiary	Long An Province	Construction and real estate
Nam Phan Investment Corporation (“Nam Phan”)	Subsidiary	Ho Chi Minh City	Construction and real estate
ASPL PLB - Nam Long Company Limited (“ASPL PLB – Nam Long”)	Subsidiary	Ho Chi Minh City	Construction and real estate
Nguyen Phuc Real Estate Investment and Trading Company Limited (“Nguyen Phuc”)	Subsidiary	Ho Chi Minh City	Real estate
Thao Nguyen Real Estate Investment and Trading Company Limited (“Thao Nguyen”)	Subsidiary	Ho Chi Minh City	Real estate
Gamuda - Nam Long Development Limited Liability Company	Joint Venture	Ho Chi Minh City	Real estate
Okamura Tokyo Co., Ltd	Associate	Ho Chi Minh City	Real estate

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016**1. CORPORATE INFORMATION** (continued)

The current principal activities of Nam Long Investment Corporation and its subsidiaries ("the Group") are the engaging in civil and industrial construction; housing renovation and interior decoration; housing trade (construction, renovation of houses for sale or lease); harbour and road bridge construction; ground levelling, construction of drainage systems; installation and repair of electrical systems under 35KV; housing brokerage services; sale and purchase of construction materials; investment in construction and trade of urban areas; investment in construction and trade of infrastructures for industrial zones and hi-tech parks. Investment in construction, trade, management and lease of: office buildings, supermarkets, schools, swimming pools, hotels, restaurants, golf course, sports facility zones and resorts (outside office premises); project management advisory service; design verification; real estate brokerage services; real estate valuation services; real estate exchange services; real estate consulting services; real estate auction services; real estate advertising services; real estate management services.

The head office of Nam Long Investment Corporation is located at 11th Floor, Capital Tower, 6 Nguyen Khac Vien Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam and one branch in Can Tho City, Vietnam.

The number of the Group's employees as at 30 June 2016 is 595 (31 December 2015: 510 employees).

**2. BASIS OF PREPARATION****2.1 Accounting Standards and System**

The interim consolidated financial statements of the Group expressed in Vietnam dong ("VND") are prepared in accordance with the Vietnamese Enterprise Accounting System, Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other 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 consolidated 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 financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

**2.2 Applied accounting documentation system**

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

**2.3 Fiscal year**

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

**2.4 Accounting currency**

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

**2.5 Basis of consolidation**

The interim consolidated financial statements comprise the interim financial statements of the parent company and its subsidiaries as at and for the six-month period ended 30 June 2016.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet, separately from parent shareholders' equity.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

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

**3.2 Inventories**

Inventories comprise development projects undertaken by the Group which are in the work in progress stage and including mainly apartments, town houses and villas for sale under construction and land held for sale.

Apartments, town houses and villas for sale under construction are carried at the lower of cost and net realizable value. Costs include all expenditures including borrowing costs, directly attributable to the development and construction of the apartments, town houses and villas. Net realizable value represents current selling price less estimated cost to complete apartments, town houses and villas, and estimated selling and marketing expenses.

Land held for constructing apartments, town houses and villas which is presented as part of "Inventories" is carried at the lower of cost and net realizable value. Costs include all expenditures including borrowing costs directly related to the acquisition, site clearance, land compensation, and infrastructure construction. Net realizable value represents estimated current selling price less anticipated cost of disposal.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

#### **3.2 Inventories (continued)**

##### *Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Group, based on appropriate evidence of impairment available at the interim balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

#### **3.3 Receivables**

Receivables are presented in the interim consolidated 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 interim balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement.

#### **3.4 Fixed assets**

Tangible and intangible assets are stated at cost less accumulated depreciation and amortisation.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the 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 consolidated income statement as incurred.

When 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 consolidated income statement.

##### *Land use rights ("LURs")*

LURs are recorded as intangible assets if the land is held for use in the production or business, for rental to others by the enterprise and when the Group receives the LUR certificate. The cost of LUR comprises any directly attributable costs of preparing the land for its intended use. Land with indefinite useful life is not amortised.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and the land use right certificate being issued, are recorded as intangible asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45"). The land use right is amortized over the useful life, except for land use right having indefinite useful life is not amortised.

#### **3.5 Leased assets**

##### *Where the Group is the lessee*

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

##### *Where the Group is the lessor*

Assets subject to operating leases are included as the Group's investment properties in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred to the carrying value of the leased asset for amortisation to the interim consolidated income statement over the lease term.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

**3.5 Leased assets (continued)**

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

**3.6 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:

Buildings and structures	25 - 47 years
Machinery and equipment	5 - 12 years
Means of transportation	6 - 8 years
Office equipment and furniture	3 - 8 years
Computer software	3 - 5 years
Land use rights	47 years
Other assets	3 - 5 years

**3.7 Investment properties**

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

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

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

Buildings and structures	6 - 47 years
Land use rights ("LUR")	47 years

LUR with indefinite useful life is not amortised.

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 consolidated income statement in the year of retirement or disposal.

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

**3.8 Borrowing costs**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

#### 3.9 *Prepaid expenses*

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

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim consolidated income statement over 3 to 5 years:

- ▶ Tools and consumables with large value issued into construction and can be used for more than one year;
- ▶ Show houses; and
- ▶ Commissions

#### 3.10 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquirer's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over a maximum period of 10 years on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

#### 3.11 *Investments*

##### *Investments in associates*

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends/profit sharing received or receivable from associates reduces the carrying amount of the investment.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

#### **3.11 Investments (continued)**

##### *Investments in associates (continued)*

The interim financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

##### *Interests in joint ventures*

The Group's investment in jointly-controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the interim consolidated balance sheet at cost plus post joint venture changes in the Group's share of net assets of the jointly controlled entity. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the jointly controlled entity.

The share of profit (loss) of the jointly-controlled entity is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from jointly controlled entities reduce the carrying amount of the investment.

The interim financial statements of the jointly-controlled entities are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in the line with those of the Group.

##### *Investments in other entities*

Investments in other entities are stated at their acquisition costs.

##### *Provision for investments*

Provision is made for any diminution in value of investments in capital of other entities at the interim balance sheet date representing the excess of the acquisition cost over the market value at that date in accordance with the guidance under Circular No. 228/2009/TT-BTC and Circular No. 89/2013/TT-BTC dated 7 December 2009 and on 28 June 2013 issued by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

##### *Held-to-maturity investments*

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

#### **3.12 Payable and accruals**

Payable and accrual are recognised for amount to be paid in the future for goods and services received, whether or not billed to the Group.

#### **3.13 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to 31 December 2008 at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increases and decreases to the accrued amount other than actual payment to employee will be taken to the interim consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.14 Foreign currency transactions**

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

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

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

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

All foreign exchange differences are taken to the interim consolidated income statement.

**3.15 Treasury shares**

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Group's own equity instruments.

**3.16 Appropriation of net profit**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to investors after approval by appropriate level of authority, and after making appropriation to reserve funds in accordance with the Group's Charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Management and subject to approval by shareholders at the annual general meeting.

