

**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK  
CORPORATION AND SUBSIDIARIES**

Audited Consolidated Financial Statements  
for the Fiscal year ended as on 31st December 2014



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT  
STOCK CORPORATION AND SUBSIDIARIES**  
No. 265 Le Hong Phong Street, Vung Tau City

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## REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of the Development Investment Construction Joint Stock Corporation (hereafter shortly referred to as the “Corporation”) presents this Report together with the Consolidated Financial Statements of the Corporation and Subsidiaries for the fiscal year ended as on 31/12/2014.

### Overview

The Corporation was converted from a state-owned Company into a Joint Stock Corporation in accordance with Decision No. 1302/QĐ-BXD dated 15<sup>th</sup> October 2007 of the Ministry of Construction “on approving the equitization plan of the Development Investment Construction Corporation”.

The Corporation was issued Business Registration Certificate for Joint Stock Corporation No. 3500101107 (formerly number: 4903000520) for the first registration on 13<sup>th</sup> March 2008, reissued Business Code dated 24<sup>th</sup> June 2009 and 11<sup>th</sup> registration change dated 22<sup>nd</sup> June 2016 by the Department of Planning and Investment of Ba Ria - Vung Tau province.

The Corporation’s headquarters are located in 265 Le Hong Phong, Vung Tau City, Ba Ria – Vung Tau province

### Events after closing out to set up the Consolidated Final Statements

There is no material event occurring after the closing date to prepare the Consolidated Financial Statements causing any of adjustments or announcement on the Consolidated Financial Statements.

### Board of Management, Board of General Directors, Board of Supervisors in the year and until the date of preparing this statement as follows:

#### Board of Management:

|                        |                           |
|------------------------|---------------------------|
| Mr. Nguyen Thien Tuan  | Chairman                  |
| Mr. Le Minh Tuan       | Member (until 01/10/2014) |
| Mr. Tran Minh Phu      | Member                    |
| Mr. Le Van Tang        | Member                    |
| Mr. Nguyen Quang Tin   | Member                    |
| Ms. Pham Thi Mai Huong | Member                    |

#### Board of General Directors:

|                       |                                            |
|-----------------------|--------------------------------------------|
| Mr. Tran Minh Phu     | General Director                           |
| Mr. Do Doan Chien     | Deputy General Director (until 30/07/2014) |
| Mr. Le Van Tang       | Deputy General Director                    |
| Mr. Le Minh Tuan      | Deputy General Director (until 01/10/2014) |
| Mr. Hoang Van Tang    | Deputy General Director                    |
| Mr. Nguyen Hung Cuong | Deputy General Director                    |

#### Board of Supervisors:

|                        |            |
|------------------------|------------|
| Ms. Hoang Thi Ha       | Manager    |
| Mr. Nguyen Trong Nghia | Supervisor |
| Mr. Tran Van Dat       | Supervisor |

### Auditor

The Consolidated Financial Statements have been audited by Nam Viet Auditing And Accounting Financial Consulting Services Co., Ltd. (AASCN).

**REPORT OF THE BOARD OF DIRECTORS (continued)**

**Responsibilities of the Board of General Directors for Financial Statements**

The Board of General Directors is responsible for the preparation of Consolidated Financial Statements and the true and appropriate presentation of the operation, consolidated income statement and consolidated cash flow statement of the Company in the period. In the preparation of Financial Statements, the Board of General Directors shall commit to complying with the following requirements:

- Select suitable accounting policies and then apply them consistently;
- Make reasonable and prudent evaluations and estimates;
- Prepare and present the Financial Statements based on compliance with the financial standards, financial regimes and applicable relevant regulations;
- Prepare the Financial Statements on a basis of consecutive business operations excepting for the case where it cannot make sure that the Corporation shall continue to do business;

The Corporation's Board of General Directors assures that accounting records are kept to give an accurate, proper presentation of the Corporation's financial situation at any time, and that the Consolidated Financial Statements comply with the State's applicable regulations. Also the Board of Directors takes responsibility for safeguarding the assets of the Corporation, and hence, for taking suitable measures for the prevention and detection of frauds and other violations.

The Board of General Directors committed that the Consolidated Financial Statements gave a true, proper presentation of the Corporation's financial situation dated 31/12/2014, Income Statement and Consolidated Cash Flow Statement for the fiscal year ended on the same date in accordance with accounting standards, accounting regimes of Vietnam and relevant legal regulations.

**Approval of Consolidated Financial Statements**

We, the Board of Management of Development Investment Construction Joint Stock Corporation approved the Consolidated Financial Statements for the fiscal year of 2014 of the Corporation presented from page 05 to page 41 attached hereof.

On behalf of Board of Management

*(signed and sealed)*

On behalf of Board of General Directors

*(signed)*

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**Nguyen Thien Tuan**

**Chairman**

*31<sup>st</sup> March 2015*

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**Tran Minh Phu**

**General Director**



VIETNAM AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD (AASCN)  
29 Hoang Sa, Da Kao Ward, District 1, Ho Chi Minh City, Tel: (84-8) 39103908; 39104881 – Fax: (84-8) 39104880  
No.: 199/BCKTHN/TC

## INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Board of Management and Board of General Directors of the Development Investment Construction Joint Stock Corporation**

We have audited the Consolidated Financial Statements enclosed by the Development Investment Construction Joint Stock Corporation and its Subsidiaries, prepared on 31/03/2015, from page 05 to page 41, including Consolidated Balance Sheet as on 31/12/2014, Consolidated Income Statement, Consolidated Cash Flow Statement for the fiscal year ended on the same date and Notes to the Consolidated Financial Statements.

### **Responsibilities of the Boards of General Directors**

The Corporation's Board of General Directors is responsible for the preparation and the true and proper presentation of the Corporation's Consolidated Financial Statements in accordance with accounting standards, corporate accounting regimes of Vietnam and the legal regulations relating to the preparation and presentation of the Financial Statements and for the internal control that the Board of General Directors determines to be necessary to ensure the preparation and presentation of the Financial Statements without material errors due to frauds or mistakes.

### **Responsibilities of the Auditors**

Our responsibility is to propose our opinions on the Consolidated Financial Statements based on our auditing results. We have conducted our audit in accordance with the Vietnamese Standards on Auditing. The Standards require us to comply with the standards and regulations on professional ethics, planning and performing the audit to obtain reasonable assurance about whether the Financial Statements of the Corporation have any of material errors.

The audit includes performing procedures to gather audit evidences about the figures and notes in the Financial Statements. The audit procedures selected on the basis of the auditor's judgment, including the assessment of the risks of material errors in the Financial Statements due to fraud or mistakes. When performing the assessment of risks, the auditor has reviewed the internal control by the Corporation relating to the preparation and presentation of the Financial Statements in honest, reasonable way to design audit procedures that are appropriate with the actual situation, but not to give opinions on the effectiveness of internal control of the Corporation. The audit also includes evaluating the appropriateness of used accounting policies and the reasonableness of accounting estimates made by The Board of General Directors, as well as evaluating the overall presentation of the Consolidated Financial Statements.

We believe that our obtained audit evidences are sufficient and appropriate as a basis for our audit opinion.

### **Auditor's opinion**

In our opinion, the Consolidated Financial Statements presented honestly and appropriately, in material respects, of the Financial Statement of the Development Investment Construction Joint Stock Corporation as on 31/12/2014, as well as Income Statement and Cash Flow Statement for the fiscal year ended on the same date, in accordance with the accounting standards, corporate accounting regime of Vietnam, and legal regulations relating to the preparation and presentation of the Consolidated Financial Statements.

**Nam Viet Auditing And Accounting Financial  
Consulting Services Co., Ltd  
Director**

*(signed and sealed)*

**Auditor**

*(signed)*

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**Nguyen Thi Lan**  
Certificate of audit practice registration  
No.: 0167-2013-152-1  
Ho Chi Minh City, 31<sup>st</sup> March 2015

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**Nguyen Hong Nga**  
Certificate of audit practice registration No.  
126-2013-152-1

**CONSOLIDATED BALANCE SHEET**

As at 31<sup>st</sup> December 2014

Unit: VND

| ASSETS                                                | Code       | Note | 31/12/2014               | 01/01/2014               |
|-------------------------------------------------------|------------|------|--------------------------|--------------------------|
| <b>A. CURRENT ASSETS</b>                              | 100        |      | <b>3,560,284,176,205</b> | <b>3,137,088,558,292</b> |
| <b>I. Cash and cash equivalents</b>                   | 110        | V.1  | <b>473,092,626,908</b>   | <b>39,734,558,234</b>    |
| 1. Cash on hand                                       | 111        |      | 473,092,626,908          | 39,734,558,234           |
| 2. Cash equivalents                                   | 112        |      | -                        | -                        |
| <b>II. Short-term receivables</b>                     | 130        |      | <b>927,947,034,006</b>   | <b>1,089,421,565,129</b> |
| 1. Receivables from customers                         | 131        | V.2  | 735,838,790,946          | 902,391,243,247          |
| 2. Prepayments to suppliers                           | 132        | V.3  | 53,853,988,928           | 60,181,873,968           |
| 3. Other short-term receivables                       | 135        | V.4  | 144,494,194,482          | 131,506,035,174          |
| 4. Provision for doubtful short-term receivables      | 139        |      | (6,239,895,350)          | (4,657,578,260)          |
| <b>III. Inventories</b>                               | 140        | V.5  | <b>2,114,385,721,208</b> | <b>1,972,121,627,644</b> |
| 1. Inventories                                        | 141        |      | 2,114,385,721,208        | 1,972,121,627,644        |
| 2. Provision for devaluation of inventories           | 149        |      | -                        | -                        |
| <b>IV. Other short-terms assets</b>                   | 150        |      | <b>44,858,794,083</b>    | <b>35,810,807,285</b>    |
| 1. Short-term prepaid expenses                        | 151        |      | 9,652,286,516            | 6,126,949,039            |
| 2. Deductible VAT                                     | 152        |      | 2,902,214,068            | -                        |
| 3. Taxes and other receivables from government budget | 154        |      | 5,652,032,698            | 4,019,189,865            |
| 4. Other current assets                               | 158        | V.6  | 26,652,260,801           | 25,664,668,381           |
| <b>B. NON-CURRENT ASSETS</b>                          | 200        |      | <b>1,474,535,508,000</b> | <b>1,494,976,531,783</b> |
| <b>I. Fixed assets</b>                                | 220        |      | <b>279,021,700,739</b>   | <b>300,704,997,459</b>   |
| 1. Tangible fixed assets                              | 221        | V.7  | 199,263,394,307          | 195,775,253,015          |
| - Historical cost                                     | 222        |      | 362,293,532,965          | 346,995,392,595          |
| - Accumulated depreciation                            | 223        |      | (163,030,129,658)        | (151,220,139,580)        |
| 2. Finance lease fixed assets                         | 224        | V.8  | -                        | 217,764,131              |
| - Historical cost                                     | 225        |      | -                        | 287,612,999              |
| - Accumulated depreciation                            | 226        |      | -                        | (69,848,868)             |
| 3. Intangible fixed assets                            | 227        | V.9  | 9,474,159,567            | 9,542,807,067            |
| - Historical cost                                     | 228        |      | 10,162,381,316           | 10,162,381,316           |
| - Accumulated depreciation                            | 229        |      | (688,221,794)            | (619,574,249)            |
| 4. Construction in progress                           | 230        | V.10 | 70,284,146,865           | 95,169,173,246           |
| <b>II. Long-term financial investments</b>            | 250        | V.11 | <b>1,129,998,762,276</b> | <b>1,130,083,100,833</b> |
| 1. Investments in joint ventures and associates       | 252        |      | 927,715,494,467          | 932,644,863,424          |
| 2. Other long-term investments                        | 258        |      | 221,158,774,337          | 221,158,774,337          |
| 3. Provision for long-term financial investments      | 259        |      | (18,875,542,528)         | (23,720,536,928)         |
| <b>III. Other long-term assets</b>                    | 260        |      | <b>65,515,080,985</b>    | <b>64,188,433,446</b>    |
| 1. Long-term prepaid expenses                         | 261        | V.12 | 37,371,817,994           | 32,558,596,651           |
| 2. Deferred income tax assets                         | 262        | V.13 | 27,221,404,039           | 30,837,226,169           |
| 3. Other long-term assets                             | 268        |      | 921,858,952              | 792,241,626              |
| <b>TOTAL ASSETS</b>                                   | <b>270</b> |      | <b>5,034,819,684,205</b> | <b>4,632,065,090,030</b> |

