

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK CORPORATION**

A u d i t e d

Separate Financial Statements
For the financial year ended 31-12-2017

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BOARD OF GENERAL DIRECTORS' REPORT

The Board of General Directors of Development Investment Construction Joint Stock Corporation (the "Corporation") presents the report together with the audited separate financial statements for the financial year ended 31 December 2017.

The Corporation profile

The Corporation was transferred from a Government-owned company into a Joint Stock Company according to Decision No. 1302/QĐ-BXD dated 15 October 2007 of the Ministry of Construction "Approving the plan and transferring Development Investment Construction Company into a Joint Stock Company".

The Corporation was issued the Business Registration Certificate as a Joint Stock Company No. 3500101107 (old number: 4903000520) registered for the first time on 13 March 2008, reissued the Business Registration code on 24 June, 2009 and modified the 12th on 23 January 2017 by the Department of Planning and Investment of Ba Ria-Vung Tau province.

International name : Development Investment Construction Joint Stock Corporation
Abbreviated name : DIC Corp
Address : No. 265 Le Hong Phong Street, Vung tau City, Ba Ria - Vung Tau Province
Telephone/Fax : 84-254 3859 248/ 84-254 3560 712
E-Mail : vanphongdic@vnn.vn
Web : www.dic.vn

Main business fields of the Corporation: New urban areas and industrial parks development investment; Houses and technical infrastructure of urban centers development investment; Trading real estate, land using rights of the owners or users or renters; Construction of civil engineering, traffic and irrigation work; Consultancy on construction investment and tourism service business.

Regulatory capital : VND 2,381,948,190,000
Volume of shares : 238,194,819 shares
Par value per share : VND 10,000 per share
Stock code : DIG

Events after the reporting date

There have been no significant events occurring after the reporting date, which would require adjustments to or disclosures to be made in the separate financial statements.

Board of Management

Mr. Nguyen Thien Tuan	Chairman
Mr. Nguyen Hung Cuong	Vice Chairman
Mr. Tran Minh Phu	Member
Mr. Nguyen Quang Tin	Member
Mr. Hoang Van Tang	Member
Mr. Dinh Quang Hoan	Independent member
Ms. Phan Thi Mai Huong	Independent member

Board of General Directors

Mr. Tran Minh Phu	General Director
Mr. Nguyen Hung Cuong	Deputy General Director
Mr. Hoang Van Tang	Deputy General Director
Mr. Bui Van Su	Deputy General Director
Mr. Pham Van Thanh	Deputy General Director
Mr. Dang Xuan Huong	Deputy General Director

Board of Supervisor

Mr. Nguyen Hung Cuong	Vice Chairman	Head of committee
Mr. Nguyen Quang Tin	Member	Member
Mr. Dinh Quang Hoan	Independent member	Member

Investment Council

Mr. Nguyen Thien Tuan	Chairman	Chairman of council
Mr. Nguyen Hung Cuong	Vice Chairman	Member
Mr. Hoang Van Tang	Member	Member
Mr. Dinh Quang Hoan	Member	Member
Mr. Vu Huu Dien	Representative of the fund	Member

Human Resources Committee

Ms. Phan Thi Mai Huong	Independent member	Head of committee
Mr. Nguyen Quang Tin	Member	Member
Mr. Hoang Duy Thinh	Human resources manager	Member

Legal representatives

Legal representatives of the Corporation during the year until the date of reporting is Mr. Nguyen Thien Tuan.

Independent auditors

The separate financial statements for the year ended 31 December 2017 of Development Investment Construction Joint Stock Corporation has been audited by TTP Auditing Company Limited who is eligible to audit the public interest and securities field interest companies as stipulated by Ministry of Finance and State Securities Commission.

Statement by Board of General Directors towards their responsibilities for the separate financial statements

The Corporation's Board of General Directors is responsible for the preparation of the separate financial statements that present a "true and fair" view of the state of affairs and of the results of business and cash flows for the financial year. In preparing these separate financial statements, Board of General Directors commits to the following requirements

- Selecting suitable accounting policies and then apply them consistently;
- Making reasonable and prudent judgments and estimates;
- Preparing and presenting the separate financial statements in accordance with the accounting standards, accounting system and current relevant requirements;

- Preparing theseparate financial statements base on continuous business operation unless it is inappropriate to presume that the Corporation will continue in business; and
- Designing and implementing an efficient and effective internal control system for preparing and presenting to mitigate risks and frauds, separate financial statements reasonably.

The Corporation's Board of General Directors ensures that proper accounting records are kept so as to reflect the state of affairs of the Corporation with reasonable accuracy at any time, and to ensure that the separate financial statements to comply with the State's legislation and rules. And the same time is responsible for safeguarding the assets of the Corporation and using suitable methods for prevention and detection of fraud and other irregularities.


The Corporation's Board of General Directors, confirms that the separate financial statements give a true and fair view of state of affairs of the Corporation as at 31 December 2017 and of the results of business and cash flows for the financial year in accordance with Vietnamese accounting standards and system, as well as statutory requirements relevant to the preparation and presentation of theseparate financial statements.

Other commitments


The Board of General Directors confirms that the Corporation did not breach its obligation to disclose information under Circular No. 155/2015/TT-BTC dated 06/10/2015 of The Ministry of Finance on the publication of information on the securities market.

Approval of Separate Financial Statements

We, the Corporation's Board of Management of Development Investment Construction Joint Stock Corporation has approved the Separate Financial Statements for the period from 01 January 2017 to 31 December 2017 which were presented from page 7 to page 59 attached.

On behalf of Board of General Directors 

On behalf of Board of Management



General Director
Tran Minh Phu
Vung Tau, 18 March 2018



Chairman
Nguyen Thien Tuan



CÔNG TY TNHH KIỂM TOÁN TTP
TTP AUDITTING LIMITED COMPANY

No.: 164 /BCKT/TC

INDEPENDENT AUDITOR'S REPORT

*For the separate financial statements ended at 31 December 2017
of Development Investment Construction Joint Stock Corporation*

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

We have audited the accompanying separate financial statements of Development Investment Construction Joint Stock Corporation, which were presented on 18 March 2018, from page 7 to page 59, comprising of the unconsolidated balance sheet at 31 December 2017, the unconsolidated income statement, unconsolidated statement of cash flows for the year then ended, and notes to financial statements.