▶ *Investment and development fund*

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

▶ *Other funds belonging to owners' equity*

Subsidised funds for operating activities, projects include remuneration schedule fund and operating budget fund.

▶ *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim consolidated balance sheet.

**3.17 Earnings per share**

Basic earnings per share amount is computed by dividing net profit attributable to ordinary equity holders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

#### 3.18 Revenue recognition

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

##### *Sale of villas, town houses, and apartments*

For villas, town houses and apartments sold after completion of construction, the revenue and associated costs are recognised when the significant risks and rewards of ownership of the villas, town houses, or apartments have passed to the buyers.

##### *Sale of residential plots and related infrastructure*

Revenue from the sale of residential plots and related infrastructure are recorded at the total consideration received when residential plots and related infrastructure are transferred to the customers.

##### *Rendering of other services*

Revenue is recognised when services have been rendered and completed.

##### *Interest*

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

##### *Dividends*

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

##### *Rental income*

Rental income arising from operating leases is accounted for on a straight line basis over the lease term.

#### 3.19 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 balance sheet date.

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

##### *Deferred income tax*

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

#### 3.19 *Taxation* (continued)

##### *Deferred income tax* (continued)

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.

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

Deferred income 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 balance sheet date.

Deferred tax is charged or credited to the interim consolidated 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 Group to set off 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 Group 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 income tax liabilities or assets are expected to be settled or recovered.

#### 3.20 *Convertible bond*

Bonds that are convertible by the holder into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a call option granting the holder the right, for a specified period of time) based on the terms of the contract.

On issuance of the convertible bond, the fair value of the liability component is determined by discounting the future payment (including principal and interest) to present value at the market rate for an equivalent non-convertible bond less issuance cost. This amount is classified as a financial liability measured at amortised cost (net of issuance costs) until it is extinguished on conversion or redemption.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in shareholders' equity. The carrying amount of the conversion option is not re-measured in subsequent periods.

Transaction costs are amortised during the lifetime of the bond. At initial recognition, issuance costs are deducted from the liability component of the bond.

#### 3.21 *Related parties*

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influences over the Group, key management personnel, including directors and officers of the Group and close members of the families of these individuals and companies associated with these individuals also constitute related parties.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

**3.21 Related parties** (continued)

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

**3.22 Segment information**

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment), or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. As the Group's revenue and profit are derived mainly from real estate business in Vietnam while other sources of revenue are not material as a whole, the management accordingly believed that the Group operates in a sole business segment of real estate. Geographical segment of the Group is in Vietnam only.

**4. CASH AND CASH EQUIVALENTS**

	VND	
	30 June 2016	31 December 2015
Cash on hand	3,898,833,760	3,568,746,299
Cash at banks	401,873,418,436	307,627,161,389
Cash equivalents	442,810,498,400	112,000,000,000
<b>TOTAL</b>	<b><u>848,582,750,596</u></b>	<b><u>423,195,907,688</u></b>

Cash equivalents comprise bank deposits with original maturity of less than three months and earn interest at the rate of from 4.5% to 5.5% per annum.

**5. SHORT-TERM INVESTMENTS**

Held-to-maturity investments represent the term deposits at the commercial banks with the original maturity of six months and earning the interest at the rates ranging from 6.2% to 6.4% p.a.

**6. SHORT-TERM TRADE RECEIVABLES**

	VND	
	30 June 2016	31 December 2015
Trade receivables from customers	212,877,098,714	161,447,651,685
Trade receivables from related parties (Note 31)	231,750,000	387,726,987
<b>TOTAL</b>	<b><u>213,108,848,714</u></b>	<b><u>161,835,378,672</u></b>



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

	VND	
	30 June 2016	31 December 2015
Advances for purchases of land use rights	270,020,149,201	208,532,133,047
<i>Advances for acquisition of Hoang Nam Project</i>	266,000,000,000	206,406,869,085
<i>Others</i>	4,020,149,201	2,125,263,962
Advances for construction services	101,351,234,190	48,324,118,507
<i>Dien Quang Nguyen Construction Joint Stock Company</i>	15,233,438,199	9,112,823,000
<i>Pacific Property and Infrastructure Development Joint Stock Company</i>	-	6,500,000,000
<i>Others</i>	86,117,795,991	32,711,295,507
Others	2,291,031,258	4,801,100,041
<b>TOTAL</b>	<b><u>373,662,414,649</u></b>	<b><u>261,657,351,595</u></b>

**8. OTHER RECEIVABLES**

	VND	
	30 June 2016	31 December 2015
Short-term		
Advances for compensation purpose	82,161,828,230	29,564,479,516
Deposit for loans	20,485,080,544	18,841,428,377
Advance corporate income tax payable on progress payments from customers	15,503,608,759	10,812,576,880
Paid on behalf	9,712,094,444	-
Other receivables relating to projects	5,498,815,000	12,159,465,000
Others	10,861,246,550	24,485,935,304
Other receivables from related parties	-	1,999,963,309
	<u>144,222,673,527</u>	<u>97,863,848,386</u>
Long-term		
Investments in Business Cooperation Contracts ("BCC") (i)	91,341,710,633	78,934,497,680
Advances to employees	8,424,503,115	5,849,160,729
Others	1,922,820,047	-
	<u>101,689,033,795</u>	<u>84,783,658,409</u>
<b>TOTAL</b>	<b><u>245,911,707,322</u></b>	<b><u>182,647,506,795</u></b>
Provision for doubtful debts	<u>(3,092,413,288)</u>	<u>(4,823,235,536)</u>
<b>NET</b>	<b><u>242,819,294,034</u></b>	<b><u>177,824,271,259</u></b>
<i>In which:</i>		
<i>Third parties</i>	242,819,294,034	175,824,307,950
<i>Related parties</i>	-	1,999,963,309

(i) This amount mainly represents the BCC with 21 Century Joint Stock Company in 2005 to develop Lot 9B7 Residential Area on an area of 5.9 hectares in Nam Sai Gon Urban Area. Under the BCC, the Company has 60% interest. As at 30 June 2016, this project was under construction stage.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

9. INVENTORIES

	VND	
	30 June 2016	31 December 2015
Inventory properties under development (*)	3,584,294,124,445	3,672,579,333,250
Finished goods	1,573,552,477	169,234,947
Construction materials	20,089,674	640,342,455
<b>TOTAL</b>	<b><u>3,585,887,766,596</u></b>	<b><u>3,673,388,910,652</u></b>

(\*) Details of inventory properties under development are as follows:

	VND	
	30 June 2016	31 December 2015
Long An project	(i) (ii) 1,389,556,809,900	1,372,672,355,842
Nguyen Son project	(ii) 415,003,016,704	334,586,969,131
Casa project	(ii) 387,673,738,400	355,560,197,731
Phu Huu project	347,284,710,747	355,148,920,824
Ehome West Sai Gon project ("Ehome 3 project")	(i) (ii) 283,599,444,540	227,935,804,332
Phuoc Long B project – Apartment	(i) 270,601,727,179	244,292,610,089
8C Residential Areas	149,133,794,072	113,995,287,413
Tan Thuan Dong project	(ii) 95,469,373,619	227,862,292,437
Phuoc Long B project – Extension	66,169,822,591	59,708,453,218
Can Tho project	(i) 48,008,532,474	55,199,336,366
Thao Nguyen project	48,142,041,859	46,199,374,859
Binh Duong project ("Ehome 4 project")	(ii) 24,720,094,650	224,801,319,063
Nhon Trach project	3,125,765,659	10,838,215,659
Others	55,805,252,051	43,778,196,286
<b>TOTAL</b>	<b><u>3,584,294,124,445</u></b>	<b><u>3,672,579,333,250</u></b>

(i) LURs have been mortgaged to secure the Group's outstanding borrowings (Note 21):

- LURs in Hung Thanh Ward, Cai Rang District, Can Tho City;
- LURs in An Thanh Ward, Ben Luc District, Long An Province; and
- LURs in An Lac Ward, Binh Tan District, Ho Chi Minh City;

(ii) During the period, the Group capitalised interest amounting to VND 36,484,840,171 (for the six-month period ended 30 June 2015: VND 35,376,679,711) to work in progress. These costs incurred on bank loans which were used to finance apartments, town houses and villa projects and acquisition of land for development for the Ehome, Long An and Tan Thuan Dong projects.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**10. PREPAID EXPENSES**

	<i>VND</i>	
	<i>30 June 2016</i>	<i>31 December 2015</i>
Short-term		
Tools and supplies	3,312,121,504	2,567,770,089
Operating expenses	3,123,455,276	2,029,218,634
Commission fees	-	6,820,464,123
	<u>6,435,576,780</u>	<u>11,417,452,846</u>
Long-term		
Commission fees	7,756,113,258	6,585,650,053
Tools and supplies	1,691,033,656	1,504,229,831
Others	858,352,905	2,071,569,714
	<u>10,305,499,819</u>	<u>10,161,449,598</u>
<b>TOTAL</b>	<b><u>16,741,076,599</u></b>	<b><u>21,578,902,444</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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**11. TANGIBLE FIXED ASSETS**

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment and furniture	Other assets	Total
<b>Cost:</b>						VND
31 December 2015	44,533,057,668	10,639,518,709	5,928,055,293	5,342,102,007	983,333,846	67,426,067,523
Transfer from Investment properties	8,516,211,660	-	-	-	-	8,516,211,660
Newly purchase	-	432,972,010	884,409,361	36,800,000	-	1,354,181,371
Disposal	(1,010,585,356)	(749,951,920)	(345,298,795)	-	-	(2,105,836,071)
30 June 2016	52,038,683,972	10,322,538,799	6,467,165,859	5,378,902,007	983,333,846	75,190,624,483
<i>In which</i>						
Fully depreciated	306,830,109	-	290,753,340	1,245,462,901	983,333,846	2,826,380,196
<b>Accumulated depreciation:</b>						
31 December 2015	(14,766,694,706)	(6,158,583,305)	(4,388,996,266)	(2,608,540,322)	(983,333,846)	(28,906,148,445)
Depreciation for the period	(1,391,985,435)	(605,540,471)	(462,117,703)	(368,805,143)	-	(2,828,448,752)
Transferred from Investment Properties	(1,799,200,731)	-	-	-	-	(1,799,200,731)
Disposal	1,010,585,356	464,431,180	318,556,401	-	-	1,793,572,937
30 June 2016	(16,947,295,516)	(6,299,692,596)	(4,532,557,568)	(2,977,345,465)	(983,333,846)	(31,740,224,991)
<b>Net carrying amount:</b>						
31 December 2015	29,766,362,962	4,480,935,404	1,539,059,027	2,733,561,685	-	38,519,919,078
30 June 2016	35,091,388,456	4,022,846,203	1,934,608,291	2,401,556,542	-	43,450,399,492
<i>In which:</i>						
Pledged/mortgaged as loan security (Note 21)	28,852,509,243	-	-	-	-	28,852,509,243

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**12. INTANGIBLE ASSETS**

	<i>Land use rights</i>	<i>Computer software</i>	<i>VND Total</i>
<b>Cost:</b>			
31 December 2015	11,690,254,979	4,043,439,223	15,733,694,202
New purchase	<u>1,954,957,158</u>	-	<u>1,954,957,158</u>
30 June 2016	<u>13,645,212,137</u>	<u>4,043,439,223</u>	<u>17,688,651,360</u>
<b>Accumulated amortisation:</b>			
31 December 2015	(1,001,655,290)	(3,073,518,105)	(4,075,173,395)
Amortization for the period	<u>(232,985,107)</u>	<u>(209,639,021)</u>	<u>(442,624,128)</u>
30 June 2016	<u>(1,234,640,397)</u>	<u>(3,283,157,126)</u>	<u>(4,517,797,523)</u>
<b>Net carrying amount:</b>			
31 December 2015	<u>10,688,599,689</u>	<u>969,921,118</u>	<u>11,658,520,807</u>
30 June 2016	<u>12,410,571,740</u>	<u>760,282,097</u>	<u>13,170,853,837</u>
<i>In which</i>			
<i>Pledged/mortgaged as loan security (Note 21)</i>	7,899,586,078	-	7,899,586,078

**13. INVESTMENT PROPERTIES**

	<i>Land use rights</i>	<i>Buildings and structures</i>	<i>VND Total</i>
<b>Cost:</b>			
31 December 2015	14,458,202,755	65,146,211,201	79,604,413,956
New purchase	-	2,986,876,217	2,986,876,217
Transfer to owner-occupied property	<u>-</u>	<u>(8,516,211,660)</u>	<u>(8,516,211,660)</u>
30 June 2016	<u>14,458,202,755</u>	<u>59,616,875,758</u>	<u>74,075,078,513</u>
<b>Accumulated depreciation and amortisation:</b>			
31 December 2015	(8,947,051,112)	(13,834,637,747)	(22,781,688,859)
Depreciation and amortisation for the year	<u>(383,800,732)</u>	<u>(1,986,787,808)</u>	<u>(2,370,588,540)</u>
Transfer to owner-occupied property	<u>-</u>	<u>1,799,200,731</u>	<u>1,799,200,731</u>
30 June 2016	<u>(9,330,851,844)</u>	<u>(14,022,224,824)</u>	<u>(23,353,076,668)</u>
<b>Net carrying amount:</b>			
31 December 2015	<u>5,511,151,643</u>	<u>51,311,573,454</u>	<u>56,822,725,097</u>
30 June 2016	<u>5,127,350,911</u>	<u>45,594,650,934</u>	<u>50,722,001,845</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**13. INVESTMENT PROPERTIES (continued)**

*Additional disclosures:*

- The rental income and operating expenses relating to investment properties is presented as below:

	<i>VND</i>	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Rental income from investment properties	12,401,705,581	11,336,448,325
Direct operating expenses of investment properties that generated rental income during the year	(5,570,478,667)	(5,799,768,062)

The future annual rental receivable under the operating leases is included in Note 33.