**CONSOLIDATED BALANCE SHEET ( continued)**

As at 31<sup>st</sup> December 2014

Unit: VND

| <b>RESOURCES</b>                                 | <b>Code</b> | <b>Note</b> | <b>31/12/2014</b>        | <b>01/01/2014</b>        |
|--------------------------------------------------|-------------|-------------|--------------------------|--------------------------|
| <b>A. LIABILITIES</b>                            | 300         |             | <b>2,576,684,599,396</b> | <b>2,213,151,130,692</b> |
| <b>I. Short-term liabilities</b>                 | 310         |             | <b>1,065,415,478,326</b> | <b>1,512,449,653,742</b> |
| 1. Short-term loans and liabilities              | 311         | V.14        | 306,318,701,472          | 661,449,346,709          |
| 2. Payables to suppliers                         | 312         | V.15        | 119,681,520,940          | 169,299,419,991          |
| 3. Prepayments from customers                    | 313         | V.16        | 229,870,900,473          | 163,937,623,955          |
| 4. Taxes and other payables to government budget | 314         | V.17        | 11,161,889,546           | 95,245,983,021           |
| 5. Payables to employees                         | 315         |             | 13,909,413,159           | 16,070,087,813           |
| 6. Expenses payable                              | 316         | V.18        | 98,439,076,114           | 40,517,929,899           |
| 7. Other payables                                | 319         | V.19        | 283,035,384,037          | 365,600,657,199          |
| 8. Bonus and welfare fund                        | 323         |             | 2,998,592,585            | 328,605,155              |
| <b>II. Long-term liabilities</b>                 | 330         |             | <b>1,511,269,121,070</b> | <b>700,701,476,882</b>   |
| 1. Long-term payables                            | 333         | V.20        | 2,850,297,076            | 1,960,000,000            |
| 2. Long-term loans and liabilities               | 334         | V.21        | 1,177,285,594,043        | 352,542,142,618          |
| 3. Deferred income tax payables                  | 335         | V.22        | 11,395,773,115           | 11,395,773,115           |
| 4. Unearned revenues                             | 338         | V.23        | 319,737,456,836          | 334,803,561,149          |
| <b>B. OWNER'S EQUITY</b>                         | 400         |             | <b>2,410,857,934,744</b> | <b>2,373,689,904,064</b> |
| <b>I. Owner's equity</b>                         | 410         |             | <b>2,410,857,934,744</b> | <b>2,373,689,904,064</b> |
| 1. Contributed capital                           | 411         |             | 1,787,436,200,000        | 1,429,955,870,000        |
| 2. Capital surplus                               | 412         |             | 386,568,251,707          | 744,048,581,707          |
| 3. Development and investment funds              | 417         |             | 79,120,228,177           | 77,046,740,024           |
| 4. Financial provision funds                     | 418         |             | 78,081,417,827           | 75,995,687,280           |
| 5. Undistributed after-tax profits               | 420         |             | 79,651,837,033           | 46,643,025,035           |
| <b>II. Funding sources</b>                       | 430         |             |                          |                          |
| <b>C. BENEFITS OF MINORITY SHAREHOLDERS</b>      | <b>500</b>  | V.25        | <b>47,277,150,065</b>    | <b>45,224,055,360</b>    |
| <b>TOTAL RESOURCES</b>                           | <b>510</b>  |             | <b>5,034,819,684,205</b> | <b>4,632,065,090,030</b> |

CONSOLIDATED BALANCE SHEET ( continued)

As at 31<sup>st</sup> December 2014

ITEMS OFF THE CONSOLIDATED BALANCE SHEET

Unit: VND

| Item                                                  | Note | 31/12/2014  | 01/01/2014    |
|-------------------------------------------------------|------|-------------|---------------|
| 1. Operating lease assets                             |      |             |               |
| 2. Materials, goods kept for processing               |      | 896,665,428 | 5,979,512,841 |
| 3. Goods received on consignment for sale,<br>deposit |      |             |               |
| 4. Doubtful debts handed                              |      | 990,607,471 | 990,670,471   |
| 5. Foreign currency (USD)                             |      | 1,977.37    | 1,972.94      |
| 6. Estimates for operation and project                |      |             |               |

**Prepared by**  
*(signed)*

**Le Thanh Hung**  
31<sup>st</sup> March 2015

**Chief accountant**  
*(signed)*

**Nguyen Quang Tin**

**General Director**  
*(signed and sealed)*

**Tran Minh Phu**

CONSOLIDATED INCOME STATEMENT

In 2014

Unit: VND

| Item                                                               | Code      | Note         | 31/12/2014             | 01/01/2014               |
|--------------------------------------------------------------------|-----------|--------------|------------------------|--------------------------|
| <b>1. Revenue from sale of goods and rendering of services</b>     | <b>01</b> | <b>VI.1</b>  | <b>699,506,554,879</b> | <b>1,032,481,530,643</b> |
| 2. Deductible items                                                | 02        | VI.2         | 8,476,033,717          | 279,457,782,577          |
| <b>3. Net revenue from sale of goods and rendering of services</b> | <b>10</b> | <b>VI.3</b>  | <b>691,030,521,162</b> | <b>753,023,748,066</b>   |
| <b>4. Cost of goods sold</b>                                       | <b>11</b> | <b>VI.4</b>  | <b>540,794,569,317</b> | <b>590,291,834,951</b>   |
| <b>5. Goss profit from sale of goods and rendering of services</b> | <b>20</b> |              | <b>150,235,951,845</b> | <b>162,731,913,115</b>   |
| 6. Financial income                                                | 21        | VI.5         | 19,674,658,951         | 19,554,354,684           |
| 7. Financial expenses                                              | 22        |              | 5,318,662,596          | 42 107,955,083           |
| In which: Interest expense                                         | 23        | VI.6         | 10,108,031,087         | 39,280,501,562           |
| 8. Selling expenses                                                | 24        |              | 60,162,011,807         | 72,029,565,075           |
| 9. General and administrative expenses                             | 25        |              | 53,354,310,755         | 67,007,525,231           |
| <b>10. Net operating profit</b>                                    | <b>30</b> |              | <b>51,075,625,638</b>  | <b>1,141,222,410</b>     |
| 11. Other income                                                   | 31        | VI.7         | 28,062,581,126         | 50,866,377,903           |
| 12. Other expenses                                                 | 32        | VI.8         | 10,169,158,464         | 12,413,178,685           |
| <b>13. Other profits</b>                                           | <b>40</b> |              | <b>17,893,422,662</b>  | <b>38,453,199,218</b>    |
| <b>14. Gains/(losses) from Associates, Joint Ventures</b>          | <b>50</b> |              | <b>(4,514,649,455)</b> | <b>16,815,483,051</b>    |
| <b>15. Total before-tax accounting profit</b>                      | <b>60</b> |              | <b>64,454,398,845</b>  | <b>56,409,904,679</b>    |
| 16. Current corporate income tax expense                           | 61        | VI.9         | 13,233 052 369         | 17 966 381 163           |
| 17. Deferred corporate income tax expense                          | 62        | VI.10        | 3,615,822,130          | (3,635,546,691)          |
| <b>18. Profit after corporate income tax</b>                       | <b>70</b> |              | <b>47,605,524,346</b>  | <b>42,079,070,207</b>    |
| 18.1 Profit of minority shareholders                               | 71        |              | 3,685,460,834          | (12,365,358,302)         |
| 18.2 Profit after tax of shareholders                              | 72        |              | 43,920 063 512         | 54,444,428,509 1         |
| <b>19. Earnings per share</b>                                      | <b>80</b> | <b>VI.11</b> | <b>246</b>             | <b>305</b>               |

Prepared by

Chief accountant

General Director

(signed)

(signed)

(signed and sealed)

Le Thanh Hung  
31<sup>st</sup> March 2015

Nguyen Quang Tin

Tran Minh Phu

CONSOLIDATED CASH FLOW STATEMENT

In 2014

Unit: VND

| Item                                                                        | Code      | This year               | Previous year            |
|-----------------------------------------------------------------------------|-----------|-------------------------|--------------------------|
| <b>I. Cash flows from operating activities</b>                              |           |                         |                          |
| 1. Revenue from sales of goods and rendering of services                    | 01        | 857,544,037,289         | 743,802,587,197          |
| 2. Payables to suppliers                                                    | 02        | (668,003,996,540)       | (577,410,506,926)        |
| 3. Payables to employees                                                    | 03        | (74 252,120,655)        | (100,920,809,514)        |
| 4. Interest payables                                                        | 04        | (103,624 105,847)       | (135 204 286 755)        |
| 5. Corporate income tax payables                                            | 05        | (12,412,197,265)        | (6,426 677 204)          |
| 6. Other revenue from operating activities                                  | 06        | 73,150,522,105          | 175,554,857,634          |
| 7. Other operating expenses                                                 | 07        | (116,624 784 144)       | (302,649,418,506)        |
| <b>Net cash flows from operating activities</b>                             | <b>20</b> | <b>(44,222,645,057)</b> | <b>(203,254,254,074)</b> |
| <b>II. Cash flows from investing activities</b>                             |           |                         |                          |
| 1. Purchase and construction of fixed assets                                | 21        | (14,142,309,303)        | (28,577,688,716)         |
| 2. Liquidation proceeds, sale of fixed assets                               | 22        | 2,622,227, 272          | 3,397,607,246            |
| 3. Loans, purchase of debt instruments from other entities                  | 23        | (23,579,185,770)        | (1,170,000,000)          |
| 3. Collection of loans and repurchase of debt instruments of other entities | 24        | 12 808,738,770          | 5,500,000,000            |
| 4. Equity investments in other entities                                     | 25        | (26,800,000,000)        | (43,483,247,978)         |
| 5. Proceeds from equity investment in other entities                        | 26        | 52,507,008,502          | 5,061,795,909            |
| 6. Dividends or profits paid to owners                                      | 27        | 4,977 803,365           | 17 301 351,421           |
| <b>Net cash flows from investing activities</b>                             | <b>30</b> | <b>8,394,282,836</b>    | <b>(41,970,182,118)</b>  |
| <b>III. Cash flows from financing activities</b>                            |           |                         |                          |
| 1. Proceeds from contributed capital of minority shareholders               | 31        | 85,000,000              | 1,866,850,000            |
| 2. Proceeds from short-term and long-term loans                             | 33        | 1,261,591,047,209       | 338 641 295,611          |
| 3. Payables to principal                                                    | 34        | (791,978 241,021)       | (259,033,497,581)        |
| 4. Dividends and profits paid to the owner                                  | 36        | (511,560,330)           | (56,803,330,850)         |
| <b>Net cash flows from financing activities</b>                             | <b>40</b> | <b>469,186,245,858</b>  | <b>24 671 317,180</b>    |
| <b>Net cash flows in the year</b>                                           | <b>50</b> | <b>433,357,883,637</b>  | <b>(220,553,119,012)</b> |
| <b>Cash and cash equivalents at the beginning of year</b>                   | <b>60</b> | <b>39 734,558,234</b>   | <b>260,287,492,979</b>   |
| Effects of exchange rate changes                                            | 61        | 185,037                 | 184,267                  |
| <b>Cash and cash equivalents at the end of year</b>                         | <b>70</b> | <b>473,092,626,908</b>  | <b>39,734,558,234</b>    |

Prepared by  
(signed)

Le Thanh Hung  
31<sup>st</sup> March 2015

Chief accountant  
(signed)

Nguyen Quang Tin

General Director  
(signed and sealed)

Tran Minh Phu

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
In 2014**

**I. OPERATION CHARACTERISTICS OF THE CORPORATION**

**1. Form of equity ownership**

The Corporation was converted from a state-owned Company into a Joint Stock Corporation in accordance with Decision No. 1302/QD-BXD dated 15<sup>th</sup> October 2007 of the Ministry of Construction “on approving the equitization plan of the Development Investment Construction Corporation”.

The Corporation was issued Business Registration Certificate for Joint Stock Corporation No. 3500101107 (formerly number: 4903000520) for the first registration on 13<sup>th</sup> March 2008, reissued Business Code dated 24<sup>th</sup> June 2009 and 8<sup>th</sup> registration change dated 22<sup>nd</sup> September 2014 by the Department of Planning and Investment of Ba Ria - Vung Tau province.

The Corporation’s headquarters is located in No. 265 Le Hong Phong, Vung Tau City, Ba Ria – Vung Tau province.

**List of Subsidiaries:**

| <b>Name of Company</b>                                           | <b>Main business line</b>                                                                                                                                                                                                                                                                                                          | <b>Ownership</b> |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Development Investment Construction Number 1 Joint Stock Company | Investment in trading and development of urban areas and industrial parks; Investment in trading and development of housing and technical infrastructure in urban areas, industrial parks, export processing zones, hi-tech parks and new economic zones; Repair of motorcycles, construction equipment and means of transport ... | 51.67%           |
| DIC Tourist and Trade Joint Stock Company                        | Trading in hotels and tourism; Road passenger transport; Trading in domestic and foreign travel services ...                                                                                                                                                                                                                       | 68.58%           |
| Ha Nam Development Investment Construction Joint Stock Company   | Investment in trading and development of urban areas and industrial parks; Investment in trading and development of housing and technical infrastructure in urban areas, industrial parks, export processing zones, hi-tech parks and new economic zones. Repair of motorcycles, construction equipment and means of transport     | 87.80%           |
| DIC Central Minerals Joint Stock Company                         | Surveying, mining and processing non-metallic minerals for building materials and mining minerals ...                                                                                                                                                                                                                              | 64.75%           |
| DIC Trade and Service Limited Company (a)                        | Production of beer, beach trading, restaurant trading ...                                                                                                                                                                                                                                                                          | 100%             |
| Song Da DIC JSC                                                  | Investment and construction of project in the form of BOT, BT; real estate trading...                                                                                                                                                                                                                                              | 55.00%           |
| DIC Building Materials JSC                                       | Production and trading of building materials; Mining and processing minerals for building materials ...                                                                                                                                                                                                                            | 94.77%           |

(a) DIC Trade and Service Limited Company is conducting dissolution proceedings under Decision No. 103/QD-DIC Corp-HDQT dated 01/10/2013 of the Company’s Board of Management.