The Board of General Directors' Responsibility

Board of General Directors is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese accounting Standards for Corporations and System and legal requirements relating to the preparation and fair presentation of these separate financial statements, and for such internal control as management determines that is necessary to enable the preparation of separate financial statements to be free from material misstatements, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these separate financial statements based on the results of our audit. We conducted our audit in accordance with Vietnamese Auditing Standards. These standards require us to comply with standards and professional ethical requirements, plan and perform the audit to obtain reasonable assurance about whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and notes in the separate financial statements. The audit procedures selected depend on the auditor's judgment, including the risk assessment of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relating to the entity's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates applied by management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Form no.: B 01-DN

UNCONSOLIDATED BALANCE SHEET

As at 31 December 2017

Code	ASSETS	Note	Currency: VND	
			Closing balance	Opening balance
100	CURRENT ASSETS		4,522,971,851,834	3,986,909,850,278
110	Cash and cash equivalents	V.1	188,003,235,025	166,467,364,889
111	Cash		112,892,333,404	166,467,364,889
112	Cash equivalents		75,110,901,621	-
120	Short-term investments		40,000,000,000	40,000,000,000
121	Trading securities		-	-
122	Provision for devaluation of trading securities (*)		-	-
123	Held to maturity investments	V.2	40,000,000,000	40,000,000,000
130	Accounts receivable		847,896,786,533	990,246,119,380
131	Trade receivables	V.3	665,508,904,842	666,810,068,988
132	Advances to suppliers	V.4	45,481,842,353	199,450,012,638
133	Intra-company receivables		-	-
134	Receivables due to progression of construction contract plan		-	-
135	Receivables due to short-term loans	V.5	38,955,480,742	34,200,000,000
136	Other short-term receivables	V.6	107,400,700,055	108,459,308,561
137	Provision for doubtful debts(*)		(9,450,141,459)	(18,673,270,807)
138	Shortage of assets awaiting resolution		-	-
140	Inventories	V.7	3,397,660,962,411	2,735,597,083,914
141	Inventories		3,397,660,962,411	2,735,597,083,914
149	Provision for devaluation of inventories (*)		-	-
150	Other current assets		49,410,867,865	54,599,282,095
151	Short-term prepaid expenses	V.8	46,245,831,825	41,248,662,492
152	Value Added Tax (VAT) deductible	V.9	4,671,720	3,972,927,423
153	Taxation and others receivables from State budget	V.9	3,160,364,320	9,377,692,180
154	Treasury bond futures		-	-
155	Current sundry assets		-	-

UNCONSOLIDATED BALANCE SHEET(Continued)

Currency: VND

Code	ASSETS	Note	Closing balance	Openingbalance
200	NON-CURRENT ASSETS		1,350,730,981,967	1,587,661,069,157
210	Long-term receivables		298,715,111,538	314,195,645,365
211	Long-term trade receivables	V.3	168,674,434,812	168,674,434,812
212	Long-term advances to suppliers		-	-
213	Capital in Direct subunits		-	-
214	Internal long-term receivables		-	-
215	Receivables due to long-term loans	V.5	42,722,316,958	58,202,850,785
216	Other long-term receivables	V.6	87,318,359,768	87,318,359,768
219	Provision for doubtful long-term debts (*)		-	-
220	Fixed assets		27,539,727,886	26,281,783,783
221	Tangible fixed assets	V.10	27,079,822,714	25,805,453,427
222	Cost		56,146,422,675	51,326,941,349
223	Accumulated depreciation (*)		(29,066,599,961)	(25,521,487,922)
224	Finance leased assets		-	-
225	Cost		-	-
226	Accumulated depreciation (*)		-	-
227	Intangible fixed assets	V.11	459,905,172	476,330,356
228	Cost		624,157,000	624,157,000
229	Accumulated amortization (*)		(164,251,828)	(147,826,644)
230	Investment properties	V.12	118,213,023,253	121,102,139,909
231	Cost		144,455,832,878	144,455,832,878
232	Accumulated depreciation (*)		(26,242,809,625)	(23,353,692,969)
240	Long-term assets in progress		1,173,048,503	1,068,269,412
241	Cost of work-in-progress		-	-
242	Cost of construction in progress	V.13	1,173,048,503	1,068,269,412
250	Long-term financial investments	V.2	901,192,499,647	1,119,003,825,781
251	Investment in subsidiaries		357,911,278,865	292,488,358,865
252	Investment in associates and joint-ventures		361,069,657,533	811,869,657,533
253	Investments into other units		300,108,455,407	148,999,228,596
254	Provision for devaluation of long-term financial investments (*)		(133,896,892,158)	(134,353,419,213)
255	Investment hold till maturity		16,000,000,000	-
260	Other long-term assets		3,897,571,140	6,009,404,907
261	Long-term prepaid expenses	V.8	3,897,571,140	6,009,404,907
262	Deferred income tax assets		-	-
263	Long-term equipment, materials, spare parts		-	-
268	Long-term sundry assets		-	-
270	TOTAL ASSETS		5,873,702,833,801	5,574,570,919,435

UNCONSOLIDATED BALANCE SHEET(Continued)