The fair value of the investment properties had not yet been formally assessed and determined as at 30 June 2016. However, management believes that these properties' market values are much higher than their carrying values as at the balance sheet date.

**14. LONG-TERM INVESTMENTS**

	<i>VND</i>	
	<i>30 June 2016</i>	<i>31 December 2015</i>
Investment in associate (Note 14.1)	368,715,991	268,041,175
Investment in jointly controlled entity (Note 14.1)	24,156,690,842	23,930,801,134
Other long-term investments (Note 14.2)	5,942,300,000	5,942,300,000
Provision for long-term investments	(460,142,353)	(460,142,353)
<b>NET</b>	<b><u>30,007,564,480</u></b>	<b><u>29,680,999,956</u></b>

**14.1 Investment in an associate and jointly-controlled entity**

<i>Entities</i>	<i>Business</i>	<u><i>30 June 2016</i></u>		<u><i>31 December 2015</i></u>	
		<i>Interest</i>	<i>Cost of investment</i>	<i>Interest</i>	<i>Cost of investment</i>
		%	<i>VND</i>	%	<i>VND</i>
Gamuda - Nam Long Development Limited Liability Company	Real Estate	30	22,400,000,000	30	22,400,000,000
Okamura Tokyo Co., Ltd.	Real Estate	31.1	834,000,000	31.1	834,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

**14.1 Investment in an associate and jointly-controlled entity (continued)**

Detail of this investment in an associate and jointly-controlled entity are as follows:

	<i>Okamura Tokyo Co., Ltd.</i>	<i>Gamuda – Nam Long</i>	<i>VND Total</i>
<b>Cost of investment:</b>			
31 December 2015 and 30 June 2016	<u>834,000,000</u>	<u>22,400,000,000</u>	<u>23,234,000,000</u>
<b>Accumulated share in post-acquisition profit</b>			
31 December 2015	(565,958,825)	1,530,801,134	964,842,309
Share in post-acquisition profit for the period	<u>100,674,816</u>	<u>225,889,708</u>	<u>326,564,524</u>
30 June 2016	<u>(465,284,009)</u>	<u>1,756,690,842</u>	<u>1,291,406,833</u>
<b>Net carrying amount</b>			
31 December 2015	<u>268,041,175</u>	<u>23,930,801,134</u>	<u>24,198,842,309</u>
30 June 2016	<u>368,715,991</u>	<u>24,156,690,842</u>	<u>24,525,406,833</u>

**14.2 Other long-term investments**

	<i>Quantity of shares</i>	<i>Interest (%)</i>	<i>VND</i>	
			<i>30 June 2016</i>	<i>31 December 2015</i>
Bac Trung Nam Housing Development Joint Stock Company	353,330	7,00	3,533,300,000	3,533,300,000
Hong Phat Finance Investment Corporation	150,000	1,25	<u>2,409,000,000</u>	<u>2,409,000,000</u>
<b>TOTAL</b>			<u><b>5,942,300,000</b></u>	<u><b>5,942,300,000</b></u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**15. GOODWILL**

The movements in goodwill during the period are as follows:

	<i>Goodwill arising from investments in</i>		<i>VND</i>
	<i>Nguyen Son</i>	<i>Nam Long - Hong Phat</i>	<i>Total</i>
<b>Cost:</b>			
31 December 2015 and 30 June 2016	<u>32,906,583,473</u>	<u>2,336,088,442</u>	<u>35,242,671,915</u>
<b>Accumulated amortisation:</b>			
31 December 2015	(14,037,611,328)	(2,203,729,736)	(16,241,341,064)
Amortization for the year	<u>(2,515,863,091)</u>	<u>(132,358,706)</u>	<u>(2,648,221,797)</u>
30 June 2016	<u>(16,553,474,419)</u>	<u>(2,336,088,442)</u>	<u>(18,889,562,861)</u>
<b>Net carrying amount:</b>			
31 December 2015	<u>18,868,972,145</u>	<u>132,358,706</u>	<u>19,001,330,851</u>
30 June 2016	<u>16,353,109,054</u>	<u>-</u>	<u>16,353,109,054</u>

**16. SHORT-TERM TRADE PAYABLES**

	<i>VND</i>	
	<i>30 June 2016</i>	<i>31 December 2015</i>
Trade payables to suppliers	118,479,671,782	190,543,508,912
<i>Payables to construction contractors</i>	52,641,470,321	152,350,761,400
<i>Hung QuocThinh Services Trading     Company Limited</i>	43,219,050,991	-
<i>6D Joint Stock Company</i>	11,713,440,100	31,537,339,100
<i>QH Plus Corporation</i>	10,905,710,370	6,655,408,412
Trade payables to related parties	<u>-</u>	<u>7,718,400,000</u>
<b>TOTAL</b>	<u><b>118,479,671,782</b></u>	<u><b>198,261,908,912</b></u>

**17. ADVANCES FROM CUSTOMERS**

	<i>VND</i>	
	<i>30 June 2016</i>	<i>31 December 2015</i>
Advance from customers	<u>844,751,244,056</u>	<u>998,895,163,496</u>

Advances from customers represent advances from customers for apartments, town houses, villas, and land purchases.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**18. STATUTORY OBLIGATIONS**

	<i>31 December 2015</i>	<i>Increase</i>	<i>Decrease</i>	<i>VND</i> <i>30 June 2016</i>
Corporate income tax (Note 30.2)	69,358,572,449	35,655,984,996	(56,217,214,179)	48,797,343,266
Value-added tax	53,570,252,697	97,188,843,811	(122,877,921,356)	27,881,175,152
Others	4,964,335,851	18,396,690,189	(17,140,839,581)	6,220,186,459
<b>TOTAL</b>	<b><u>127,893,160,997</u></b>	<b><u>151,241,518,996</u></b>	<b><u>(196,235,975,116)</u></b>	<b><u>82,898,704,877</u></b>

**19. SHORT-TERM ACCRUED EXPENSES**

	<i>30 June 2016</i>	<i>VND</i> <i>31 December 2015</i>
Sub-contractors cost for on-going projects	360,908,103,648	184,820,883,491
Interest expenses	23,746,416,826	16,074,883,773
Maintenance and warranty expenses of apartments	19,417,939,035	19,517,356,135
Others	13,567,247,131	11,437,061,442
<b>TOTAL</b>	<b><u>417,639,706,640</u></b>	<b><u>231,850,184,841</u></b>

**20. OTHER PAYABLES**

	<i>30 June 2016</i>	<i>VND</i> <i>31 December 2015</i>
<b>Short-term</b>		
Maintenance fee for Ehome projects	52,545,344,147	40,269,102,714
Payables for Phu Huu project	17,160,000,000	17,160,000,000
Investment contributions received for BCCs	10,483,198,438	32,983,198,438
Payables for Long An project	10,278,316,922	11,374,675,452
Dividends payable to non-controlling interests	2,047,585,362	224,911,050
Deposits received	949,535,000	982,135,000
Acquisition of ownership interest in ASPL	-	147,062,264,265
Payables for Nguyen Son project	-	4,875,600,000
Others	25,140,547,912	22,801,110,416
Other payables to related parties (Note 31)	6,829,404,883	7,008,800,000
	<b><u>125,433,932,664</u></b>	<b><u>284,741,797,335</u></b>
<b>Long-term</b>		
Severance allowance	13,848,684,948	12,128,578,165
Deposit for office rental	20,771,816,012	8,101,840,437
	<b><u>34,620,500,960</u></b>	<b><u>20,230,418,602</u></b>
<b>TOTAL</b>	<b><u>160,054,433,624</u></b>	<b><u>304,972,215,937</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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21. LOANS