(b) Song Da DIC JSC conducting dissolution proceedings under Decision No. 130/QD- HDQT DIC Corp dated 05/12/2012 of the Company’s Board of Management

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**List of Associates, Joint Ventures presented in the Consolidated Financial Statements by owner's equity method is as follows:**

| <b>Name of Company</b>                                                         | <b>Business line</b>                                                                                                                                     | <b>Ownership</b> |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Development investment Construction Hoi An Joint Stock Company                 | Investment in construction, production and trading of building materials, mining and processing of minerals, tourism hotels.                             | 29.97%           |
| FICO Binh Duong Cement Limited Company                                         | Production and business of cement, leveling, fabrication and assembly of mechanical and electrical machinery and equipment                               | 28.00%           |
| DIC Real Estate Joint Stock Company                                            | Housing trading, brokerage of real estate, real estate services, real estate management, consulting of investment, construction.                         | 42.67%           |
| Development Investment Construction Number 2 Joint Stock Company (DIC)         | Investment in construction, production and trading of materials, real estates.                                                                           | 41.67%           |
| Development Investment Construction Concrete JSC                               | Manufacture and trading commercial concrete, trading and repair of construction equipment and motorcycles, construction investment                       | 36.00%           |
| Southern Development And Investment Joint Stock Company                        | Trading in tourist accommodations, hotels, pubs, bars; trading in catering services; Buying and selling alcoholic beverages and non-alcoholic beverages. | 41.00%           |
| Vina Dai Phuoc Corp                                                            | Housing trading, real estate brokerage and management...                                                                                                 | 28.00%           |
| Viet Thien Lam Investment Joint Stock Company                                  | Consulting of investment, trading in real estate, construction of civil works.                                                                           | 22.00%           |
| DIC Tin Nghia Concrete Structure JSC                                           | Production of concrete structure...                                                                                                                      | 33.57%           |
| Development Investment Construction Vung Tau Sport Tourist Joint Stock Company | Organizing sports tournaments, trading in golf course, buying and selling sports equipment, port warehousing services, construction of civil works ...   | 32.00%           |
| Brothers DIC Ceramic                                                           | Manufacturing and trading in ceramic tiles, mining of minerals ...                                                                                       | 40.83%           |

**2. Business sector**

The Corporation's business sector is investment, construction and installation and trading services.

**3. Business lines**

The Corporation's business lines:

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

- Investment and development of new urban areas and industrial parks; Investment and development of housing and technical infrastructure in urban areas, export and processing zones, high-tech zones, new economic zones.
- Construction of industrial, civil engineering, infrastructure, traffic and irrigation, water supply and drainage, environmental treatment, line and transformer works; Installation of steel structure, mechanical and galvanized products and mechanical and electrical equipment of works.
- Investment consultancy; project management.
- Purchasing and selling building materials, supplies, construction vehicles, technology chain and other technology equipment; Purchasing and selling interiors and exteriors; Purchasing and selling construction vehicles and equipment; Purchasing and selling petroleum and its products; Purchasing and selling housing; real estate brokerage.
- Tourism trading; production and business of beverage; processing foods.
- Goods transport: Passenger transport by road, waterway; Repair of motorcycles, construction equipment and means of transport.
- Supervising construction of infrastructure works; Supervising construction of civil and industrial works.

**II. FISCAL YEAR, CURRENCY UNIT USED IN ACCOUNTING**

**1. Fiscal year**

The fiscal year of the Corporation starts from 1st January and ends on 31st December annually.

**2. Current unit used in accounting**

The currency unit used in accounting is Vietnamese Dong (VND).

**III. APPLIED ACCOUNTING STANDARDS AND REGIME**

**1. Applied accounting regime**

The Corporation applies accounting regime of Vietnam issued under Decision No.15/2006/QD-BTC dated 20/03/2006 of the Ministry of Finance and Circular No. 244/2009/TT-BTC dated 31/12/2009 of the Ministry of Finance.

**2. Announcement on compliance with the accounting standards and regime**

The Corporation has applied accounting standard of Vietnam and documents guiding the standard issued by the State. The Consolidated Financial Statements are prepared and presented in accordance with provisions of each standard, circular guiding implementation of current accounting standard and regime.

**3. Accounting form applied**

The Corporation applied computer accounting form.

**IV. APPLIED ACCOUNTING POLICIES**

**1. Consolidated basis**

Subsidiaries:

Subsidiaries is units under the control of parent company. The control is existed when the parent Company has right to control financial and operating policies of one unit to gain economic benefits from these activities. Financial Statements of Subsidiaries are consolidated in the Consolidated Financial Statement from the date of beginning control to the end of control.

Associates and Joint Ventures

Associates are units that the Corporation has significant influence but has no right to control to financial and operating policies. Joint Ventures are units with activities are co-controlled by the Corporation and established according to the Contract agreement and required the complete agreement on financial decisions and strategic activities. Associates and Joint Ventures are accounted by owner's equity method.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

The Consolidated Financial Statements including expenses and income of the Corporation in the units invested are accounted by owner's equity method after these units adjusted their accounting policies suitable for accounting policies of the Corporation, since the date of beginning significant influence or co-control to the date of ending significant influence or co-control. If losses of the Company exceed the Corporation in units invested accounting by owner's equity method, book value of such investments (including all long-term investments) is zero and the losses are not continued to account, except for the Corporation has the obligation to implement or has implemented payments on behalf of units invested.

Transactions excluded upon consolidating

Internal balance and all unrealized income and expenses arising from internal transactions are excluded upon preparing the Consolidated Financial Statements. Unrealized profits arising transactions with units invested being accounted by owner's equity method are excluded from investments related to the benefits of the Corporation in the units invested. Unrealized losses arising from internal transactions are excluded when the cost cannot be returned.

**2. Recognition principle of cash and cash equivalents**

Economic transactions in foreign currency is converted into Vietnamese Dong at the exchange rate at the date of transaction. At the end of year, the items in foreign currency are converted at the buying rate of the Corporation's Bank with account published at the balance sheet date.

Difference between actual rate arising in the year and difference of rate by reevaluation of balance of currency items at the end of period are accounted into revenue or financial expense in the financial period.

Cash equivalents are short-term investments of not more than 3 months which can be easily converted into cash and have no risks in converting into cash since the date of buying such investments at the date of reporting.

**3. Recognition principle of inventories**

Inventories are calculated by historical cost. Where net realizable value is lower than historical cost, net realizable value is applied. Historical cost of inventories include buying cost, processing cost and other related costs arising to gain inventories at the current place and condition.

Value of inventories are determined by weighted average method.

Inventories are accounted by regular enumeration method.

Provision for deduction of inventories is the difference between historical cost of inventories and net realizable value.

**4. Recognition principle and depreciation of fixed assets**

Fixed assets are stated at the historical costs. During the use, tangible and intangible fixed assets are recognized at the historical cost, depreciation and residual value.

Leased fixed assets are recognized historical cost by reasonable value or current value of payments of minimum rentals (not including VAT) and costs arising related to leased fixed assets. During the use, leased fixed assets are recognized at historical cost, depreciation and residual value.

Depreciation is made by straight-line method. Depreciation period is estimated as follows:

|                                       |   |               |
|---------------------------------------|---|---------------|
| - Building & architectonic model      | : | 06 - 50 years |
| - Equipment & machine                 | : | 04 - 08 years |
| - Transportation instrument           | : | 06 - 10 years |
| - Equipment for office and management | : | 03 - 06 years |
| - Other fixed assets                  | : | 03 - 05 years |
| - Land use rights                     | : | 16-50 years   |

**5. Recognition principle of financial investments**

Security investments at the date of reporting, if:

There is a grace period of not more than 3 months from the date of purchase of the investment deemed "cash equivalents";

- There is a term of withdrawal of capital less than 1 year or in one business cycle which is classified into short-term asset;

- There is a term of withdrawal of capital of more than one year or more than one business cycle which is classified into long-term asset;

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**Provision for devaluation of financial investments:** Another long-term investment because there is no information necessary to make the provision, therefore the Corporation does not make any provision for these investments. The Corporation's Board of General Directors believes that the provision for these investments, if any, will not materially affect the Consolidated Financial Statements.

**6. Recognition principle and capitalization of borrowing costs**

Borrowing costs are recognized into the production and business costs during the period in which they are incurred, excepting any borrowing costs directly attributable to the construction or production of a qualifying asset, which is included in the value of such asset (capitalized) when it meets the conditions set out in Vietnamese Accounting Standard No. 16 "Borrowing Costs".

Borrowing costs that are directly attributable to the construction or work in progress are included in the value of such asset (capitalized), include loan interests, allocating discounts or excesses when issuing bonds, extra costs incurred in the process of preparing procedures on borrowing.

**7. Recognition principle and allocation of prepaid expenses**

Prepaid expenses related only to current operating expenses in the current fiscal year are recognized as short-term prepaid expenses.

The calculation and allocation of long-term prepaid expenses into the operating expenses in each accounting period is based on the nature and level of each type of expense to select the appropriate method and classification criteria.

**8. Recognition principle of expenses payable**

Actual expenses have not yet been incurred but accrued in the operating expenses in the period to ensure that actual expenses do not cause a surge in the operating expenses on the basis of ensuring the appropriate match between revenue and expenses. When such expenses arise, if there is any difference with the deducted amount, the accountants shall record the addition or reduction of expenses corresponding to the difference.

**9. Recognition principle of owner's entity**

Owner's entity shall be recognized according to the actually contributed capital amount.

Unallocated after-tax profits are the amount of profit from the activities of the enterprise after deducting the funds and paying the dividends.

**10. Principle and method of revenue recognition**

*Goods sale*

Goods sale is recognized when all the following conditions are met:

- Most of the risks and benefits associated with ownership of the products or goods have been transferred to the buyer;
- The Corporation no longer holds control over the goods such as the owner of the goods or the control of the goods;
- Goods sale can be measured reliably.
- The Corporation has gained or will gain economic benefits associated with the transaction;
- Determine the costs incurred for the transaction

*Services sale*

Services sale is recognized when the outcome of such transactions can be measured reliably. Where the services sale involves several periods, it is recognized in the period in accordance with the result of the work completed on the date of preparing the Balance Sheet of such period. The result of a service transaction is determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will gain;
- Identification of the part of work completed on the date of preparing the Balance Sheet;
- Determine the costs incurred for the transaction and the costs for completing the service transaction.

*Revenue from construction:*

The completed part of the construction contract as a basis for determination of revenue is determined by: the value of the completed work volume, the construction volume certified and accepted by the Investor as basis for recognizing revenue in period.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

*Revenue from financial activities*

Revenue arising from interests, royalties, dividends, profits and other financial income is recognized when two (2) following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will gain;
- The revenue can be measured reliably.

Dividends and profits are recognized when the Corporation is entitled to receive dividends or profits from the capital contribution.

**11. Recognition principles and method of financial expenses**

Expenses recognized in financial expenses include:

- Costs or losses related to financial investment activities;
- Lending costs and borrowing costs;
- Losses due to exchange rate changes of transactions involving foreign currencies;
- Provision for devaluation of securities investment.

The above amounts are recognized according to the amount arising in the period, not offset with revenue from financial activities.

**12. Recognition principle and method of current corporate income tax and deferred corporate income tax expenses**

Current corporate income tax expenses are based on taxable income and corporate income tax rates applicable in the current year.

Deferred income tax expenses are determined based on deductible temporary differences, taxable temporary differences and corporate income tax rates.

**13. Financial instruments**

**Financial assets**

At the initial recognition date, financial assets are recorded at historical cost plus transaction costs directly attributable to the acquisition of such financial assets.

Financial assets of the Corporation consist of cash, short-term deposits, receivables from customers, other receivables and investments.

**Financial liabilities**

At the initial recognition date, financial liabilities are recorded at historical cost minus any transaction costs that are directly attributable to the issuance of such financial liabilities.

The Corporation's financial liabilities include payables to suppliers, expenses, other payables and loans.

**Clearing financial instruments**

Financial assets and financial liabilities are offset against each other and presented in net value on the Balance Sheet when the Corporation:

- There is a legal right to offset the value has been recorded; and
- It is intended to pay on a net basis or to recognize asset and pay the debt at the same time

**14. Segment report**

Segment report consists of segments by business sectors or a segment of geographical area.

Segment by business sector: A distinguishable segment of an enterprise engaged in the production or supply of a single product or service, a group of products or services related that this segment faces risks and other economic benefits different from those of other business segments.

Segment by geographical area: A distinguishable segment of an enterprise engaged in the production or supply of products or services in an certain economic environment that this segment faces risks and other economic benefits different from those of other business segments in other economic environment.

**15. Related Parties**

Parties are considered to be related if one Party has the ability to control or have significant influence over the other Party in the decision making of financial and operating policies. Parties are also considered to be related if they are jointly controlled or have significant overall influence.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN CONSOLIDATED BALANCE SHEET**

**1. Cash and cash equivalents**

|                 | <b>31/12/2014</b>             | <b>01/01/2014</b>            |
|-----------------|-------------------------------|------------------------------|
|                 | VND                           | VND                          |
| Cash on hand    | 8,673,556,415                 | 5,374,137,588                |
| Deposit         | 464,408,951,099               | 34,359,071,224               |
| Cash in transit | <u>10,119,394</u>             | <u>1,349,422</u>             |
| <b>Total</b>    | <b><u>473,092,626,908</u></b> | <b><u>39,734,558,234</u></b> |

**2. Receivables from customers**

|                                  | <b>31/12/2014</b>             | <b>01/01/2014</b>             |
|----------------------------------|-------------------------------|-------------------------------|
|                                  | VND                           | VND                           |
| Receivables from related parties | 509,857,286,372               | 496,279,031,641 406           |
| Other receivables from customers | <u>225,981,504,574</u>        | <u>112,211,606</u>            |
| <b>Total</b>                     | <b><u>735,838,790,946</u></b> | <b><u>902,391,243,247</u></b> |

Receivables from customers are trade receivables arising under normal business conditions of the Corporation and its Subsidiaries.