Currency: VND

Code	EQUITY AND LIABILITIES	Note	Closing balance	Openingbalance
300	LIABILITIES		2,949,087,593,583	2,665,848,215,911
310	Current liabilities		1,418,154,977,709	1,097,400,013,601
311	Short-term Trade payables	V.14	214,703,614,746	115,636,614,344
312	Advanced short-term payments from customers	V.15	755,126,533,363	501,418,603,973
313	Taxation and others payable to State budget	V.16	33,349,042,433	26,323,895,303
314	Payables to employees		5,872,006,347	6,051,689,762
315	Accrued short-term expenses	V.17	86,059,772,024	78,007,355,566
316	Internal short-term payables		-	-
317	Payables due to progression of construction contract plan		-	-
318	Short-term unearned revenue	V.18	3,374,235,992	3,399,690,537
319	Other short-term payables	V.19	98,450,959,535	153,970,081,999
320	Short-term borrowings and finance lease	V.20	223,618,668,525	216,029,849,670
321	Provision for short-term payables		-	-
322	Bonus and welfare funds		(2,399,855,256)	(3,437,767,553)
323	Price stability funds		-	-
327	Treasury bond futures		-	-
330	Non-current liabilities		1,530,932,615,874	1,568,448,202,310
331	Long-term trade payables		-	-
332	Advanced long-term payments from customers		-	-
333	Accrued long-term expenses		-	-
334	Internal long-term working capital payables		-	-
335	Internal Long-term payables		-	-
336	Long-term unearned revenue	V.18	134,688,223,332	138,062,459,324
337	Other long-term payables	V.19	-	116,274,962
338	Long-term borrowings and finance lease	V.20	1,388,574,618,397	1,419,858,383,665
339	Convertible bonds		-	-
340	Preferred shares		-	-
341	Deferred income tax liabilities	V.21	7,669,774,145	10,411,084,359
342	Provision for long-term payables		-	-
343	Science and technology development funds		-	-
400	EQUITY		2,924,615,240,218	2,908,722,703,524
410	Owners' equity		2,924,615,240,218	2,908,722,703,524
411	Contributed share capital	V.22	2,381,948,190,000	2,381,948,190,000
411a	Ordinary shares with voting rights		2,381,948,190,000	2,381,948,190,000
411b	Preferred shares		-	-
412	Share premium	V.22	66,111,261,707	66,111,261,707
413	Bond conversion rights		-	-
414	Owners' other capitals		-	-
415	Treasury shares (*)		-	-
416	Asset revaluation reserve		-	-
417	Foreign Exchange Reserve		-	-
418	Investment and development reserve	V.22	164,514,693,105	159,220,864,853
419	Corporate Restructuring Support Fund		-	-

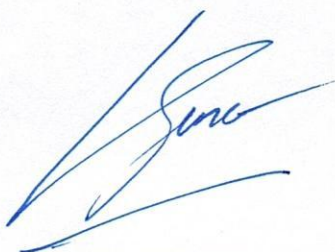
UNCONSOLIDATED BALANCE SHEET(Continued)

Code	<u>EQUITY AND LIABILITIES</u>	Note	<u>Closing balance</u>	<u>Openingbalance</u>
420	Other funds belonging to owners' equity		-	-
421	Retained earnings	V.22	312,041,095,406	301,442,386,964
421a	Accumulated retained earnings until previous year-end		183,667,061,910	195,565,821,928
421b	Retained earnings during this financial year		128,374,033,496	105,876,565,036
422	Capital Investment funds		-	-
430	Expenditure funds		-	-
432	Expenditure funds		-	-
433	Non-business funds for fixed asset acquisition		-	-
440	TOTAL EQUITY AND LIABILITIES		5,873,702,833,801	5,574,570,919,435

Preparator

Chief accountant

General Director



Le Thanh Hung



Nguyen Quang Tin



Tran Minh Phu

Prepared on 18 March 2018

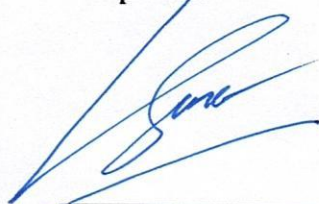
Note: Items with a (*) mark indicate negative amounts presented by using a bracket (...).

UNCONSOLIDATED STATEMENT OF INCOME

For the year ended 31 December 2017

		<i>Currency: VND</i>		
Code	ITEMS	Note	This year	Previos year
01	Revenue from sales of goods and rendering of services	VI.1	1,035,726,377,433	716,192,871,872
02	Sales returns, trade and other discounts	VI.2	109,055,920,967	162,708,886,794
10	Net revenue from sales of goods and rendering of services	VI.3	926,670,456,466	553,483,985,078
11	Cost of sales	VI.4	786,540,569,840	362,630,564,218
20	Gross profit from sales of goods and rendering of services		140,129,886,626	190,853,420,860
21	Financial incomes	VI.5	97,724,178,294	32,883,753,060
22	Financial expenses	VI.6	19,043,816,572	37,712,312,492
23	- in which: Interest expense		6,802,884,400	5,004,898,055
25	Distribution and selling expenses	VI.7	27,046,800,288	7,987,650,802
26	Corporate administrative expenses	VI.7	63,299,284,065	51,792,360,562
30	Net profit from operation		128,464,163,995	126,244,850,064
31	Other incomes		35,389,060,414	2,428,566,002
32	Other expenses		2,888,942,462	538,285,184
40	Other profit	VI.8	32,500,117,952	1,890,280,818
50	Total profit before tax		160,964,281,947	128,135,130,882
51	Current corporate income tax expense	VI.9	35,331,558,665	27,717,806,702
52	Deferred corporate income tax expense		(2,741,310,214)	(5,459,240,856)
60	Profit after coporate income tax for the year		128,374,033,496	105,876,565,036

Preparator



Le Thanh Hung

Chief accountant



Nguyen Quang Tin

General Director



Tran Minh Phu

Prepared on 28 March 2018

UNCONSOLIDATED STATEMENT OF CASH FLOW

For the year ended 31 December 2017

(Indirect method)