	VND	
	30 June 2016	31 December 2015
Short-term		
Loans from individuals (Note 21.1)	81,972,233,771	79,028,478,171
Loans from banks (Note 21.2)	56,166,684,725	13,750,000,000
Current portion of bonds	100,000,000,000	94,000,000,000
Current portion of long-term loans (Note 21.3)	92,505,000,000	37,722,000,000
	<u>330,643,918,496</u>	<u>224,500,478,171</u>
Long-term		
Loans from banks (Note 21.3)	400,587,745,000	279,870,745,000
Current portion	92,505,000,000	37,722,000,000
Non-current portion	308,082,745,000	242,148,745,000
Bonds (Note 21.4)	149,392,361,110	244,000,000,000
Current portion	100,000,000,000	94,000,000,000
Non-current portion	49,392,361,110	150,000,000,000
Loans from individuals and entities	-	20,846,995,905
	<u>357,475,106,110</u>	<u>412,995,740,905</u>
<b>TOTAL</b>	<u><b>688,119,024,606</b></u>	<u><b>637,496,219,076</b></u>

21.1 Short-term loans from individuals

	30 June 2016	Due date	Purpose	Interest rate	Description of collateral
	VND			% p.a	
Short-term loans from individuals	<u>81,972,233,771</u>	From 14 October 2016 to 26 June 2017	Support working capital needs	8.5 - 10.5	Unsecured

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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**21. LOANS (continued)**

**21.2 Short-term loans from banks**

Details of the short-term loans from banks are as follows:

<i>Bank</i>	<i>30 June 2016</i>	<i>Due date</i>	<i>Interest rate</i> <i>(%/p.a)</i>	<i>Purpose</i>	<i>Description of collateral (Notes 9, 10)</i>
	VND				
Orient Commercial Joint Stock Bank – Tan Thuan Brand	28,848,050,925	March 2017	8.6	Support working capital needs	LUR in map number 5, An Thanh Ward, Ben Luc District, Long An Province
Vietnam Bank for Agriculture and Rural Development - Brand 8	16,929,071,525	January 2017	8	Support working capital needs	LUR and associated assets of An Thanh Ward, Ben Luc District, Long An Province
Vietnam Commercial Bank - Ky Dong Brand	5,219,992,000	June 2017	7	Support working capital needs	LUR in Tan Thuan Dong, District 7, Ho Chi Minh City
Bank for Investment and Development of Vietnam – Ben Nghe Brand	5,169,570,275	September 2016	7.5	Support working capital needs	LUR and associated assets at 147-149 Tran Trong Cung, District 7, Ho Chi Minh City
<b>TOTAL</b>	<b><u>56,166,684,725</u></b>				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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**21. LOANS (continued)**

**21.3 Long-term loans from banks**

Details of the long-term loans from banks are as follows:

<i>Lender</i>	<i>30 June 2016</i>	<i>Due date</i>	<i>Interest rate</i> (%/p.a.)	<i>Purpose</i>	<i>Description of collaterals (Note 9, 12)</i>
	VND				
Orient Commercial Joint Stock Bank - Loan 1	169,326,745,000	From 26 September 2016 to 5 June 2018	10.2	Finance Ehome projects	LUR for 13,232 square meters and future associated assets of Ehome 3
Orient Commercial Joint Stock Bank - Loan 2	215,000,000,000	From 12 October 2017 to 12 October 2022	9.9	Purchase project Hoang Nam	Guaranteed by Hoang Nam Construction Trading Limited
Ho Chi Minh City Housing Development Bank	7,861,000,000	1 August 2016	9.5	Support working capital needs	LUR for 2,574 square meters and associated assets in Can Tho City; and LUR for 2,818 square meters and associated assets in Long An Province
Chinatrust Bank Co., Ltd – Ho Chi Minh City Branch	8,400,000,000	Quarterly repayment up to 19 January 2017	7.5	Support working capital needs	Assets attached to land mortgage: floor 1, 7, 8, 9, 10, 11, 12, basement, mezzanine and rooftop of Nam Long Office Building at lot Cr3-4 - Cr3-5, A Zone Phu My Hung, Tan Phu Ward, District 7, Ho Chi Minh City
<b>TOTAL</b>	<b>400,587,745,000</b>				
<i>In which :</i>					
Current portion	92,505,000,000				
Long-term loan	308,082,745,000				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**21. LOANS (continued)**

**21.4 Bond**

On 28 July 2014, the Company issued 350 non-convertible bonds to Orient Commercial Joint Stock Bank at par value of VND 1,000,000,000 per bond and at interest rate of 8.78% per annum for the first half year, paid on issuance date, and of 2.5% plus average interest rate of 12 month deposits at Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, Joint Stock Commercial Bank for Investment and Development of Vietnam and Orient Commercial Joint Stock Bank, for the following years. The bonds will expire on 28 July 2017, and are used to finance working capital and for Ehome projects. During the period, the Company repaid VND 94,000,000,000. Amount of VND 100,000,000,000 will be repaid on 23 January 2017.

*Description of collaterals*

59 LURs at An Thanh residential compound, An Thanh, Ben Luc, Long An (Note 9).

**21.5 Movements of loans and bond during the period**

	<i>Loans</i>	<i>Bond</i>	<i>VND Total</i>
<b>31 December 2015</b>	<b>393,496,219,076</b>	<b>244,000,000,000</b>	<b>637,496,219,076</b>
Drawdown from borrowings	188,513,851,725	-	188,513,851,725
Repayment from borrowings	(43,283,407,305)	(94,000,000,000)	(137,283,407,305)
Cost of issuing bonds	-	(607,638,889)	(607,638,889)
<b>30 June 2016</b>	<b><u>538,726,663,496</u></b>	<b><u>149,392,361,111</u></b>	<b><u>688,119,024,607</u></b>

**22. CONVERTIBLE BOND**

On 8 April 2016, the Board of Directors approved a detailed plan to execute the issuance of the convertible bonds amounting to VND 500,000,000,000 to Ibeworth Pte. Ltd, a wholly-owned subsidiary of Keppel Land Ltd. in accordance with the terms and conditions stipulated in the shareholders' resolution No. 01/2016/NQ/ĐHĐCĐ/NLGs dated 18 March 2016. On 15 April 2016, the Company issued VND 500,000,000,000 convertible bonds at par value of VND 1,000,000,000 per unit. The bonds will be converted into equity at the bond holder's option upon maturity and interest is charged from the purchase date at 7% per annum. Interest since the Interest Payment date last preceding the relevant Conversion date is waived if conversion option is exercised at a conversion price of VND 23,500 per share which is subject to adjustments for dilutive events if any.