**3. Prepayments to suppliers**

|                                | <b>31/12/2014</b>            | <b>01/01/2014</b>            |
|--------------------------------|------------------------------|------------------------------|
|                                | VND                          | VND                          |
| Prepayments to related parties | 546,111,000                  | -                            |
| Other prepayments to suppliers | <u>53,307,877,928</u>        | <u>60,181,873,968</u>        |
| <b>Total</b>                   | <b><u>53,853,988,928</u></b> | <b><u>60,181,873,968</u></b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**4. Other short-term receivables**

|                                                  |                        |                        |
|--------------------------------------------------|------------------------|------------------------|
| Other receivables from related companies         | 14,069,814,585         | 14,069,768,016         |
| Receivables from interests of deposits           | 602,361,083            | 46,728,767             |
| Receivables for compensation of Northern VT      | 10,075,000,000         | 10,075,000,000         |
| Receivables for compensation of Long Tan Project | 26,619,655,600         | 26,619,655,600         |
| Other                                            | 93,127,318,214         | 80,694,882,791         |
| <b>Total</b>                                     | <b>144,494,149,482</b> | <b>131,506,035,174</b> |

**5. Inventories**

|                                        | <b>31/12/2014</b>        | <b>01/01/2014</b>        |
|----------------------------------------|--------------------------|--------------------------|
|                                        | VND                      | VND                      |
| Materials                              | 10,088,942,999           | 9,673,523,289            |
| Instruments and tools                  | 801,725,044              | 817,744,295              |
| Work in progress (*)                   | 2,072,165,298,562        | 1,924,822,582,807        |
| Finished products                      | 15,627,441,907           | 14,333,092,358           |
| Goods                                  | 9,679,047,144            | 15,603,521,828           |
| Goods in transit for sale              | 752,050,999              | 3,938,797,439            |
| Real estate                            | 5,271,214,553            | 2,932,365,628            |
| <b>Total historical cost</b>           | <b>2,114,385,721,208</b> | <b>1,972,121,627,644</b> |
| Provision for deduction of inventories | -                        | -                        |
| Net realizable value of inventories    | <b>2,114,385,721,208</b> | <b>1,972,121,627,644</b> |

As at 31/12/2014, inventories with book value of VND979.27 billion (31/12/2013: VND909.89 billion) were pledged at the bank for the Corporation's loans.

In the year, the interest expense capitalized in inventories is VND151.13 (fiscal year ended 31/12/2013: VND119.41 billion)

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

(\*) Work in progress includes:

|                                                                                  | <b>31/12/2014</b>        | <b>01/01/2014</b>        |
|----------------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                                  | <b>VND</b>               | <b>VND</b>               |
| Dai Phuoc eco-tourism urban area project Infrastructure                          | 793,164,077,604          | 684,743,306,559          |
| Project of Chi Linh Central Area, Vung Tau                                       | 93.349 455,883           | 85,664,847,367           |
| Northern Vung Tau new area project Apartment                                     | 1,643,41 1,220           | 1,431,375,765            |
| B13 – Vung Tau Gateway project Phoenix Office,<br>Hotel complex project (phase1) | 3,065 544,677            | 3,055,270,602            |
| DIC-Phoenix Luxury apartment block (phase 2)                                     | 124,056,567,060          | 105,482,022,774          |
| Cong Ba Dung residential area project                                            | 58,982,411,634           | 51,937,021,458           |
| Southern Vinh Yen new area project                                               | 34,659,302               | 34,659,302               |
| Ward 4 Hau Giang residential area project                                        | 528,637,017 452          | 465,191,094,305          |
| Project in An Son Mountain, Da Lat city                                          | 102,416,639,777          | 101,358,093,667          |
| Long Tan tourism area project, Nhon Trach                                        | 123,309,217,073          | 134,167,008,817          |
| Phuong Nam, Long Dien tourism residential area Hiep                              | 5,285,895,738            | 5,281,011,218            |
| Phuoc residential area, Nhon Trach, Dong Nai                                     | 231,156 302              | 231,156,302              |
| Thuy Tien Resort project, Vung Tau city                                          | 30,492,256,442           | 30,328,244,882           |
| Thanh Thoi Industrial park project, Mo Cay Nam, Ben Tre                          | 128,432,921,939          | 90,978 310 332           |
| Housing project no.1 in the eastern of road 3/2                                  | 16,331,990               | 16,331,990               |
| General Contractor of Ba Ria hospital                                            | -                        | 90,055,452,352           |
| Other work in progress                                                           | 2,192,903,084            |                          |
|                                                                                  | <u>76,854,831,385</u>    | <u>74,867,375,115</u>    |
| <b>Total</b>                                                                     | <b>2,072,165,298,562</b> | <b>1,924,822,582,807</b> |

**6. Other short-term assets**

|                         | <b>31/12/2014</b>     | <b>01/01/2014</b>     |
|-------------------------|-----------------------|-----------------------|
|                         | <b>VND</b>            | <b>VND</b>            |
| Advances                | 25,928,178,514        | 25,302,984,667        |
| Short-term deposits     | 672,075,000           | 337,494,000           |
| Other short-term assets | 52,007,287            | <u>24,189,714</u>     |
| <b>Total</b>            | <b>26,652,260,801</b> | <b>25,664,668,381</b> |

Advances are the advances for individuals to compensate for projects invested by the Corporation.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**7. Increases and decreases in tangible fixed assets**

Unit: VND

| Item                                | Housing & architecture | Equipment & machine    | Transportation instrument | Equipment for office and management | Other fixed assets    | Total                  |
|-------------------------------------|------------------------|------------------------|---------------------------|-------------------------------------|-----------------------|------------------------|
| <b>Historical cost</b>              |                        |                        |                           |                                     |                       |                        |
| <b>Beginning balance</b>            | <b>185,318,095,519</b> | <b>106,983,084,072</b> | <b>32,343,816,500</b>     | <b>8,950,419,974</b>                | <b>13,399,976,530</b> | <b>346,995,392,595</b> |
| Increase in the year                | 12,775,668,371         | 10,817,791,977         | 813,271,090               | 63,548,000                          | 141,118,182           | 24,611,397,620         |
| - Purchase in the year              | 1,062,964,522          | 701,591,631            | 545,902,727               | 63,548,000                          | 141,118,182           | 2,515,125,062          |
| - Completed capital construction    | 2,666,070,512          | 924,363,639            | -                         | -                                   | -                     | 3,590,434,151          |
| - Other increases                   | 9,046,633,337          | 9,191,836,707          | 267,368,363               | -                                   | -                     | 18,505,838,407         |
| Decrease in the year                | 466,136,630            | 5,526,512,077          | 1,628,643,425             | 213,607,715                         | 1,478,366,403         | 9,313,266,250          |
| - Liquidation, sale                 | 466,136,630            | 5,408,789,823          | 674,098,425               | 181,968,180                         | 544,733,798           | 7,275,726,856          |
| - Transfer to instruments and tools | -                      | 117,722,254            | -                         | 31,639,535                          | 933,632,605           | 1,082,994,394          |
| - Other decreases                   | -                      | -                      | 954,545,000               | -                                   | -                     | 954,545,000            |
| <b>Ending balance</b>               | <b>197,627,627,260</b> | <b>112,274,363,972</b> | <b>31,528,444,165</b>     | <b>8,800,360,259</b>                | <b>12,062,728,309</b> | <b>362,293,523,965</b> |
| <b>Accumulated depreciation</b>     |                        |                        |                           |                                     |                       |                        |
| <b>Beginning balance</b>            | <b>50,714,517,530</b>  | <b>68,677,287,218</b>  | <b>19,952,815,099</b>     | <b>7,425,105,984</b>                | <b>4,450,413,749</b>  | <b>151,220,139,580</b> |
| Increase in the year                | 5,788,219,542          | 7,812,609,733          | 2,642,527,927             | 464,601,473                         | 671,910,144           | 17,379,868,819         |
| Depreciation in the year            | 5,788,219,542          | 6,308,162,315          | 2,562,407,167             | 464,601,473                         | 671,910,144           | 15,795,300,641         |
| Other increases                     | -                      | 1,504,447,418          | 80,120,760                | -                                   | -                     | 1,584,568,178          |
| Decrease in the year                | 1,488,323,802          | 1,723,547,245          | 1,186,623,472             | 195,151,320                         | 976,232,902           | 5,569,878,741          |
| - Liquidation, sale                 | 102,780,827            | 1,639,179,621          | 655,373,471               | 181,968,180                         | 42,600,297            | 2,621,902,396          |
| - Transfer to instruments and tools | -                      | 84,367,624             | -                         | 13,183,140                          | 933,632,605           | 1,031,183,369          |
| -Other decreases                    | 1,385,542,975          | -                      | 531,250,001               | -                                   | -                     | 1,916,792,976          |
| <b>Ending balance</b>               | <b>55,014,413,270</b>  | <b>74,766,349,706</b>  | <b>21,408,719,554</b>     | <b>7,694,556,137</b>                | <b>4,146,090,991</b>  | <b>163,030,129,658</b> |
| <b>Residual value</b>               |                        |                        |                           |                                     |                       |                        |
| At the beginning of year            | 134,603,577,989        | 38,305,796,854         | 12,391,001,401            | 1,525,313,990                       | 8,949,562,781         | 195,775,253,015        |
| <b>At the end of year</b>           | <b>142,613,213,990</b> | <b>37,508,014,266</b>  | <b>10,119,724,611</b>     | <b>1,105,804,122</b>                | <b>7,916,637,318</b>  | <b>199,263,394,307</b> |

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)

8. Increases and decreases in leased fixed assets

|                                 | Unit: VND            |
|---------------------------------|----------------------|
| <b>Historical cost</b>          |                      |
| Beginning balance               |                      |
| Leased fixed assets in the year | 287,612,999          |
| Purchase leased fixed assets    | <u>(287,612,999)</u> |
| <b>Ending balance</b>           | <u>-</u>             |
| <b>Accumulated depreciation</b> |                      |
| Beginning balance               |                      |
| Depreciation in the year        | 69,848,868           |
| Purchase leased fixed assets    | 10,271,892           |
| <b>Ending balance</b>           | <u>(80,120,760)</u>  |
| <b>Residual value</b>           | <u>-</u>             |
| At the beginning of year        | <u>217,764,131</u>   |
| <b>At the end of year</b>       | <u>-</u>             |

9. Increases and decreases in intangible fixed assets

|                                 | Unit: VND            |                    |                    |                       |
|---------------------------------|----------------------|--------------------|--------------------|-----------------------|
|                                 | Land use rights      | Computer software  | Other fixed assets | Total                 |
| <b>Historical cost</b>          |                      |                    |                    |                       |
| Beginning balance               | 9,789,329,500        | 141,321,000        | 231,730,816        | 10,162,381,316        |
| Beginning balance               | -                    | -                  | -                  | -                     |
| <b>Ending balance</b>           | <u>9,789,329,500</u> | <u>141,321,000</u> | <u>231,730,816</u> | <u>10,162,381,316</u> |
| <b>Accumulated depreciation</b> |                      |                    |                    |                       |
| Depreciation in the year        | 422,251,634          | 141,321,000        | 56,001,615         | 619,574,249           |
| Depreciation in the year        | 57,060,960           | -                  | 11,586,540         | 68,647,500            |
| Beginning balance               | -                    | -                  | -                  | -                     |
| <b>Ending balance</b>           | <u>479,312,594</u>   | <u>141,321,000</u> | <u>67,588,155</u>  | <u>688,221,749</u>    |
| <b>Residual value</b>           |                      |                    |                    |                       |
| At the beginning of year        | 9,367,077,866        |                    | 175,729,201        | 9,542,807,067         |
| <b>At the end of year</b>       | <u>9,310,016,906</u> | -                  | <u>164,142,661</u> | <u>9,474,159,567</u>  |