		<i>Currency: VND</i>	
Code	ITEMS	Note	
			This year Previous year
	Cash flows from operating activities		
01	Profit before Tax		160,964,281,947 128,135,130,882
	Adjustments		
02	Depreciation expense of fixed assets and investment properties		6,602,196,698 6,242,152,566
03	Allowance expense		(9,679,656,403) (3,983,890,116)
04	Profit, loss from foreign exchange due to revaluation of monetary items		- 21,054,891,039
05	Profit, loss from investment activities		(86,951,387,652) (26,295,210,764)
06	Interest expense		6,802,884,400 5,004,898,055
07	Other adjustments		(5,293,828,252) -
08	Profit from operating activities before change in working capital		72,444,490,738 130,157,971,662
09	Increase, decrease of account receivables		177,238,579,585 (349,170,498,334)
10	Increase, decrease of inventories		(491,627,524,427) (385,045,823,259)
11	Increase, decrease of account payables		309,371,263,122 405,344,837,742
12	Increase, decrease of prepaid expenses		(2,885,335,566) (34,221,809,976)
13	Increase, decrease of trading securities		- -
14	Paid interest		(177,239,238,470) (137,099,483,121)
15	Paid corporate income tax		(30,771,271,533) (4,017,140,612)
16	Other receipts from operating activities		- -
17	Other payments from operating activities		(4,255,915,955) (8,513,024,195)
20	Net cash flows from operating activities		(147,724,952,506) (382,564,970,093)
	Cash flows from investing activities		
21	Payments for acquisition, construction in progress and other long-term assets		(5,075,803,236) (360,567,825)
22	Proceeds from disposals of fixed and other long-term assets		- -
23	Proceeds from lending and sales of debt instruments		(16,000,000,000) (69,800,000,000)
24	Redemption of loans – sales of other debt instruments		- 64,758,425,160
25	Payments for investments in other entities		(139,552,826,811) (870,498,847)
26	Returns from investments in other entities		373,820,680,000 82,639,524,860
27	Receipts of interest, dividends and profit distributed		86,951,387,652 24,468,408,360
30	Net cash flows from investing activities		300,143,437,605 100,835,291,708
	Cash flows from financing activities		
31	Proceeds from share issuance and receipts from owners		- 65,000,000,000
32	Payments for capitals returns and shares buy-back		- -
33	Proceeds from short-term and long-term borrowings		262,054,263,390 677,295,883,017
34	Repayments of loan principle		(285,749,209,803) (345,907,043,687)
35	Payments to settle finance lease		- -
36	Payments of profit distributed, dividends to owners		(107,187,668,550) -
40	Net cash flows from financing activities		(130,882,614,963) 396,388,839,330

UNCONSOLIDATED STATEMENT OF CASH FLOW(Continued)

Code	ITEMS	Note	This year	Previos year
50	Net cash flows in the period		21,535,870,136	114,659,160,945
60	Cash and cash equivalent at the beginning of year		166,467,364,889	51,807,990,894
61	Impacts of exchange rate fluctuation		-	213,050
70	Cash and cash equivalent at the end of year	V.1	188,003,235,025	166,467,364,889

Preparator



Le Thanh Hung

Chief accountant



Nguyen Quang Tin

General Director



Tran Minh Phu

Prepared on 18 March 2018

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the year ended 31 December 2017

(These notes are an integral part and must be read with Financial statements)

I. CORPORATION BACKGROUND

1. Form of Ownership

The Corporation was transferred from a Government-owned company into a Joint Stock Company according to Decision No. 1302/QD-BXD dated 15 October 2007 of the Ministry of Construction "Approving the plan and transferring Development Investment Construction Company into a Joint Stock Company".

The Corporation was issued the Business Registration Certificate as a Joint Stock Company No. 3500101107 (old number: 4903000520) registered for the first time on 13 March 2008 reissued the Business Registration code on 24 June, 2009 and modified the 12th on 23 January 2017 by the Department of Planning and Investment of Ba Ria-Vung Tau province.

Regulatory capital	:	VND 2,381,948,190,000
Volume of shares	:	238,194,819 shares
Par value per share	:	VND 10,000 per share
Stock code	:	DIG

2. Corporation Structure

Subsidiaries, associates

Name	Core business activities	Rate of ownership (%)
Subsidiaries		
Development Investment Construction No. 1 JSC	Development investment urban areas and industrial parks; Development investment housing and urban technical infrastructure, industrial parks, export processing parks, hi-tech parks and new economic parks...	51.67
Tourist and Trade DIC JSC	Trading hotel, tourism; Road passenger transport; Business travel services in domestic and foreign travel ...	68.58
DIC Building Materials JSC	Production and trading construction materials; Exploiting and processing minerals for building materials ...	96.36
DIC Central Minerals Joint Stock Company	Surveying, exploring and processing non-metallic minerals for building materials, mining minerals ...	68.96
Ha Nam Development Investment Construction JSC	Development investment urban areas and industrial parks; Development investment housing and urban technical infrastructure, industrial parks, export processing parks, hi-tech parks and new economic parks...	98.00
Development Investment Construction No. 2 JSC	Investment in construction, production and trading of materials, real estate business.	50.07

Name	Core business activities	Rate of ownership (%)
Northern Development Investment Construction JSC	All kind of houses construction; Wholesale of other household appliances; Short-stay services; Other accommodation...	95
DIC Binh Minh Asset Management Co., Ltd	Brokerage for leasing property, real estate; Brokerage, transfer of assets, real estate; Management consultancy, asset exploitation, real estate; Property management services, real estate.	100
Associates		
Hoi An DIC JSC	Construction investment, production and business of building materials, exploiting and processing minerals, tourist hotel.	29.97
DIC Real Estate JSC	House trading, real estate brokerage, real estate services, real estate management, investment consulting, construction.	42.67
Development Investment Construction Concrete JSC	Manufacturing and trading of commercial concrete, trading and repairing equipment, construction motorcycles, construction investment.	36.00
Southern Development Investment JSC	Trading tourist accommodation establishments, hotels, pubs, beer, bars; catering business; Buying and selling alcoholic beverages and non-alcoholic beverages.	43.00
Viet Thien Lam Investment JSC	Investment consultancy, real estate business, construction of civil works.	22.00
Brother CeramicsJSC	Producing and trading ceramic tiles, mining minerals...	40.83
Development Investment Construction Sport Tourist JSC	Organizing sports tournaments, golf course trading, sports equipment trading, port warehousing services, construction of civil works...	23.92

3. Business field

Main business fields of the Corporation: New urban areas and industrial parks development investment; Houses and technical infrastructure of urban centers development investment; Trading real estate, land using rights of the owners or users or renters; Construction of civil engineering, traffic and irrigation work; Consultancy on construction investment and tourism service business.