The equity and liability component of the convertible bond are presented as below:

	<i>VND 30 June 2016</i>
Value of convertible bond	500,000,000,000
Equity component (Note 24.1)	<u>(40,503,427,830)</u>
<b>Liability component at initial recognition</b>	<b>459,496,572,170</b>
Add: Amortisation in period	<u>1,585,245,168</u>
<b>Liability component at end of period</b>	<b><u>461,081,817,338</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**23. BONUS AND WELFARE FUND**

	<i>For the six-month period ended 30 June 2016</i>	<i>VND For the six-month period ended 30 June 2015</i>
Beginning balance	7,680,704,504	13,587,891,711
Fund appropriation	13,160,000,000	8,159,189,059
Fund utilisation	<u>(7,402,804,531)</u>	<u>(10,494,516,007)</u>
<b>Ending balance</b>	<b><u>13,437,899,973</u></b>	<b><u>11,252,564,763</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

24. OWNERS' EQUITY

24.1 Increases and decreases in owners' equity

	Share capital	Share premium	Treasury share	Investment and development fund	Other funds belonging to owners' equity	Undistributed earnings	Equity component of convertible bond	Total	VND
<b>For the six-month period ended 30 June 2015</b>									
31 December 2014	1,339,692,790,000	422,792,104,687	(60,464,200,000)	10,929,726,999	1,827,848,341	218,912,408,731	-	-	1,933,690,678,758
Increase in share capital	5,028,780,000	1,676,092,374	-	-	-	-	-	-	6,704,872,374
Profit after tax	-	-	-	-	-	60,682,040,174	-	-	60,682,040,174
Dividend paid	-	-	-	-	-	(34,543,587,894)	-	-	(34,543,587,894)
Appropriation of net profit	-	-	-	-	-	(8,159,189,059)	-	-	(8,159,189,059)
Utilisation of funds	-	-	-	-	(712,360,000)	-	-	-	(712,360,000)
Other decrease	-	-	-	-	-	(617,977,920)	-	-	(617,977,920)
30 June 2015	1,344,721,570,000	424,468,197,061	(60,464,200,000)	10,929,726,999	1,115,488,341	236,273,694,032	-	-	1,957,044,476,433
<b>For the six-month period ended 30 June 2016</b>									
31 December 2015	1,415,721,570,000	492,337,147,061	(60,464,200,000)	10,929,726,999	1,115,488,341	358,306,808,042	-	-	2,217,946,540,443
Issuance of convertible bond (Note 20)	-	-	-	-	-	-	40,503,427,830	-	40,503,427,830
Net profit after tax	-	-	-	-	-	127,385,153,397	-	-	127,385,153,397
Dividend declared	-	-	-	-	-	(64,089,593,115)	-	-	(64,089,593,115)
Appropriation of net profit	-	-	-	-	2,841,009,839	(16,065,009,660)	-	-	(13,223,999,821)
Utilisation of funds	-	-	-	-	(1,207,151,192)	-	-	-	(1,207,151,192)
Other increase (*)	-	-	-	-	-	12,269,466,311	-	-	12,269,466,311
30 June 2016	1,415,721,570,000	492,337,147,061	(60,464,200,000)	10,929,726,999	2,749,346,988	417,806,824,975	40,503,427,830	-	2,319,583,843,853

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

**24.1 Increases and decreases in owners' equity (continued)**

(\*) On 9 January 2016, the Group acquired an additional 23.96% interest in its subsidiary, Nam Phan to increase its ownership in this company to 99.96%, at the total consideration of VND 64,297,000,000 paid to the non-controlling shareholders. The difference of VND 8,038,711,061 between the above consideration and the carrying value of the interest acquired at the acquisition date amounting to VND 56,258,288,939 (Note 25) has been recognised as a decrease in undistributed earnings.

On 13 April 2016, the Company disposed its 50% interest in ASPL PLB - Nam Long Co., Ltd., decreasing its ownership in this company from 100% to 50% at the total proceeds of VND 183,583,558,448. The difference of VND 20,308,177,372 between the above proceeds and the carrying value of the interest acquired from NIC at the acquisition date amounting to VND 163,275,381,076 (Note 25) has been recognised as an increase in undistributed earnings.

**24.2 Shares**

	<i>30 June 2016</i>	<i>31 December 2015</i>
	<i>Number of shares</i>	<i>Number of shares</i>
<b>Authorized shares</b>	<b>141,572,157</b>	<b>141,572,157</b>
<b>Issued shares</b>		
<i>Issued and paid-up shares</i>	<i>141,572,157</i>	<i>141,572,157</i>
Ordinary shares	141,572,157	141,572,157
<b>Treasury shares</b>		
<i>Held by subsidiaries</i>	<i>6,502,165</i>	<i>6,502,165</i>
Ordinary shares	6,502,165	6,502,165
<b>Shares in circulation</b>		
Ordinary shares	135,069,992	135,069,992

**24.3 Dividends**

	<i>For the six-month period ended 30 June 2016</i>	<i>VND For the six-month period ended 30 June 2015</i>
<b>Contributed capital</b>		
Beginning balance	1,415,721,570,000	1,339,692,790,000
Increase	-	5,028,780,000
Ending balance	<u>1,415,721,570,000</u>	<u>1,344,721,570,000</u>
Dividends declared (to be payable in cash)	64,089,593,115	36,305,674,609
Dividends paid	64,089,593,115	36,305,674,609



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**25. NON-CONTROLLING INTERESTS**

	30 June 2016	31 December 2015
		VND
Contributed charter capital	404,235,644,046	152,963,455,026
Share premium	5,633,997,791	20,768,642,586
Treasury shares	(656,280,000)	(656,280,000)
Investment and development funds	125,693,756	125,693,756
Other funds belonging to owner's equity	997,349,945	94,403,051
Asset revaluation reserve	63,818,489	35,638,600,611
Undistributed earnings (accumulated losses)	14,764,769,585	(386,353,118)
<b>TOTAL</b>	<b><u>425,164,993,612</u></b>	<b><u>208,548,161,912</u></b>

Movements of non-controlling interests ("NCI") are as follows:

	VND
	For the six-month period ended 30 June 2016
<b>As at 31 December 2015</b>	<b>208,548,161,912</b>
Received interests from the Group (Note 24.1)	163,275,381,076
Additional capital contribution	100,000,000,000
Net profit for the period	9,658,544,276
Transferred interests to the Group (Note 24.1)	(56,258,288,939)
Fund contribution	(58,804,713)
<b>As at 30 June 2016</b>	<b><u>425,164,993,612</u></b>