10. Construction in progress

|                                            | 31/12/2014            | 01/01/2014            |
|--------------------------------------------|-----------------------|-----------------------|
|                                            | VND                   | VND                   |
| Nghi Son – Thanh Hoa Cement project        | -                     | 449,559,091           |
| Inland clearance Port                      | 29,404,936,995        | 38,600,671,832        |
| Ba Sao tourism, entertainment area project | 21,500,029,087        | 21,201,618,331        |
| Other construction in progress             | <u>19,379,180,783</u> | <u>34,917,323,992</u> |
| <b>Total</b>                               | <u>70,284,146,865</u> | <u>95,169,173,246</u> |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**11. Long-term investments in Associates and Joint Ventures**

|                                                     | 31/12/2014 |                |                        | 01/01/2014 |                |                        |
|-----------------------------------------------------|------------|----------------|------------------------|------------|----------------|------------------------|
|                                                     | Shares     | Percentage (%) | Value VND              | Shares     | Percentage (%) | Value VND              |
| <b>Investments in Associates</b>                    |            |                | <b>834,331,406,953</b> |            |                | <b>839,260,775,910</b> |
| FICO Binh Duong Cement JSC                          | -          | 28.00          | 7778491219             | -          | 29.34          | 6,651,574,555          |
| DIC Hoi An JSC                                      | 899,100    | 29.97          | 15,905,861,945         | 899,100    | 29.97          | 15,694,411,032         |
| DIS Real Estate JSC                                 | 481,500    | 42.67          | 5,963,396,130          | 481,500    | 42.67          | 5,673,782,364          |
| Vina Dai Phuoc Corp                                 | 45,080,000 | 28.00          | 449,530,471,841        | 45,080,000 | 28.00          | 442,360,985,082        |
| DIC Number 2 JSC                                    | 1,050,000  | 41.67          | 13 228387,247          | 1,050,000  | 41.67          | 13,424,742,523         |
| DIC Concrete JSC                                    | 1,259,994  | 36.00          | 26,277,787,824         | 1,259,994  | 36.00          | 26,762,981,600         |
| Southern DIC Development Investment JSC             | 18,920,000 | 41.00          | 189,589,576,977        | 15,140,000 | 41.00          | 162,825,871,046        |
| Viet Thien Lam Investment JSC                       | 8,622,034  | 22.00          | 83,647,541,017         | 8,622,034  | 22.00          | 84,117,018,208         |
| Brothers DIC Ceramic                                | 7,350,000  | 40.83          | 15,896,964,267         | 7,350,000  | 40.83          | 29,550,652,908         |
| DIC Tin Nghia Concrete Structure JSC                | 1,308,100  | 33.57          | 4,625,474,689          | 1,308,100  | 33.57          | 6,276,872,854          |
| Vung Tau Sport Tourist Joint Stock Company          | 2,399,914  | 32.00          | 21,887,453,797         | 2,399,914  | 32.00          | 21,743,908,207         |
| Bien Hoa – Vung Tau Expressway Development JSC      | -          | -              | -                      | 2,375,000  | 25.00          | 24,177,975,530         |
| <b>Investments in Joint Ventures</b>                |            |                | <b>93,384,087,514</b>  |            |                | <b>93,384,087,514</b>  |
| Hiep Phuoc – Nhon Trach Residential Area            |            | 37.76          | 10,384,087,514         |            | 37.76          | 10,384,087,514         |
| Brach of ATA Investment JSC                         |            | 80.00          | 80,000,000,000         |            | 80.00          | 80,000,000,000         |
| DIC Investment and Trade JCS                        |            | 40.00          | 3,000,000,000          |            | 40.00          | 3,000,000,000          |
| <b>Other long-term investments</b>                  |            |                | <b>221,158,774,337</b> |            |                | <b>221,158,774,337</b> |
| - Stock investments and other long-term investments |            |                | 154,495,445,246        |            |                | 154,495,445,246        |
| + Fico Tay Ninh Cement JSC                          | 6,800,000  | 10.00          | 68,000,000,000         | 6,800,000  | 10.00          | 68,000,000,000         |
| + Petrovietnam Coating Joint Stock Company          | 45,978     | 10.00          | 459,780,000            | 45,978     | 10.00          | 459,780,000            |
| + Thanh Binh DIC JSC                                | 130,000    | 10.40          | 1,240,000,000          | 130,000    | 10.40          | 1,240,000,000          |
| + Song Da Finance JSC                               | 2,400,000  | 4.80           | 24,000,000,000         | 2,400,000  | 4.80           | 24,000,000,000         |
| + DIC Investment & Trade JSC                        | 1,510,649  | 8.80           | 23,388,097,326         | 1,452,548  | 8.80           | 23,388,097,326         |
| + Song Da – Hanoi JSC                               | 600,000    | 15.00          | 6,000,000,000          | 600,000    | 15.00          | 6,000,000,000          |
| + Phu Rieng Kratie Rubber JSC                       | 2,000,000  | 5.00           | 20,000,000,000         | 2,000,000  | 5.00           | 20,000,000,000         |
| + DIC Number 4 JSC                                  | 763,980    | 14.55          | 7,369,504,500          | 727,600    | 14.55          | 7,369,504,500          |

**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT  
STOCK CORPORATION AND SUBSIDIARIES**

No. 265 Le Hong Phong Street, Vung Tau City

**CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ended as on 31-12-2014

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|                                                                                |         |       |                                 |         |       |                                 |
|--------------------------------------------------------------------------------|---------|-------|---------------------------------|---------|-------|---------------------------------|
| + Song Da 25 JSC                                                               | 428,300 | 10.00 | 4,038,063,420                   | 428,300 | 10.00 | 4,038,063,420                   |
| + J&D Dai An Limited Company                                                   | -       | 5.00  | 8,469,000,000                   | -       | 5.00  | 8,469,000,000                   |
| + Taekwang DIC Limited Company                                                 | -       | 10.00 | 38,025,000,000                  | -       | 10.00 | 38,025,000000                   |
| - Bond investments                                                             |         |       | 2,000,000,000                   |         |       | 2,000,000,000                   |
| - Other long-term investments                                                  |         |       | 18,169,329,091                  |         |       | 18,169,329091                   |
| <b>Provision for declining in value of long-term<br/>financial investments</b> |         |       | <b>(18,875,542,528)</b>         |         |       | <b>(23,720,536,928)</b>         |
| <b>Total</b>                                                                   |         |       | <b><u>1,129,998,726,276</u></b> |         |       | <b><u>1,130,083,100,833</u></b> |

**Notes:** Voting rights of the Corporation in the Companies invested correspond the percentage of capital contribution at these Companies.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)

| <b>12. Long-term prepaid expenses</b>    | <b>31/12/2014</b><br>VND | <b>01/01/2014</b><br>VND |
|------------------------------------------|--------------------------|--------------------------|
| Instruments and tools waiting allocation | 9,928,550,108            | 9,139,883,705            |
| Long-term office rentals                 | 5 530 065 607            | 5,734,653,235            |
| Expenses for bond issuance               | 14,042,598,182           | 3 313 195,679            |
| Other long-term prepaid expenses         | 7,870,604,097            | 14,371,233,032           |
| <b>Total</b>                             | <b>37,371,817,994</b>    | <b>32,558,965,651</b>    |

| <b>13. Deferred income tax assets</b>                                    | <b>31/12/2014</b><br>VND | <b>01/01/2014</b><br>VND |
|--------------------------------------------------------------------------|--------------------------|--------------------------|
| Deferred income tax assets arising from deductible temporary differences | 30,948,605,546           | 32,924,654,588           |
| Reversal of deferred income tax assets recognized in the previous years  | (3,727,201,507)          | (2,087,428,419)          |
| <b>Total</b>                                                             | <b>27,221,404,039</b>    | <b>30,837,226,169</b>    |

**14. Short-term loans and liabilities**

|                                                                                            | <b>31/12/2014</b><br>VND | <b>01/01/2014</b><br>VND |
|--------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| <b>Short-term loans</b>                                                                    | <b>64,906,701,472</b>    | <b>78,669,017,413</b>    |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- Branch Vung Tau (a) | 41,509 585 741           | 54,758 989 468           |
| Vietnam Export Import Commercial Joint Stock Bank (b)                                      | 8,318,682,103            | 8,777,281,348            |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam (c)                               | 9,057,094,844            | 11,000,780,412           |
| Vietnam Joint Stock Commercial Bank for Industry and Trade                                 | 2 809 509 789            | 3,125,566,185            |
| An Binh Commercial Joint Stock Bank                                                        | 430004,423               | -                        |
| Loans from individuals                                                                     | 2,781 824 572            | 1,006,400,000            |
| <b>Long-term liabilities due date (see Note V.21)</b>                                      | <b>241,412 000,000</b>   | <b>582,780,329,296</b>   |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- Branch Vung Tau     |                          |                          |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam                                   |                          | 4,011,067,327            |
| Bank for Agriculture and Rural Development in Dong Nai                                     | 190,000,000,000          | 180,000,000,000          |
| Vung Tau Housing Development Joint Stock Bank                                              | 47,864,000,000           | 20,408,000,000           |
| Vietnam Export Import Commercial Joint Stock Bank                                          | -                        | 1,262,290,000            |
| Other long-term liabilities due date                                                       | 1,588,000,000            | 612 203 043              |
| Bonds issued (1)                                                                           | -                        | 350,000,000,000          |
| <b>Total</b>                                                                               | <b>306,318,701,472</b>   | <b>661,449,346,709</b>   |

(\*) Bonds issued on 30/09/2011 worth VND350 billion was acquired by State Capital and Investment Corporation before the maturity date on 26/05/2014.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

(a) This loan presents Agreements and decisions as follows:

Credit Line Agreement No.: 01/2014/600331/HDTD dated 06/08/2014. Credit line: VND24 billion and loan balance on 31/12/2014: VND18.95 billion, loan term: 12 months, from 06/08/2014 to 06/08/2015, interest rate is 7%-10%/year.

Collateral: all assets and land use rights of DIC Star Hotel and Vung Tau Hotel under Certificate of land use rights No. AO 465308 granted by the Department of Natural Resources and Environment of Ba Ria – Vung Tau province dated 18/06/2009. Total value of collateral: VND79 billion.

Credit Agreements No. 02/2014/HDTD dated 09/05/2014, No. 03/2014/HDTD dated 04/06/2014, No. 04/2014/HDTD dated 11/06/2014, No. 05/2014/HDTD dated 25/06/2014, No. 06/2014/HDTD dated 02/07/2014, No. 07/2014/HDTD dated 11/07/2014, No. 08/2014/HDTC dated 19/09/2014. No. 09/2014/HDTD dated 26/09/2014, No. 10/2014/HDTD dated 16/10/2014 from the Bank for Investment and Development of Vietnam - Ba Ria Vung Tau, was secured by the land use rights of land lot located in Dai Phuoc commune, Nhon Trach district, Dong Nai province under Certificate of land use rights No. AL 011373 of the Corporation under collateral Agreement No. 01/2012/HDTC dated 03/05/2012 signed between BIDV Ba Ria and the Corporation. Interest rate is 10%/year. The loan term is 12 months, the loan balance is VND6,783,173.059.

Credit Line Agreement No. 21/2014/600371/HDTD dated 01/08/2014, the credit line is VND29.95 billion and the loan balance as at 31/12/2014 is VND15,776,412,682, the maximum loan term is 12 months, the interest rate is based on each receipt. Collateral is some assets of Subsidiaries with value of VND7,604,950,000 and the total value of collateral of the third party is VND17,572,000,000.

(b) This loan presents Credit Line Agreement No. 1803-LAV-201300989 dated 21/08/2013 with a loan line of VND11.8 billion and Credit Line Agreement No. 1803-LAV-201401103 dated 04/09/2014 with the loan line of VND9.8 trillion from Export Import Commercial Joint Stock Bank of Vietnam. Loan balance on 31/12/2014 was VND8,188,682,103 and was ensured by collateral including Toyota Camry car, Ford car, Toyota Haice car; TCM forklift; 02 mortar cones; substation; rotational mold; generator; Terrazo tile press line: 01 Terrazo press machine and 01 stone crusher with capacity of 250 tons/hour and all assets associated with land use rights No. AN 849937 and AN 849939 granted by Ba Ria Vung Tau provincial People's Committee dated 19/12/2008. The interest rate for each time of disbursement and loan term is not more than 9 months.

(c) This loan represents the following loan agreements:

Credit Agreement No. 6500H/14338/NHNT dated 15/09/2014, No. 6500H1/14343/NHNT dated 23/09/2014, No. 6500H1/14366/NHNT dated 18/11/2014 of the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quang Nam Branch. The loan term is 6 months with interest rate per debt certificate. Loan balance is VND3,067,278,670. Collateral for the above loans are assets that are land use rights, means of transportation, machinery and equipment specified in Credit Agreement with total value of VND35,919,838,738.