4. Ordinary manufacturing, business period

The real estate business period of the Corporation from 02 years to 04 years.
The construction and services business period of the Corporation does not exceed 12 months.

II. FINANCIAL YEAR AND FUNCTIONAL CURRENCY

1. Financial year

Financial year of the Corporation starts on 01 January and ends at 31 December annually.

2. Functional currency used in accounting

The separate financial statements are prepared and presented in Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting standards

The Corporation has applied Accounting Standards, Vietnamese Corporate Accounting System issued on 22 December 2014 in accordance with Circular no.200/2014/TT-BTC and conducting guidance Circulars on Accounting Standards of the Ministry of Finance in preparing and presenting Separate Financial Statements.

2. Statement on complying Accounting Standards and System

Board of General Directors ensures the compliance of requirements by Accounting Standards, Vietnamese Corporate Accounting System issued on 22 December 2014 in accordance with Circular no.200/2014/TT-BTC and conducting guidance Circulars on Accounting Standards of the Ministry of Finance in presenting and disclosing Separate Financial Statements.

IV. APPLIED ACCOUNTING POLICIES

1. Basis for preparation of Separate Financial Statements

Separate financial statements are prepared under Accrual accounting basis (except for items relating to cash flow)

Subunits have established separate Accounts department with dependent records. Financial Statements of the Corporation as a whole are prepared based on consolidating financial statements of subunits. Revenue and surplus between subunits are to be eliminated when preparing Financial Statements.

2. Recognition of cash and cash equivalent

Cash includes cash on hand, cash in transit and call deposits. A highly cash convertible short-term investment with an original maturity up to 3 months is considered as cash equivalent.

A short-term investment with an original maturity up to less than 3 months can be easily converted into cash without high risk since the date of purchase at the reporting date.

3. Financial Investment

3.1. Recognition

Investment in subsidiary

Subsidiary is the entity controlled by the Corporation until annual reporting date (usually expressed through holding 50% voting rights). This control is achieved when the Corporation is able to govern financial policies, activities and entitled to returns from operating activities of invested entities.

An investment in a subsidiary shall be accounted as historical cost method. Net profit earned since the date of acquisition by and distributed from a subsidiary is recognized in the Income statement. Other distributions (besides profit) shall be considered as a divestment and thus recognized as a decrease in cost of investment.

Investment in Associate

Associate is an entity over which Corporation has significant influence but it is neither subsidiary nor joint-venture of the Corporation (usually expressed through holding from 20% to 50% of voting power). Significant influence is expressed in terms of participation in decision about financial policies and operating activities of invested entities but it does not impact the control or co-control of those policies.

An investment in an associate shall be accounted using historical cost method. The Corporation's Income statement should disclose the distribution from accumulated profit of associate since the date of investment. Other distributions (besides profit) shall be considered as a divestment and thus recognized as a decrease in cost of investment.

Provision for loss in investments in subsidiaries, associates

Provision for loss in investments in subsidiaries, associates is to be recognized when the loss of subsidiaries, associates is equal with the difference between contributed capital of different parties into those subsidiaries, associates and real owner's equity, multiplied by the percentage of contributed capital of the Corporation out of total contributed capital of different parties into subsidiaries, associates. If subsidiaries, associates need to prepare consolidated financial statements then foundation to determine Provision for loss in investments is Consolidated financial statements.

The increase or decrease of Provision for loss in investments in subsidiaries, associates needs to be recorded at the end of financial year as financial cost.

Investments into equity instruments of other entities

Investments into equity instruments of other entities comprise of investments in equity instruments but the Corporation does not have control, co-control or significant influence on invested party.

Investments into equity instruments are initially accounted for using historical cost including purchase price or contributed capital plus expenses related to investment activities. Dividend and profit from previous periods before purchase of investment, is to be deducted from cost of those investments. Dividend and profit after purchase time of investment is recorded as income. Dividend paid in form of shares are to be monitored by the amount of new shares, not to record value of paid shares.

Provision for loss in investments in Investments into equity instruments of other entities is accounted as follows:

For investments into listed shares or the fair value of investments can be reliably determined, accounting for provision is based on market value of the shares.

For those investments that fair value can not be determined at the time of reporting, accounting for provision is based on the difference between actual contributed capital from all parties into other entities and owners' equity, multiplied by the percentage of contributed capital of the Corporation out of total contributed capital of different parties into other entities.

The increase or decrease of Provision for loss in investments in Investments into equity instruments of other entities needs to be recorded at the end of financial year as financial cost.

3.2. Provision of financial investments

Provision of long-term financial investments

The provision for impairment of each financial investments equals Investment capital of the enterprise and is calculated by the following formula:

$$\text{Level of the provision for loss of financial investments} = \left[\begin{array}{l} \text{Parties' actual capital} \\ \text{contributions to the} \\ \text{economic} \\ \text{organization} \end{array} - \begin{array}{l} \text{Actual} \\ \text{equity} \\ \text{capital} \end{array} \right] \times \frac{\text{Investment capital of the enterprise}}{\text{Parties' total actual capital contribution to the economic organization}}$$

Provision for impairment of trading securities

Provision for impairment of investment securities is calculated for each securitie and calculated by the following formula:

$$\text{Level of provision for decrease in securities prices} = \begin{array}{l} \text{Quantity of securities} \\ \text{with a decreased price at} \\ \text{the time of making the} \\ \text{financial statement} \end{array} \times \left[\begin{array}{l} \text{Book price} \\ \text{of securities} \end{array} - \begin{array}{l} \text{Actual} \\ \text{market price} \\ \text{of securities} \end{array} \right]$$

4. Receivables

4.1. Recognition

Trade receivables and other receivables are initially recorded at original cost and always reflected at historical cost in the next period. Provision for doubtful debts is presented on a separate account.