**26. REVENUES**

**26.1 Revenues from sale of goods and rendering of services**

	For the six-month period ended 30 June 2016	For the six-month period ended 30 June 2015
		VND
<b>Gross revenues</b>	<b>1,067,732,991,626</b>	<b>418,287,080,992</b>
<i>Of which:</i>		
Revenue from sale of land lots, town houses and apartments	1,041,197,506,976	398,790,537,096
Revenue from investment properties	12,401,705,581	11,336,448,325
Revenue from rendering of services	14,133,779,069	8,160,095,571
<b>Less</b>		
Sales returns	-	(5,283,418,659)
<b>Net revenues</b>	<b><u>1,067,732,991,626</u></b>	<b><u>413,003,662,333</u></b>
<i>Of which:</i>		
Revenue from sale of land lots, town houses and apartments	1,041,197,506,976	393,507,118,437
Revenue from investment properties	12,401,705,581	11,336,448,325
Revenue from rendering of services	14,133,779,069	8,160,095,571

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**26. REVENUES (continued)**

**26.2 Finance income**

	VND	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Interest income	4,991,824,913	3,253,159,926
Gain from an investment disposal	-	9,389,895,877
Dividends	210,524,638	113,036,830
<b>TOTAL</b>	<b><u>5,202,349,551</u></b>	<b><u>12,756,092,633</u></b>

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

	VND	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Cost of land lots, town houses and apartments sold	726,911,075,121	263,207,066,403
Costs of investment properties	5,570,478,667	5,799,768,062
Cost of services rendered	10,136,602,425	5,808,297,437
<b>TOTAL</b>	<b><u>742,618,156,213</u></b>	<b><u>274,815,131,902</u></b>

**28. FINANCE EXPENSES**

	VND	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Interest expenses	5,920,328,116	6,199,219,090
Others	499,000,881	1,718,965,560
<b>TOTAL</b>	<b><u>6,419,328,997</u></b>	<b><u>7,918,184,650</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

	VND	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
<b>Selling expenses</b>		
- Commission fee	30,229,187,799	5,890,842,713
- Marketing fees and show-houses construction cost	18,036,498,461	8,725,529,464
- Salary expenses	12,333,918,282	9,243,578,481
- Management fee	8,609,536,230	603,402,727
- Tools and suppliers	274,046,690	166,121,169
- Others	5,688,101,509	3,228,332,605
	<u><b>75,171,288,971</b></u>	<u><b>27,857,807,159</b></u>
<b>General and administrative expenses</b>		
- Salary expenses	52,714,785,031	46,136,550,977
- Rental fee	3,501,736,892	2,905,610,906
- Tools and supplies	2,192,618,638	1,622,626,350
- Consulting fee	1,420,327,755	1,129,664,109
- Others	16,507,623,452	17,598,038,611
	<u><b>76,337,091,768</b></u>	<u><b>69,392,490,953</b></u>
<b>TOTAL</b>	<u><b>151,508,380,739</b></u>	<u><b>97,250,298,112</b></u>

**30. CORPORATE INCOME TAX**

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

The tax returns filed by Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could change later upon final determination by the tax authorities.

**30.1 CIT expense**

	VND	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Estimated current CIT expenses (Note 30.2)	28,223,857,398	9,200,971,735
Deferred income tax expenses (Note 30.3)	10,903,606,701	2,559,730,083
<b>TOTAL</b>	<u><b>39,127,464,099</b></u>	<u><b>11,760,701,818</b></u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**30. CORPORATE INCOME TAX (continued)**

**30.2 Current CIT**

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

	<i>For the six-month period ended 30 June 2016</i>	<i>VND For the six-month period ended 30 June 2015</i>
<b>Accounting profit before tax</b>	<b>176,171,161,772</b>	<b>73,165,477,298</b>
<b>Adjustments to (increase) decrease accounting loss</b>		
Difference in cost of sales between tax basis and accounting basis	5,568,179,869	-
Expenses with inadequate supporting documents	2,625,323,186	3,084,409,960
Goodwill amortisation	2,648,221,797	2,648,221,937
Non-deductible interest expenses	1,869,423,249	-
Losses of subsidiaries	1,761,999,106	4,682,571,556
Penalty on tax late payment	71,623,734	6,082,605,143
Operating expenses	(2,760,382,435)	(3,592,313,146)
Share of profit in associates	(326,564,524)	(190,005,820)
Negative goodwill on acquisition	-	(32,412,467,088)
Change in unrealised internal profits eliminated	<u>(50,497,191,908)</u>	<u>(12,723,354,179)</u>
<b>Estimated current taxable profit</b>	<b>137,131,793,846</b>	<b>40,745,145,661</b>
Current CIT at normal rate	28,004,671,078	9,200,971,735
Under provision of CIT from previous years	219,186,320	-
<b>Estimated current CIT</b>	<b><u>28,223,857,398</u></b>	<b><u>9,200,971,735</u></b>
CIT payable at beginning of period	69,358,572,449	69,367,598,425
Payable on behalf	4,321,518,206	-
CIT payable (prepaid) on progress payments from customers (*)	3,110,609,392	(2,858,743,887)
CIT paid during the period	<u>(56,217,214,179)</u>	<u>(36,260,617,095)</u>
<b>CIT payable at end of period</b>	<b><u>48,797,343,266</u></b>	<b><u>39,449,209,178</u></b>

(\*) This represents advance CIT payable computed at 1% of cash advances received from customers in connection with sales of apartments during the current and previous periods in accordance with Circular No. 123/2012/TT-BTC dated 27 July 2012 issued by the Ministry of Finance effective since 10 September 2012 to 1 August 2014 and Circular No. 78/2014/TT-BTC dated 18 June 2014 issued by the Ministry of Finance effective since 2 August 2014.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**30. CORPORATE INCOME TAX (continued)**

**30.3 Deferred corporate income tax**

The following comprise the Group's deferred tax assets (deferred tax liabilities) and the movements thereon, during the period and the previous period.

VND

	<i>Interim consolidated balance sheet</i>		<i>Interim consolidated income statement</i>	
	<i>30 June 2016</i>	<i>31 December 2015</i>	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
<b>Deferred tax assets</b>				
Intra-group unrealised profits	45,812,710,230	55,912,148,612	(10,099,438,382)	(2,409,797,915)
Operating expenses	13,082,824,181	14,982,997,083	(1,900,172,902)	(165,147,486)
Others	556,387,736	29,956,675	526,431,061	15,215,318
	<b>59,451,922,147</b>	<b>70,925,102,370</b>		
<b>Deferred tax liabilities</b>				
Fair value adjustment on acquired assets of subsidiary	(52,635,495,867)	(52,635,495,867)	-	-
Temporary difference in cost of sales	(4,654,982,536)	(5,224,556,058)	569,573,522	-
Other	(2,696,372,478)	(2,696,372,478)	-	-
	<b>(59,986,850,881)</b>	<b>(60,556,424,403)</b>		
<b>Net deferred income tax expense</b>			<b>(10,903,606,701)</b>	<b>(2,559,730,083)</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**31. TRANSACTIONS WITH RELATED PARTIES**