Credit Line Agreement No. 01.2012/NHNT-VLXD.DIC dated 05/12/2012 and appendix of Credit Agreement No. 01.2012/NHNT-VLXD.DIC/PL dated 18/12/2020 of the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vung Tau Branch. The loan term is 6 months with each debt receipt, interest rate is based on debt certificate. Loan balance is VND5,989,816,174. Collateral for the these loan is the right to exploit My Xuan 3 bricks and mortar mine, My Xuan commune, Tan Thanh district, Ba Ria - Vung Tau province, and the whole plant, machinery and equipment, infrastructure of Long Huong Tuynel brick factory.

| <b>15. Payables to suppliers</b> | <b>31/12/2014</b>             | <b>01/01/2014</b>             |
|----------------------------------|-------------------------------|-------------------------------|
|                                  | <u>VND</u>                    | <u>VND</u>                    |
| Payables to related parties      | 3,694,837,237                 | 32,563,598,680                |
| Other suppliers                  | 115,986,683,703               | 136,735,821,311               |
| <b>Total</b>                     | <b><u>119,681,520,940</u></b> | <b><u>169,299,419,991</u></b> |

Payables to suppliers are trade payables arising in normal business condition of the Corporation and its Subsidiaries.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

| <b>16. Prepaid receivables from customers</b>                    | <b>31/12/2014</b>      | <b>01/01/2014</b>      |
|------------------------------------------------------------------|------------------------|------------------------|
|                                                                  | <u>VND</u>             | <u>VND</u>             |
| Prepaid receivables from related parties                         | -                      | -                      |
| Prepaid receivables from other customers                         | 229,870,900,473        | 163,937,623,955        |
| <b>Total</b>                                                     | <b>229,870,900,473</b> | <b>163,937,623,955</b> |
|                                                                  | <hr/>                  | <hr/>                  |
| <b>17. Taxes and other payables from government budget</b>       | <b>31/12/2014</b>      | <b>01/01/2014</b>      |
|                                                                  | <u>VND</u>             | <u>VND</u>             |
| Value added tax                                                  | 2,906,767,490          | 1,192,864,354          |
| Excise tax                                                       | 28,655 514             | 17,475,484             |
| Import, export tax                                               | 29 902 339             | 29,902,339             |
| Corporate income tax                                             | 4,530 877,372          | 88,949,826,801         |
| Personal income tax                                              | 116 323 453            | 195,481,615            |
| Resource tax                                                     | 1,101,360,063          | 2,308,506,984          |
| Housing and land tax                                             | 902,339400             | 359,608,090            |
| Other taxes                                                      | 1,545 663 915          | 2,192,317 354          |
| <b>Total</b>                                                     | <b>11,161,889,546</b>  | <b>95,245,983,021</b>  |
|                                                                  | <hr/>                  | <hr/>                  |
| <b>18. Payables</b>                                              | <b>31/12/2014</b>      | <b>01/01/2014</b>      |
|                                                                  | <u>VND</u>             | <u>VND</u>             |
| Bond interest payable                                            | 76,250,000,000         | 13,890,625,000         |
| Loan interest payable                                            | 18,284,970,518         | 24,522,537,505         |
| Construction payables                                            | 2,030,651 313          | 1,254,744,230          |
| Other payables                                                   | 1,873,454,283          | 850 023,164            |
| <b>Total</b>                                                     | <b>98,439,076,114</b>  | <b>40,517,929,899</b>  |
|                                                                  | <hr/>                  | <hr/>                  |
| <b>19. Other payables</b>                                        | <b>31/12/2014</b>      | <b>01/01/2014</b>      |
|                                                                  | <u>VND</u>             | <u>VND</u>             |
|                                                                  | 22                     |                        |
| Trade union fees                                                 | 529,668,100            | 926,674,243            |
| Social insurance                                                 | 2,416,244,026          | 1,831,542,089          |
| Health insurance                                                 | 74,931,217             | 118,593 529            |
| Unemployment insurance                                           | 32,982,550             | 34,060,006             |
| Deposits                                                         | 966,160,000            | 1,511,000,000          |
| Payable for equitization                                         | 34,322,722,979         | 34,322,722,979         |
| Payable for dividends                                            | 75,305,408,645         | 74,732,963,630         |
| Payable for compensation, site clearance                         | 119,070,189,201        | 121,672,073,196        |
| Registration fees and maintenance fees payable to the apartments | 25,709,262,748         | 25,210,084,876         |
| Other payables                                                   | 24,607,814,571         | 105,240,942,651        |
| <b>Total</b>                                                     | <b>283,035,384,037</b> | <b>365,600,657,199</b> |
|                                                                  | <hr/>                  | <hr/>                  |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

| <b>20. Other long-term payables</b>                                                        | <b>31/12/2014</b>        | <b>01/01/2014</b>      |
|--------------------------------------------------------------------------------------------|--------------------------|------------------------|
|                                                                                            | <b>VND</b>               | <b>VND</b>             |
| Long-term deposits                                                                         | 2,850,297,076            | 1,960,000,000          |
| <b>Total</b>                                                                               | <b>2,850,297,076</b>     | <b>1,960,000,000</b>   |
| <br>                                                                                       |                          |                        |
| <b>21. Long-term loans and liabilities</b>                                                 | <b>31/12/2014</b>        | <b>01/01/2014</b>      |
|                                                                                            | <b>VND</b>               | <b>VND</b>             |
| <b>Long-term loans</b>                                                                     | <b>177,285,594,043</b>   | <b>352,542,142,618</b> |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- Branch Vung Tau (a) | -                        | 360,000,000            |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam, Quang Nam Brach (b)              | 4,000,000,000            | -                      |
| Bank for Agriculture and Rural Development in Dong Nai (c)                                 | 146,931,594,043          | 319,754,357,816        |
| Vung Tau Housing Development Joint Stock Bank (d)                                          | 24,030,000,000           | 30,639,229,608         |
| Vietnam Export Import Commercial Joint Stock Bank                                          | -                        | 886,000,000            |
| Loans from other individuals                                                               | 2,324,000,000            | 902,555,194            |
| <b>Ordinary bond issued (e)</b>                                                            | <b>1,000,000,000,000</b> | <b>-</b>               |
| <b>Total</b>                                                                               | <b>95,733,841,989</b>    | <b>352,542,142,618</b> |

(a) This loan presents the following Agreements

Line Agreement of VND5.8 billion with interest rate is the saving rate of 12 months plus 3%/year. This loan was firstly repaid in July 2009 with amount of VND77 million, the next month is VND97 million and Line Agreement of VND6 billion with interest rate of 15%/year (adjusted once per month according to the Bank's interest rate announcement). The loan was paid for the first period in February 2011, with a monthly payment of VND120 million. Collateral: All assets and land use rights of DIC Star Hotel and Vung Tau Hotel under the Certificate of land use rights No.AO 465308 issued by the Department of Natural Resources and Environment of Ba Ria Vung Tau Province dated 18/06/2009. Total value of collateral: VND73billion, principal balance due date is VND360,000,000 is classified as short-term debt.

Credit Agreement No. 01/2013/HDTDHM dated 19/06/2013 has a loan line of 40 billion VND from Joint Stock Commercial Bank for Investment and Development of Vietnam- Branch Vung Tau. Loan term and interest rate applicable to each specific credit agreement. Loan purpose: adding working capital. Collateral: Land and assets on land at Ward 5, Vung Tau City under Certificate of land use rights No. AD 079614 granted by the Department of Natural Resources and Environment of Ba Ria – Vung Tau province dated 13/12/2005; Assets on land: Tien Sa villa - Certificate of Ownership to Construction Work No. 777472651800108 granted by the Department of Construction dated 01/12/2008; Corporation's office at 265 Le Hong Phong, Ward 8, Vung Tau City, Certificate of Ownership to Construction Work No. 777472652700117 granted by the Department of Construction dated 01/12/2008; Land in Dai Phuoc Commune, Nhon Trach District, Dong Nai Province; Certificate of land use rights No. AL 011329 issued by the Department of Natural Resources and Environment of Dong Nai province dated 31/12/2007. The principal balance as at 31/12/2014 is VND1,600,000,000; This Agreement is extended in accordance with the Loan Disbursement Proposal cum Credit Agreement No. 09/2014/600276/HDTD dated 11/06/2014 this loan is continued to make; Loan term is 11 months; Interest rate 10%/year; The floating rate, adjusted quarterly on the first day of the first quarter of the quarter; Loan purpose: Pay for employees in May 2014. Deadline for repayment in May 2015. This loan is reclassified as long-term debt due.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

- (b) This loan presents Credit Agreement No. 6500J1/14322/NHNT dated 15/08/2014 issued by Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quang Nam Branch with interest rate based on debt certificate and loan term is 60 months on each debt certificate. Collateral for this loan is assets valued at VND6,785,675,000 under the Collateral Agreement No. 276/2014/VCB.QNa. The principal balance is VND4,000,000,000.
- (c) This loan presents Credit Line Agreement of VND 950 billion from the Bank for Agriculture and Rural Development of Vietnam, Dong Nai branch. The loan is secured by the assets of the Dai Phuoc Eco-tourism Project with the book value in inventories as at 31/12/2014 was VND793,164,077,604 (31/12/2013: VND684,743,306,559). The loan is gradually repaid in 23 installments for each six months and the interest rate is by time, the principal balance at 31/12/2014 was VND336,931,594,043. The loan is extended to 2014 at VND115 billion (Dai Phuoc project phase 1), 190 billion by 2015 (Dai Phuoc project phase 2) and VND210 billion by 2016 (Dai Phuoc project phase 2). According to Announcement agreeing the repayment schedule structure for the Development Investment Construction Joint Stock Corporation dated 27/02/2014 of the Bank for Agriculture and Rural Development of Vietnam, Dong Nai Branch, it was reclassified as long-term debt with VND146,931,594,043 and long-term debt due date is VND190 billion.
- (d) This loan presents Credit Line Agreement of VND100 billion from Ho Chi Minh City Development Commercial Joint Stock Bank, Vung Tau Branch. The loan is ensured by Certificate of land use rights No. AD 079616 by Ba Ria – Vung Tau Provincial People’s Committee dated 13/12/2005, located in Ward 5, Vung Tau City. Assets on land formed in the future according to the construction license No. 25/GPXD dated 08/04/2010 granted by the Department of Construction of Ba Ria - Vung Tau province. Total value of collateral is VND213,653,000, 000. This loan is paid for 36 months from 04/06/2013, thus it was classified as long-term debt of VND 24,030,000,000 and long term debt due date of VND47,864,000,000. Loan purpose to supplement the investment capital for building Thuy Tien Building at 84 Tran Phu, Ward 5, Vung Tau City. The loan interest rate is 13%/year for the first 6 months from the disbursement date and then will be adjusted every 6 months.
- (e) On 16/05/2014, the Corporation issued a total of 1,000 ordinary bonds of DIC.BOND.2014.1000 par value of VND1 billion and will be repaid on 16/05/2019, the first fixed interest rate is 12.2%/year. From the second interest period, the bond rate is determined by the principle of the sum of the reference interest rate plus (+) a margin of 4%/year. The reference interest rate is determined by the average of personal saving deposit rate in VND listed in public, later interest payment, 12-month term announced at the transaction office/branch of four commercial banks in Hanoi including: (i) Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office I; (ii) Vietcombank - Transaction Office; (iii) Vietnam Joint Stock Commercial Bank for Foreign Trade - Hanoi Branch; (iv) Bank for Agriculture and Rural Development of Vietnam – Transaction Office at each day of determining interest rate.  
Purpose of issuance: (i) Restructure capital of DIC\_Corp, (ii) Increase the scale of operation and (iii) new investment in Phoenix project and Southern Vinh Yen project.  
Form of guarantee: Bonds are ensured to be issued by collateral of real estate and shares.

| <b>22. Deferred corporate income tax</b>                                 | <b>31/12/2014</b>     | <b>01/01/2014</b>     |
|--------------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                          | -- VND                | VND                   |
| Deferred income tax assets arising from deductible temporary differences | 11,395,773,115        | 15,266,242,779        |
| Reversal of deferred income tax assets recognized in the previous years  | -                     | 20,863,152,914        |
| <b>Deferred corporate income tax</b>                                     | <b>11,395,773,115</b> | <b>11,395,773,115</b> |

  

| <b>23. Unrealized revenue</b> | <b>31/12/2014</b>      | <b>01/01/2014</b>      |
|-------------------------------|------------------------|------------------------|
|                               | VND                    | VND                    |
| Beginning balance             | 334,803,561,149        | 343,188,996,058        |
| Increase in the year          | -                      | 2,130,046,273          |
| Transfer in the year          | (15,066,104,313)       | (10 515,481 182)       |
| <b>Ending balance</b>         | <b>319,737,456,836</b> | <b>334,803,561,149</b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

Unrealized revenue consists mainly of prepaid revenue arising from leasing assets, unrealizable profits arise from reevaluation of land use rights contributing capital to Associates and unrealizable profits arise from transactions with the Corporation's Associates.