The classification of receivables as receivables from customers and other receivables is based on following principles:

Receivables from customers reflect commercial characteristic arising from trading transactions between Corporation and buyer is an entity independent from the Corporation.

Internal receivables reflect receivables from Direct subunits without legal status.

Other receivables reflect non-commercial receivables, not related to sale and purchase transactions.

4.2. Provision for doubtful debts

Provision for doubtful debts represents the loss estimated value of receivable debt is unlikely to be paid by customers for receivables at the time separate financial statements are prepared.

Provision for doubtful debts is accounted separately for each doubtful debt item based on the over-due period of each debt or expected loss, specifically as follows:

For over-due debt:

- 30% of value of over-due debt more than 6 months but less than 1 year
- 50% of value of over-due debt more than 1 year but less than 2 years
- 70% of value of over-due debt more than 2 years but less than 3 years
- 100% of value of over-due debt beyond 3 years

For debts that are not overdue but the debtors are unable to settle due to liquidation, bankruptcy, winding-up or similar difficulties or those receivables with evidence indicating that debtors are unable to pay: Based on expected losses to the provision.

The increase or decrease of Provision for doubtful debts needs to be recorded at the end of financial year as corporate administration expense.

The basis for provision is Accounting Standard No. 02- "Inventories" and Circular No. 228/2009/TT-BTC dated 07/12/2009 of the Ministry of Finance "Guiding the regime of setting up and using the provision for diminution in value of inventories, loss of financial investments, doubtful debts and warranty for products, goods, construction works at the company" and Circular No. 89/2013/TT-BTC dated 28/06/2013 of the Ministry of Finance "Amending and supplementing Circular No. 228/2009/TT-BTC".

5. Inventories

5.1. Recognition

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value.

The cost of inventories should be determined as follows:

Materials, goods: comprise of all costs of purchase and other related costs incurred in bringing the inventories to their present location and condition.

Finished goods: comprise of cost of Direct Materials, Direct Labor and over-head costs that are directly related to and allocated according to normal level of activities, Cost of Land use right, direct expenses and over-head costs incurred during the time of investing and constructing fixed finished goods.

Work-in-progress: only comprise of Direct Materials costs (or other suitable expenditure factors).

Net realizable value is estimated selling price of inventories under ordinary course of manufacturing and business, less estimated cost of completion and estimated cost necessary to make the sale.

5.2. The method of valuation of inventories

Inventories value is calculated by weighted average method.

5.3. The method of inventory accounting

Inventory is recorded by perpetual method.

5.4. Provision for devaluation of inventories

Provision for devaluation of inventories is made at the end of the year for products that are out-of-date, spoiled, decreased in quality and in the case which original cost of inventories exceeds their net realizable value.

Provision for devaluation of inventories is accounted for each inventory with original cost exceeding its net realizable value. For uncompleted service rendered, provision for devaluation is accounted for according to separate price of each type of service. The increase or decrease of Provision for devaluation of inventories needs to be recorded at the end of financial year under Cost of goods sold.

6. Prepaid expenses

Prepaid expenses comprise of actual incurred expenses but relating to income statements in several future financial years. Prepaid expenses of the Corporation comprise of following expenses:

6.1. Instruments, tools

Instruments and tools comprise of assets controlled and consumed by the Corporation during normal course of business, with cost of each asset is under 30 million dong.

Instruments and tools brought in use are to be allocated under Expense using straight-line method not over a period of 03 years.

6.2. Fixed asset repair costs

One-time fixed asset repair costs with large value are to be allocated under Expense using straight-line method for a period of not over 02 years.

7. Recognition and depreciation of fixed assets

7.1. Tangible fixed assets

Tangible fixed assets are stated at the original cost. During the usage period, tangible fixed assets are recorded at historical cost, accumulated depreciation and net book value.

Expenditures after initial recognition is to be added to cost of assets if these expenses will definitely enhance future economic benefits depriving from the usage of fixed assets at the level higher than standard operating level as initial evaluation for the Corporation and these expenses could be reliably measured. Other repair and maintenance cost are recorded in Income statement when occur.

Depreciation of a fixed asset is provided on a straight-line basis. Expected useful lives of assets are estimated as following:

- Houses and Structures	:	10 - 35 years
- Machineries and Equipment	:	10 years
- Transportation	:	06 - 10 years
- Office and administration equipment	:	04 - 08 years
- Other fixed assets	:	05 years

The disposal proceeds from liquidation or sale of fixed assets shall be recognised as other incomes and the residual value of the fixed assets shall be recognised as other expenses in the income statement.

7.2. Intangible fixed assets

Land use right is total actual paid expenditures by the Corporation that are directly related to the land, including: Purchase price for land use rights, compensation costs, site clearance costs, site filling costs, registration cost...Land use rights is amortized using straight-line method over approved period until 38 years.

8. Investment properties

8.1. Recognition

Investment properties include land use right, houses or a part of house, land and building, and infrastructure which are held by the Corporation without intention to use in manufacturing and trading, administration and normal business course of sales.

Historical cost of investment properties include purchase price, land use right expense and directly attributable costs incurred in bringing the assets to necessary condition to operate as intention of management. The expenses incur after investment properties were in use, such as repair, maintenance costs are recorded in Income statement during the financial year when these occur. In case of these expenditures could be proven to enhance future economic benefits depriving from the usage of investment properties at the level higher than standard operating level as initial evaluation, these expenses should be capitalized as addition to cost of investment properties.

Expenses relating to investment properties incur after initial record are to be recognized under Expenses, unless these expenditures enable investment properties to have level of future economic benefits higher than initial evaluation, then added to original cost.