Significant transactions of the Group with related parties during the period were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>ầu tư Nam Lo</i>	<i>VND</i>	
			<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Mr Nguyen Xuan Quang	Chairman	Acquire ownership interest in an entity	18,371,250,000	-
Ms Nguyen Thi Ngoc Lan	Related party	Loan repayment	5,000,000,000	-
		Disposal of land compensation	4,552,800,000	-
Ms Nguyen Thi Phuc Nguyen	Related party	Loan Advance to purchase land	5,000,000,000	2,675,966,000
		Transfer capital in Nguyen Phuc	1,520,714,107	-
			-	22,084,500,000

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>VND</i>	
			<i>30 June 2016</i>	<i>31 December 2015</i>
<b><i>Trade receivables (Note 6)</i></b>				
Ms Nguyen Thi Bich Ngoc	Related party	Sales of Apartment	231,750,000	231,750,000
Ms Ngo Thi Ngoc Lieu	Related party	Sales of Apartment	-	155,976,987
			<b><u>231,750,000</u></b>	<b><u>387,726,987</u></b>
<b><i>Other payables (Note 20)</i></b>				
Ms. Vu Bich Lan	Related party	Advance	<u>6,829,404,883</u>	<u>7,008,800,000</u>
<b><i>Short-term loans (Note 21.1)</i></b>				
Ms Nguyen Thi Ngoc Lan	Related party	Borrowings	5,000,000,000	-
Ms. Nguyen Thi Phuc Nguyen	Related party	Borrowings	-	4,692,821,000
			<b><u>5,000,000,000</u></b>	<b><u>4,692,821,000</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

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

Remunerations for members of the Board of Directors ("BOD") and the Management are as follows:

	<i>VND</i>	
	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015</i>
Remunerations for members of the BOD	3,728,534,841	3,241,959,500
Remunerations for members of the Management	3,352,000,000	2,774,532,546
<b>TOTAL</b>	<b><u>7,080,534,841</u></b>	<b><u>6,016,492,046</u></b>

**32. EARNINGS PER SHARE**

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period.

The following reflects the income and share data used in the basic earnings per share computations:

	<i>For the six-month period ended 30 June 2016</i>	<i>For the six-month period ended 30 June 2015 (restated)</i>
Net profit after tax (VND)	127,385,153,397	60,682,040,174
Less: Bonus and welfare fund (VND) (i)	(8,916,960,738)	(3,871,514,163)
Net interest after tax on convertible bonds charged to the interim consolidated income statement	7,486,111,111	-
<b>Net profit attributable to ordinary shareholders (VND)</b>	<b>125,954,303,772</b>	<b>56,810,526,011</b>
Weighted average number of ordinary shares during the year	135,069,992	127,506,011
Adjusted weighted average number of potential shares from convertible bonds (ii)	21,276,596	-
<b>Weighted average number of ordinary shares adjusted for the effect of dilution (share)</b>	<b>156,346,588</b>	<b>127,506,011</b>
<b>Earnings per share</b>		
<i>Basic earnings per share (VND)</i>	877	446
<i>Diluted earnings per share</i>	806	446

- (i) Net profit used to compute earnings per share for the six-month period ended 30 June 2015 was restated following the actual distribution to Bonus and welfare funds from 2015 undistributed earnings as approved in the Annual General Meeting 2015's Resolution dated 25 April 2016 ("AGM Resolution 2015").

Net profit used to compute earnings per share for the six-month period ended 30 June 2016 is adjusted for distribution to Bonus and welfare funds, which is appropriated at 7% of net profit after tax as approved in accordance with AGM Resolution 2015.

- (ii) As disclosed in Note 22 to the interim consolidated financial statements, on 8 April 2016, the Company issued VND 500,000,000,000 convertible bonds at par value of VND 1,000,000,000 per unit. These convertible bonds could potentially dilute basic earnings per share in the future as calculated for the periods ended 30 June 2016.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at and for the six-month period ended 30 June 2016

**33. COMMITMENTS AND CONTINGENCIES**

***Operating lease commitments***

The Group leases assets under operating lease arrangements. The future minimum rental payable as at 30 June 2016 under the operating lease agreements are as follows:

	<i>For the six-month period ended 30 June 2016</i>	<i>VND For the six-month period ended 30 June 2015</i>
Less than one year	8,841,128,646	6,434,826,060
From one to five years	<u>15,401,457,651</u>	<u>16,087,065,150</u>
<b>TOTAL</b>	<b><u>24,242,586,297</u></b>	<b><u>22,521,891,210</u></b>

The Group leases out assets under operating lease arrangements. The future minimum rental receivable as at 30 June 2016 under the operating lease agreements are as follows:

	<i>For the six-month period ended 30 June 2016</i>	<i>VND For the six-month period ended 30 June 2015</i>
Less than one year	16,565,041,431	18,939,371,500
From one to five years	15,098,061,555	31,246,216,766
More than five years	<u>213,158,079,386</u>	<u>-</u>
<b>TOTAL</b>	<b><u>244,821,182,372</u></b>	<b><u>50,185,588,266</u></b>

***Capital commitments***

As at 30 June 2016, the Group has contractual commitments for the construction work for its apartments, villa projects as follows:

	<i>Contracted amount</i>	<i>Recognized amount as assets</i>	<i>VND Remaining commitment</i>
Phuoc Long B Project	245,750,224,700	180,959,177,150	64,791,047,550
Ehome 3 Project	228,193,048,750	117,549,849,225	110,643,199,525
Ehome 4 Project	117,051,984,215	76,128,854,925	40,923,129,290
Tan Thuan Dong Project	97,328,819,722	71,982,657,711	25,346,162,011
Camelia Project	2,204,040,000	1,763,200,000	440,840,000
Long An Project	1,147,373,020	1,043,402,419	103,970,601
Others	<u>39,404,228,641</u>	<u>18,106,270,393</u>	<u>21,297,958,248</u>
<b>TOTAL</b>	<b><u>731,079,719,048</u></b>	<b><u>467,533,411,823</u></b>	<b><u>263,546,307,225</u></b>



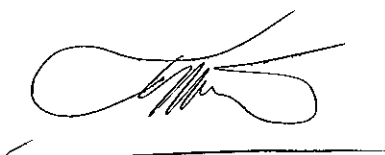
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
 as at and for the six-month period ended 30 June 2016

**34. EVENTS AFTER THE BALANCE SHEET DATE**

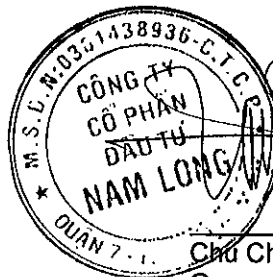
On 27 July 2016, the Company received the Official letter No. 4915/UBCK-QLPH from the State Securities Commission acknowledging the receipt of documents submitted in relation to the issuance of 542,353 new shares to the executives in accordance with the Executive Stock Grant program. This issuance was appropriated from bonus and welfare funds and in accordance with the Resolution of Shareholders No. 02/2016/NQ/DHDCD/NLG dated 23 April 2016.

At the date of these interim consolidated financials statements, the Company is in the process of issuance of these new shares.

Except for the above event, there have been no other significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the interim consolidated financial statements.



Luong Thi Kim Thoa  
 Chief Accountant



Chu Chee Kwang  
 General Director

5 August 2016