**24. Owner's equity**

**a) Table on comparison of fluctuations in owner's equity**

|                                           | Owner's equity           | Share surplus          | Development<br>and investment<br>fund | Financial<br>provision | Undistributed<br>after-tax profits | Total<br>VND             |
|-------------------------------------------|--------------------------|------------------------|---------------------------------------|------------------------|------------------------------------|--------------------------|
| <b>Beginning balance<br/>of last year</b> | <b>1,299,978,180,000</b> | <b>835,035,951,707</b> | <b>77,393,977,882</b>                 | <b>76,051,669,177</b>  | <b>168,191,510,188</b>             | <b>2,456,651,288,954</b> |
| Issuance of bonus<br>shares               | 129,977,690,000          | (90,987,370,000)       | -                                     | -                      | (38,990,320,000)                   | -                        |
| Gains from last year                      | -                        | -                      | -                                     | -                      | 54,444,428,509                     | 54,444,428,509           |
| Appropriation of<br>funds                 | -                        | -                      | 82,870,248                            | 82,870,248             | (7,004,775,662)                    | (6,839,035,165)          |
| Payment of<br>dividends                   | -                        | -                      | -                                     | -                      | (129,997,818,0)                    | (129,997,818,0)          |
| Other fluctuations                        | -                        | -                      | (430,108,107)                         | (138,852,146)          | -                                  | (568,960,252)            |
| <b>Ending balance of<br/>last year</b>    | <b>1,429,955,870,000</b> | <b>744,048,581,707</b> | <b>77,046,740,024</b>                 | <b>75,995,687,280</b>  | <b>46,643,025,035</b>              | <b>2,373,689,904,046</b> |
| Issuance of bonus<br>shares               | 357,480,330,000          | (357,480,330,000)      | -                                     | -                      | -                                  | -                        |
| Gains from last year                      | -                        | -                      | -                                     | -                      | 43,920,063,512                     | 43,920,063,512           |
| Appropriation of<br>funds                 | -                        | -                      | 2,073,488,153                         | 2,085,730,547          | (10,911,251,514)                   | (6,752,032,814)          |
| <b>Ending balance of<br/>this year</b>    | <b>1,787,436,200,000</b> | <b>386,568,251,707</b> | <b>79,120,228,177</b>                 | <b>78,081,417,827</b>  | <b>79,651,837,033</b>              | <b>2,410,857,934,744</b> |

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)

b) Details of capital contribution of owners

|                                      | 31/12/2014               |            | 01/01/2014               |            |
|--------------------------------------|--------------------------|------------|--------------------------|------------|
|                                      | VND                      | %          | VND                      | %          |
| Representatives of State capital     | 1,013,891,130,000        | 56.72      | 811,112,910,000          | 56.72      |
| Capital contributed by other objects | 1,199,345,580,000        | 43.28      | 618,842,960,000          | 43.28      |
| <b>Total</b>                         | <b>1,787,436,200,001</b> | <b>100</b> | <b>1,429,955,870,000</b> | <b>100</b> |

c) Capital transactions with owners, distribution of dividends and profits

|                                                | This year<br>VND  | Previous year<br>VND |
|------------------------------------------------|-------------------|----------------------|
| Owner's equity                                 |                   |                      |
| Capital contribution at the beginning of year  | 1,429,955,870,000 | 1,299,978,180,000    |
| Capital contribution increased during the year | 357,480,330,000   | 129,977,690,000      |
| Capital contribution at the end of the year    | 1,787,436,200,000 | 1,429,955,870,000    |
| Dividends distributed                          |                   | (168,988,138,000)    |
| + In cash                                      |                   | (129,997,818,000)    |
| + In shares                                    |                   | (38,990,320,000)     |

d) Share

|                                          | 31/12/2014  | 01/01/2014  |
|------------------------------------------|-------------|-------------|
| Number of shares registered for issuance | 178,743,620 | 142,995,587 |
| Number of shares sold to the public      | 178,743,620 | 142,995,587 |
| - Number of common shares                | 178,743,620 | 142,995,587 |
| Number of shares acquired                | -           | -           |
| - Common shares                          | -           | -           |
| Number of outstanding shares             | 178,743,620 | 142,995,587 |
| - Common shares                          | 178,743,620 | 142,995,587 |
| Par value share: VND10,000               |             |             |

25. Benefits of minority shareholders

The benefits of the minority shareholders present the rights and interests of the minority shareholders in net value of the assets of the Subsidiaries. Details of benefits of the minority shareholders are as follows:

|                                                 | 31/12/2014<br>VND     | 01/01/2014<br>VND     |
|-------------------------------------------------|-----------------------|-----------------------|
| Investments                                     | 64,320,469,000        | 64,771,734,000        |
| Losses of minority shareholders in Subsidiaries | (17,674,976,562)      | (20,173,873,348)      |
| Funds of minority shareholders                  | 631,657,628           | 626,194,709           |
| <b>Total</b>                                    | <b>47,277,150,065</b> | <b>45,224,055,360</b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN CONSOLIDATED INCOME STATEMENT**

|                                                                     | <b>This year</b><br><b>VND</b> | <b>Previous year</b><br><b>VND</b> |
|---------------------------------------------------------------------|--------------------------------|------------------------------------|
| <b>1. Revenue from sales of goods and rendering of services</b>     | <b>699,506,554,879</b>         | <b>1,032,481,530,643</b>           |
| Revenue from goods sold                                             | 295,375,302,986                | 347,263,534,663                    |
| Revenue from construction contracts                                 | 197,327,533,938                | 208,394,359,748                    |
| Revenue from rendering services                                     | 68,353,815,286                 | 82,664,685,546                     |
| Revenue from investment real estate trading                         | 138,449,902,669                | 394,158,950,685                    |
| <b>2. Revenue deductions</b>                                        | <b>8,476,033,717</b>           | <b>279,457,782,577</b>             |
| Sales discount                                                      | -                              | 363,393,558                        |
| Returned goods                                                      | 8,143,234,922                  | 278,778,390,409                    |
| Excise tax                                                          | 332,789,795                    | 315,998,610                        |
| <b>3. Net revenue from sales of goods and rendering of services</b> | <b>691,030,521,162</b>         | <b>753,023,748,066</b>             |
| Net revenue from goods sold                                         | 295,375,302,986                | 346,876,075,743                    |
| Net revenue from construction contracts                             | 197,327,533,938                | 208,394,359,748                    |
| Net revenue from rendering services                                 | 68,021,016,491                 | 82,343,848,754                     |
| Net revenue from investment real estate trading                     | 130,306,667,747                | 115,409,463,821                    |
| <b>4. Cost of goods sold</b>                                        | <b>This year</b><br><b>VND</b> | <b>Previous year</b><br><b>VND</b> |
| Cost of goods and finished products sold                            | 264,166,409,321                | 323,994,054,229                    |
| Cost of services provided                                           | 179,872,284,122                | 192,297,625,705                    |
| Cost of construction contract                                       | 20,893,784,529                 | 24,421,465,656                     |
| Cost of real estate trading                                         | 75,862,091,345                 | 49,548,153,983                     |
| Provision for devaluation of inventory                              | -                              | 30,535,378                         |
| <b>Total</b>                                                        | <b>540,794,569,317</b>         | <b>590,291,834,951</b>             |
| <b>5. Revenue from financial activities</b>                         | <b>This year</b><br><b>VND</b> | <b>Previous year</b><br><b>VND</b> |
| Gains from deposits, loans                                          | 14,658,179,495                 | 10,759,285,770                     |
| Dividends and profits distributed                                   | 1,833,875,286                  | 2,038,322,400                      |
| Selling financial investments                                       | 1,575,000                      | 5,126,487,153                      |
| Gains from exchange rate differences                                | 1,484,563,251                  | -                                  |
| Gains from late payments                                            | 1,488,004,444                  | 1,626,127,396                      |
| Other financial activities                                          | 461,475                        | 4,131,965                          |
| <b>Total</b>                                                        | <b>19,674,658,951</b>          | <b>19,554,354,684</b>              |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

| <b>6. Financial expenses</b>                       | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|----------------------------------------------------|--------------------------|------------------------------|
| Loan interest                                      | 10,108,031,087           | 39,280,501,562               |
| Discount for payment, interest for late payment    | 53,229,991               | 83,005,770                   |
| Losses from realized exchange rate differences     | 2,020,909                | 17,527,898,341               |
| Reversal of provision for deduction of investments | (4,844,994,400)          | (18,189,703,711)             |
| Losses from selling investments                    | -                        | 3,402,146,634                |
| Other financial expenses                           | 375,009                  | 4,106,487                    |
| <b>Total</b>                                       | <b>5,318,662,596</b>     | <b>42,107,955,083</b>        |

  

| <b>7. Other incomes</b>                               | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|-------------------------------------------------------|--------------------------|------------------------------|
| Handling debts unpayable                              | 423,907,580              | -                            |
| Fines for breach of economic contracts                | 2,244,595,821            | 3,126,126,806                |
| Revenue from liquidation of fixed assets              | 2,530,316,090            | 4,363,879,385                |
| Difference of capital contribution by land use rights | 11,623,118,323           | 7,341,551,549                |
| Other incomes                                         | 11,240,643,312           | 36,034,820,163               |
| <b>Total</b>                                          | <b>28,062,581,126</b>    | <b>50,866,377,903</b>        |

  

| <b>8. Other expenses</b>                      | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|-----------------------------------------------|--------------------------|------------------------------|
| Residual value of the liquidated fixed assets | 4,328,300,684            | 4,238,645,510                |
| Fines for late payables                       | 79,076,496               | 1,340,260,394                |
| Fines for late payments                       | 185,920,438              | -                            |
| Other expenses                                | 5,575,860,846            | 6,834,272,781                |
| <b>Total</b>                                  | <b>10,169,158,464</b>    | <b>12,413,178,685</b>        |

  

**9. Current corporate income tax expenses**

Corporate income tax payable is determined at the tax rate of 22% of the taxable income. The corporate income tax rate was 25% in last year.

The tax rate applicable to the Corporation's Subsidiaries is specified in the applicable corporate income tax law in accordance with the conditions of each Subsidiary.

The finalization of the Corporation is subject to examination by the Taxation Agencies. Since the application of the Law and tax provisions for a variety of transactions can be explained in a number of different ways, the taxes reported in the Consolidated Financial Statements are subject to change according to the decision of Taxation Agencies.

| Current corporate income tax expenses                      | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|------------------------------------------------------------|--------------------------|------------------------------|
|                                                            | 13,233,052,369           | 17,966,381,163               |
| Current corporate tax calculated by current taxable income |                          |                              |
| Adjustments of tax fees of previous years                  | -                        | -                            |
| <b>Total current corporate tax expenses</b>                | <b>13,233,052,369</b>    | <b>17,966,381,163</b>        |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

| <b>10. Deferred income tax expense</b>                                               | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|--------------------------------------------------------------------------------------|--------------------------|------------------------------|
| Deferred income tax expense arising from reversal of deferred income tax asset       | 3,727,201,507            | 2,087,428,419                |
| Income from deferred income tax arising from temporary difference deducted           | (111,379,377)            | (1,852,505,446)              |
| Income from deferred income tax arising from reversal of deferred income tax payable | -                        | (3,870,469,664)              |
| <b>Total</b>                                                                         | <b>3,615,822,130</b>     | <b>(3,635,546,691)</b>       |

| <b>11. Basic earnings per share</b>                                                  | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|--------------------------------------------------------------------------------------|--------------------------|------------------------------|
| Profits after corporate income tax                                                   | 43,920,063,512           | 54,444,428,509               |
| Adjustments                                                                          | -                        | -                            |
| Profits distributed to shareholders holding common shares                            | 43,920,063,512           | 54,444,428,509               |
| Income from deferred income tax arising from reversal of deferred income tax payable | 178,743,620              | 178,743,620                  |
| <b>Basic earnings per share</b>                                                      | <b>246</b>               | <b>305</b>                   |

Basic earnings per share for the previous year were adjusted by issuance of bonus shares of the Corporation in the year.

| <b>12. Cost of production and business by factor</b> | <b>This year<br/>VND</b> | <b>Previous year<br/>VND</b> |
|------------------------------------------------------|--------------------------|------------------------------|
| Raw materials cost                                   | 81,435,572,532           | 180,688,071,181              |
| Labor cost                                           | 74,866,421,724           | 115,445,474,868              |
| Fixed asset depreciation expense                     | 15,874,220,033           | 23,092,994,332               |
| External services expense                            | 308,505,503,849          | 267,977,945,789              |
| Other expenses                                       | 64,716,226,086           | 166,464,828,348              |
| <b>Total</b>                                         | <b>545,397,944,224</b>   | <b>753,669,314,519</b>       |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**VII. OTHER INFORMATION**

1. Information about related parties

During the year, the Corporation occurs main transactions with the following relate parties:

| <b>Related Parties</b>                              | <b>Relationship</b> | <b>Transactions</b>    | <b>Transaction value<br/>(VND)</b> |
|-----------------------------------------------------|---------------------|------------------------|------------------------------------|
| DIC Real Estate JSC                                 | Associate           | Buying products        | 803,833,000                        |
| Development Investment<br>Construction Concrete JSC | Associate           | Selling products       | 250,244,638                        |
| DIC Number 2 JSC                                    | Associate           | Buying products        | 6,648,498,015                      |
|                                                     |                     | Internal loans         | 4,436,447,000                      |
|                                                     |                     | Internal loan interest | 13,256,944                         |
| Brothers DIC Ceramic                                | Associate           | Internal loan interest | 345,000,000                        |
| Southern Development And<br>Investment JSC          | Associate           | Selling products       | 550,279,112                        |
|                                                     |                     | Internal loans         | 3,000,000,000                      |
|                                                     |                     | Internal loan interest | 14,083,333                         |

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

As on 31/12/2014, items have not yet to be paid with the related parties as follows:

| <b>Related parties</b>                                             | <b>Relationship</b> | <b>Transactions</b>        | <b>Value of payables/receivables (VND)</b> |
|--------------------------------------------------------------------|---------------------|----------------------------|--------------------------------------------|
| DIC Real Estate JSC                                                | Associate           | Prepayment to suppliers    | 546,111,000                                |
|                                                                    |                     | Receivables from customers | 31,350,000,000                             |
|                                                                    |                     | Payables to suppliers      | (2,243,392,982)                            |
| Development Investment Construction Concrete JSC                   | Associate           | Receivables from customers | 15,221,580                                 |
| DIC Number 2 JSC                                                   | Associate           | Receivables from customers | 46,019,672                                 |
|                                                                    |                     | Payables to suppliers      | (3,474,837,237)                            |
|                                                                    |                     | Loans                      | 4,436,447,000                              |
|                                                                    |                     | Internal loan interest     | 13,256,944                                 |
| Development investment Construction Hoi An JSC                     | Associate           | Other receivables          | 289,962,972                                |
| Brothers DIC Ceramic                                               | Associate           | Loans                      | 10,000,000,000                             |
|                                                                    |                     | Internal loan interest     | 4,296,345,004                              |
|                                                                    | Associate           | Payables to suppliers      | (220,000,000)                              |
| Development Investment Construction Sport Tourist Construction JSC |                     |                            |                                            |
| Southern Development And Investment JSC                            | Associate           | Receivables from customers | 543,905,701                                |
| Vina Dai Phuoc Corp                                                | Associate           | Receivables from customers | 254,739,927,704                            |
| Viet Thien Lam Investment JSC                                      | Associate           | Receivables from customers | 183,161,721,049                            |
| Mr. Le Van Huong                                                   | Related party       | Receivables from customers | 8,318,000,000                              |
| Mr. Nguyen Vu Tuan                                                 | Related party       | Receivables from customers | 20,369,016,499                             |
| Mr. Phan Van Binh                                                  | Related party       | Receivables from customers | 20,369,021,195                             |

The income of the members of the Board of Management during the year is as follows:

|                               | <b>This year VND</b> | <b>Previous year VND</b> |
|-------------------------------|----------------------|--------------------------|
| Income of Board of Management | 1,435,500,000        | 1,450,800,000            |
| Income of Executive Board     | 2,943,061,760        | 4,007,067,471            |
| <b>Total</b>                  | <b>4,378,561,760</b> | <b>5,457,867,471</b>     |

**2. Segment report**

**Segment report by geographic area**

The Corporation operates in geographic area in Vietnam only.