When investment properties are being sold, original cost and accumulated depreciation are to be eliminated, gain and loss arose are to be accounted under profit or loss during the period.

The conversion from fixed assets used by owners or inventories to investment properties is only if owner suspends using that asset and commences leasing to other party as operating lease or when construction ends. The conversion from investment properties to fixed assets used by owner or inventories only if owner commences using this asset or hold for sales. The conversion from investment properties to fixed assets used by owner or inventories does not change the original cost or residual value of fixed assets at the date of conversion.

8.2. Depreciation method

Investment properties used for leasing are to be depreciated using straight-line method over estimated useful life. Number of years of investment properties as follows:

Land use right:	50 years
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9. Recognition of liabilities and payables

Trade payables to suppliers, loan payables and other payables are those debts determined by value, time and recognized according to actual future liabilities, relating to goods and service that the Corporation receives.

The classification of different payables into payables to suppliers and other payables is according to following principles:

Trade payables to suppliers reflect payables with commercial characteristics arising from purchase transactions of goods, service, assets and seller is an independent from the Corporation.

Internal payables reflect payables between higher unit and Direct subunits without legal person status whose account depends on other entity.

Other payables reflect payables without commercial characteristics, not related to transactions of purchase, sales, provision of goods and service.

10. Borrowings

Borrowings excluding loans in form of bond or preference shares issuance with attached conditions that require issuer to buy back at a certain time in the future.

The Corporation has to monitor details of loans and liabilities separately for each debtor and classify into short-term and long-term according to term of loan repayment.

Expenses directly relating to borrowings are to be recorded under financial costs, except for expenses arising from separate borrowing for purpose of investment, construction and construction-in-progress which are to be capitalized.

11. Recognition and capitalization of borrowing costs

Borrowing cost is recognized in production, operating cost, during the period it occurs, less those directly related to construction investment or construction in progress which is accounted as part of asset cost (being capitalized) if all conditions required in VAS 16 'Borrowing Costs' are met.

Borrowing costs that directly related to construction investment or construction in progress which is accounted as part of asset value (being capitalized) , comprise of borrowing interests, allocation of discounts or extra transaction costs arising from bonds issuance and loans proceeds

Total borrowing costs incurred in the year	:	VND	178,434,665,204
In which:			
Borrowing costs recognized in Income Statement	:	VND	6,802,884,400
Borrowing costs capitalized	:	VND	171,631,780,804

12. Recognition of accrued expenses

Expenses have yet to incurred but its included into production and operation expenses within the period to prevent dramatic fluctuation of production and operation expenses on the basis of matching principles between revenue and expenses. When those expenses arose, any difference between actual and accrued amounts should be accounted as increase or decrease of Expense.

Accrued expenses reflect payables for goods, service received from suppliers or provided to customers but yet to pay due to lack of invoices or supporting documents, accounting materials and payables to employees for approved off-days, accrued operational expenses.

13. Unearned revenues

Unearned revenues comprise of revenues received in advance such as:

Customers paid in advance for one or several financial years for leasing of assets;

Interest received in advance before lending or purchasing of debt instruments;

The difference between delayed sale price, installment as commitment with sale price paid immediately;

Revenues that equal to value of goods, service or discount given to customers in traditional customer programme.

14. Ordinary bond

Book value of ordinary bonds is reflected on net basis of value of bond as par value less discount, plus premium of bond.

The Corporation monitors discounts and premium for each category of ordinary bond issued and when determining loan expenses, allocated discounts and premiums are to be accounted as expenses or capitalized in each cycle, specifically:

Discount on bonds is allocated gradually under borrowing expenses in each cycle during the term of bond.

Premium on bonds is allocated gradually as deduction of borrowing expenses in each cycle during the term of bond.

The allocation of discount or premium could be calculated using effective interest rate or straight-line method:

Effective interest rate method: allocated discount or premium in each cycle is calculated as the difference between payable borrowing interest expense (equals to book value of the bond recorded at the beginning of the year multiplied with actual interest rate in the market) and payables for each cycle.

Straight-line method: Discount or premium is to be allocated evenly during the term of bond.

15. Recognition of owners' equity

15.1. Owners' equity

Owners' equity is stated at the actual capital contributed by the shareholders.

15.2. Capital surplus

Capital surplus is measured at the difference between issue price and par value of share at initial issue, additional issue, the difference between re-issue price and book value of treasury shares and equity component of convertible bonds at maturity date. Direct expenses relating to additional issue of shares and re-issue of treasury shares are accounted as deduction in share premium.

15.3. Treasury shares

Payment for share buy-back includes transactional costs, which is recognized as treasury shares and stated as a deduction to owners' equity. During re-issue, the difference between re-issue price and book value of treasury shares is to be accounted under 'Capital surplus'.

15.4. Reserves

Profit after tax is to be approved by General Meetings shareholders before transferred to other reserves according to resolutions in General Meetings of the Corporation.

The use of reserves has to be approved by General Meetings of shareholders, Board of Management or the General Director depending on nature of transaction as stated in regulations and financial management policies of the Corporation.

16. Profit distribution

Profit after Corporate Income Tax is distributed to shareholders after providing to funds as requirements of Corporation as well as legislation and as approved by General Meetings.

Retained earnings reflects result from operating activities (profit, loss) after Corporate Income Tax and profit distribution policies or loss settlement of the Corporation. If distributed dividends, profit to owners exceeds retained earnings, the excess is to be accounted for as deduction of contributed capital.

The distribution of profit to shareholders is considered to non-monetary items included in retained earnings which might influence cash flows and the ability to pay dividend such as due to revaluation gain of assets contributed as capital, gain in revaluation of monetary items, financial instruments and other non-monetary items.

Dividends payable to shareholders is to be recorded as liability in Statement of financial position of the Corporation after Board of Trustees declared dividend payable and announced deadline to receive dividends at Centre of Security Reserve of Vietnam.