**Segment report by business sector**

Main business segments of the Corporation are as follows:

- Real estate: Investment in the development of new urban areas, investment in housing development and infrastructure of urban areas and economic zones.
- Construction: Construction of civil, industrial, technical infrastructure, transportation, irrigation works.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

- Production: production and trading of building materials and items related to other construction.
- Commerce and Services: Project management consultancy, construction investment consultancy, construction items trading.

| <b>This year</b>                       | <b>Real estate</b>    | <b>Construction</b>   | <b>Production</b>     | <b>Commerce and<br/>services</b> | <b>Adjustment<br/>for exclusion</b> | <b>Total</b>           |
|----------------------------------------|-----------------------|-----------------------|-----------------------|----------------------------------|-------------------------------------|------------------------|
|                                        | VND                   | VND                   | VND                   | VND                              |                                     | VND                    |
| Segment revenues                       | 130,306,667,747       | 231,957,554,812       | 40,460,605,066        | 327,062,679,081                  | (38,756,985,544)                    | 691,030,521,162        |
| Segment expenses                       | (75,862,091,345)      | (214,502,304,996)     | (10,743,361,032)      | (278,443,797,488)                | 38,756,985,544                      | (540,794,569,317)      |
| <b>Income</b>                          | <b>54,444,576,402</b> | <b>17,455,249,816</b> | <b>29,717,244,034</b> | <b>48,618,881,593</b>            | -                                   | <b>150,235,951,845</b> |
| Unallocated cost                       |                       |                       |                       |                                  |                                     | (113,516,322,562)      |
| Financial revenue                      |                       |                       |                       |                                  |                                     | 19,674,658,951         |
| Financial expense                      |                       |                       |                       |                                  |                                     | (5,318,662,596)        |
| Other revenue                          |                       |                       |                       |                                  |                                     | 28,062,581,126         |
| Other expense                          |                       |                       |                       |                                  |                                     | (10,169,158,464)       |
| Gains from Associates, Joint Ventures  |                       |                       |                       |                                  |                                     | (4,514,649,455)        |
| Current corporate income tax           |                       |                       |                       |                                  |                                     | (13,233,052,369)       |
| Deferred corporate income tax expenses |                       |                       |                       |                                  |                                     | (3,615,822,130)        |
| <b>After-tax profits</b>               |                       |                       |                       |                                  |                                     | <b>47,605,524,346</b>  |

| <b>Last year</b>                       | <b>Real estate</b>    | <b>Construction</b>  | <b>Production</b>    | <b>Commerce and<br/>services</b> | <b>Adjustment for<br/>exclusion</b> | <b>Total</b>           |
|----------------------------------------|-----------------------|----------------------|----------------------|----------------------------------|-------------------------------------|------------------------|
|                                        | VND                   | VND                  | VND                  | VND                              |                                     | VND                    |
| Segment revenues                       | 115,409,463,821       | 270,131,795,485      | 110,399,592,185      | 322,274,001,633                  | (65,191,105,057)                    | 753,023,748,066        |
| Segment expenses                       | (49,548,153,983)      | (254,035,061,441)    | (111,247,850,687)    | (240,651,873,897)                | 65,191,105,057                      | (590,291,834,951)      |
| <b>Income</b>                          | <b>65,861,309,838</b> | <b>6,096,734,043</b> | <b>(848,258,502)</b> | <b>81,622,127,736</b>            | -                                   | <b>162,731,913,115</b> |
| Unallocated cost                       |                       |                      |                      |                                  |                                     | (139,037,090,306)      |
| Financial revenue                      |                       |                      |                      |                                  |                                     | 19,554,354,684         |
| Financial expense                      |                       |                      |                      |                                  |                                     | (42,107,955,083)       |
| Other revenue                          |                       |                      |                      |                                  |                                     | 50,866,377,903         |
| Other expense                          |                       |                      |                      |                                  |                                     | (12,413,178,685)       |
| Losses from Associates, Joint Ventures |                       |                      |                      |                                  |                                     | 16,815,483,051         |
| Current corporate income tax           |                       |                      |                      |                                  |                                     | (17,966,381,163)       |
| Deferred corporate income tax expenses |                       |                      |                      |                                  |                                     | 3,635,546,691          |
| <b>After-tax profits</b>               |                       |                      |                      |                                  |                                     | <b>42,079,070,207</b>  |

Assets and liabilities are mainly related to real estate trading and presented in the related notes to the Financial Statements.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**3. Fair value of assets and financial liabilities**

|                                                  | Book value               |                        | Fair value               |                          |
|--------------------------------------------------|--------------------------|------------------------|--------------------------|--------------------------|
|                                                  | 31/12/2014               | 01/01/2014             | 31/12/2014               | 01/01/2014               |
|                                                  | VND                      | VND                    | VND                      | VND                      |
| <b>Financial assets</b>                          |                          |                        |                          |                          |
| Cash and cash equivalents                        | 473,092,626,908          | 39,734,558,234         | 473,092,626,908          | 39,734,558,234           |
| Receivables from customers and other receivables | 874,765,120,078          | 1,029,577,185,161      | 874,765,120,078          | 1,029,577,185,161        |
| Other long-term investments                      | 202,283,231,809          | 197,438,237,409        | 202,283,231,809          | 197,438,237,409          |
| <b>Total</b>                                     | <b>1,550,140,978,795</b> | <b>266,749,980,804</b> | <b>1,550,140,978,795</b> | <b>1,266,749,980,804</b> |
| <b>Financial liabilities</b>                     |                          |                        |                          |                          |
| Loans                                            | 1,483,604,295,515        | 013,991,489,327        | 1,483,604,295,515        | 1,013,991,489,327        |
| Payables                                         | 98,439,076,114           | 40,517,929,899         | 98,439,076,114           | 40,517,929,899           |
| Payables to suppliers and other                  | 405,037,533,953          | 535,933,402,947        |                          | 535,933,402,947          |
| <b>Total</b>                                     | <b>1,987,080,905,582</b> | <b>590,442,822,173</b> | <b>1,987,080,905,582</b> | <b>1,590,442,822,173</b> |

The fair value of financial assets and financial liabilities are presented at the value that a financial instrument can be converted in a current transaction between the qualified parties and wishes to make transactions.

The following method and assumption are then used to estimate the fair value:

Cash, deposits, receivables from customers, payables to suppliers and short-term liabilities are mostly equal to book value because these instruments have short terms.

The fair value of the listed securities is determined on the exchange rate on the stock market. For unlisted securities, the fair value is determined on the basis of the average transaction price on the market of unlisted public companies (UPCoM) for companies registered to make transactions on the market of unlisted public companies, or the average price on the transactions price is minimal provided by three securities companies at 31/12/2014 for companies have not yet to register to make transactions on the market of public companies. Other investments without reference price from reliable sources, the fair value shall be book value.

The fair value of a loans with fixed or floating interest rate cannot be identified due to lack of information in order to apply appropriate valuation models.

**4. Collateral**

The Corporation has some assets for collateral for loans on 31/12/2013 and on 31/12/2014 (see Notes V.5, V.14, V.21). The Corporation does not hold collateral of other units on 31/12/2013 and on 31/12/2014.

**5. Credit risks**

Credit risk is the risk that the partner will not implement its obligations under provisions of a financial instrument or customer contract resulting in financial loss. The Corporation is exposed to credit risk from its business operations (mainly for receivables from customers) and from its financial activities including bank deposits and other financial instruments.

**Receivables from customers**

The Company's management of credit risk is based on the Corporation's policies and procedures of control relating to the management of customer credit risk.

Receivables unpaid from customers often are monitored. Analysis on ability to make provision is made at the reporting date on a case-by-case basis with large clients.

**Deposits**

Most of the deposits of the Corporation are deposited at reputable banks in Vietnam. The Corporation found that the concentration of credit risk on deposits was low.

**6. Liquidity risks**

Liquidity risk is a risk that the Corporation has difficulty in meeting its financial obligations due to shortages of capital. The Corporation's liquidity risk arises primarily from the mismatch in terms of financial assets and financial liabilities.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

The Corporation monitors liquidity risk by maintaining cash and cash equivalents at the level deemed appropriate by the Board of General Directors to finance the Corporation's business operations and to minimize the effect of changing the cash flow.

Information on maturity term for the financial liabilities of the Corporation is based on payments have not yet to be discounted according to the contract as follows:

|                          | From 1 year or less | 1-5 years         | Total<br>VND      |
|--------------------------|---------------------|-------------------|-------------------|
| <b>Ending balance</b>    |                     |                   |                   |
| Loans                    | 306,318,701,472     | 1,177,285,594,043 | 1,483,604,295,515 |
| Payables to suppliers    | 119,681,520,940     |                   | 119,681,520,940   |
| Payables                 | 98,439,076,114      |                   | 98,439,076,114    |
| Other payables           | 282 505,715,937     | 2,850,297,076     | 285,356,013,013   |
| <b>Beginning balance</b> |                     |                   |                   |
| Loans                    | 661,449,346,709     | 352,542,142,618   | 1,013,991,489,327 |
| Payables to suppliers    | 169,299,419,991     |                   | 169,299,419,991   |
| Payables                 | 40,517,929,899      |                   | 40,517 929 899    |
| Other payables           | 364 673 982 956     | 1,960,000,000     | 366,633,982,956   |

The Corporation stated that the risk concentration for debt repaym low. The Corporation is able to repay its due debts from cash inflows from its operating activities and from its maturity financial assets.

**7. Market risks**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate according to market changes. Market risk consists of 3 types: foreign currency risk, interest rate risk and other price risk

**Foreign currency risk**

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate in response to changes in exchange rates. Type of foreign currency faces this risk is mainly US dollar (USD).

The Corporate manages foreign currency risk by considering the current and expected market when the Corporate plans for future foreign currency transactions. The Corporation monitors the risks to financial assets and liabilities in foreign currencies.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of market change. The risk in the change of market interest rate of the Corporation is related to short-term deposits, loans.

The Corporation manages the interest rate risk by closely monitoring the relevant market situation in order to determine a reasonable interest rate policy in favor of the risk management objectives of the Corporation.

The Corporation does not perform sensitivity analyzes on interest rates because the risk due to interest rate change at the date of preparing statement is negligible.

**Other price risk**

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate in response to changes in market prices in addition to changes in interest rates and exchange rates.

Bonds held by the Corporation may be affected by the risks of future value of the investment shares. The Corporation manages the risks on share price by setting the investment limit and diversifying the investment portfolio.

**8. Comparative figures**

Comparative figures are figures of the audited Consolidated Financial Statements for the fiscal year ended 31/12/2013.

**9. Events after the date of ending accounting period**

There is no material event occurring after the closing date to prepare the Consolidated Financial Statements causing any of adjustments or announcement on the Consolidated Financial Statements.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (continued)**

**10. Some items to assess the financial statement and income statement**

| <b>Item</b>                        | <b>Unit</b> | <b>This year</b> | <b>Previous year</b> |
|------------------------------------|-------------|------------------|----------------------|
| <b>Assets</b>                      |             |                  |                      |
| Short-term asset/Total asset       | %           | 70.71            | 67.73                |
| Long-term asset/Total asset        | %           | 29.29            | 32.27                |
| <b>Resources</b>                   |             |                  |                      |
| Liabilities/Total resources        | %           | 51.18            | 47.78                |
| Owner's equity/Total resources     | %           | 48.82            | 52.22                |
| <b>Payable</b>                     |             |                  |                      |
| Current payable                    | Time        | 1.95             | 2.09                 |
| Payable of short-term liabilities  | Time        | 3.34             | 2.07                 |
| Quick payable                      | Time        | 0.44             | 0.03                 |
| <b>Profitability Ratio</b>         |             |                  |                      |
| Profit before tax on revenue       | %           | 8.72             | 6.85                 |
| Profit after tax on revenue        | %           | 6.44             | 5.11                 |
| Profit before tax on total assets  | %           | 1.28             | 1.22                 |
| Profit after tax on total assets   | %           | 0.95             | 0.91                 |
| Profit after tax on owner's equity | %           | 1.94             | 1.74                 |

**Prepared by**  
*(signed)*

**Le Thanh Hung**  
31<sup>st</sup> March 2015

**Chief accountant**  
*(signed)*

**Nguyen Quang Tin**

**General Director**  
*(signed and sealed)*

**Tran Minh Phu**