17. Revenue recognition

17.1. Revenue from sales of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

The significant risks and rewards of ownership of the goods have been transferred to the buyer;

The Corporation retains neither continuing managerial involvement nor effective control over the goods sold;

The amount of revenue can be measured reliably; If the contract gives the buyer option to return purchased products, goods according to specific conditions, revenue could only be recognized when those specific conditions are no longer applicable and customers could not return goods and products (unless customers have the right to exchange for other goods and products)

The economic benefits associated with the transaction of goods sold have flown or will flow to the Corporation; and

The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

17.2. Revenue from rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, the revenue of each period should be recognized by reference to the stage of completion at the reporting date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

The amount of revenue can be measured reliably;

It is probable that the economic benefits associated with the transaction will flow to the Corporation;

The stage of completion of the transaction at the balance sheet date can be measured reliably;
and

The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of work completion shall be determined by surveying approach of work done.

17.3. Revenues from sales of real estate

Revenue from sales of real estate invested by the Corporation is recognized when all following conditions are met:

When real estate is completely constructed and handover to buyer, the significant risks and rewards of ownership of the fixed assets have been transferred to the buyer.

Corporation retains neither continuing managerial involvement nor effective control over the real estate.

Revenue could be reliably measured.

The costs incurred or to be incurred in respect of the transaction of fixed assets sold can be measured reliably.

17.4. Revenues from sales of subdivided land

Revenues from sales of subdivided land, when handed-over subdivided land to customers (regardless whether legal procedures to apply for Use of Land Certificate is completed or not) and the contract is cancelable, the Corporation recognizes revenues for sold subdivided land only if all following conditions are met:

The significant risks and rewards of right to use land have been transferred to the buyer;

The amount of revenue can be measured reliably;

The costs incurred or to be incurred in respect of the transaction of land sold can be measured reliably;

The economic benefits associated with the transaction of land sold have flown or will flow to the Corporation.

17.5. Revenue from construction

Construction contracts allowing contractor to be paid according to volume of finished work, revenues and expenses relating to contracts should be recognized in accordance with finished work that has been examined, approved by customers and reflected invoices.

The increase or decrease in volume of construction work, compensation and other receivables should be recognized as revenue only if agreed by customers.

17.6. Revenue from leasing of assets as operating lease

Revenue from leasing assets as operating lease is to be accounted for using straight-line method during lease term. Payment received in advance should be allocated under revenues over lease term.

17.7. Financial incomes

Income from interest, royalties and dividends and other financial income earned by the Corporation should be recognized when these two conditions are satisfied:

It is probable that the economic benefits associated with the transaction;
The amount of the income can be measured reliably.

Interest income should be recognized on accrual basis, determined by excess amount on deposits and real interest in each period.

Dividends and profit distribution should be recognized when the Corporation's right to receive payment is established. Dividend received in form of shares should be monitored by the number of new shares issued, it is not necessary to measure received.

18. Deductions from revenues

Items deductible from sales of goods, rendering of service incurred during financial year comprise of: trade discounts, price deduction and goods returned.

If trade discounts, price deduction and goods returned occur in the same financial year with consumption of goods and service, Revenue of that financial year shall be deducted accordingly. If goods and service have been consumed in previous financial years, trade discounts, price deduction and goods returned only occur during current year or after, revenues should be deducted in financial statements of current year if transactions occur before reporting date, otherwise, record deduction in financial statements in the year of occurrence (next financial year).

19. Cost of goods sold

Cost of goods, service, investment properties sold during the year (including expenses relating to depreciation; repair; operating lease of investment properties, selling and disposal of investment properties...) needs to match with revenue of the year.

Cost of goods sold in the case where the Corporation is an investor of real estate business.

If the Corporation is Property Holding Corporation, the use of prepaid expense to account cost of properties (if applicable) must satisfy following principles:

Only account for advance for those expenses included in investment and construction estimation, however, there is not sufficient document to verify the volume of work done;

Only account for advance for expenses to calculate the cost of completed properties sold during the year and qualified to be recognized as revenue;

Advanced expenses and actual expenses recorded as cost of goods sold should equal to calculated cost based on total estimated expenditures associated with sold properties (determined by area).

For significant excess of consumption of direct raw materials over normal level, fixed labor cost, fixed over-head cost not allocated into value of inventories are to be allocated to cost of goods sold (less

compensation, if applicable) even when goods and products are not confirmed to be consumed.

20. Recognition of Financial expenses, Selling expenses and Corporate administrative expenses

20.1. Financial expenses

Financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital lending and borrowing;
- Provision for devaluation of securities investment.

The above items should be recognized as a whole as occurred during the financial year, not to be compensated by financial income.

Borrowing cost comprises of interest expenses and other expenses occurred directly related to the loans.

Borrowing cost should be accounted for as expenses if the borrowing cost is directly related to investment in construction or asset work-in-progress requiring long duration (over 12 months) to be brought in use as intended or for sales then borrowing costs are to be capitalized. For borrowings used for fixed asset construction, investment properties, interest expenses are to be capitalized even if the duration is under 12 months. For revenue resulting from investing borrowings temporarily, cost of related assets should be deducted.

For general borrowings including those used for construction investment or construction-in-progress, capitalized borrowing expense is determined by the rate of capitalization of average accumulated expense incurred for the construction investment or construction-in-progress of that asset. The rate of capitalization is the rate of average accumulated interest expense of unpaid borrowings during the year, except for those intended to construct a specific asset.

20.2. Distribution and Selling expenses and Corporate administrative expenses

Distribution and Selling expenses and Corporate administrative expenses are the indirect expenses for the purposes of distribution products, goods, providing services to the market and executive produce business of the Corporation. All the selling expenses and corporate administrative expenses in the period are recognized immediately in the income statement of that period when such expenses do not bring economic benefits in the following period..

21. Other profit

21.1. Other incomes

They are other incomes besides major manufacturing and business activities of the Corporation.

21.2. Other expenses

They are expenses incurred due to events or transactions besides normal course of business of the Corporation.

22. Recognition of current corporate income tax expense

Current corporate income tax expense is tax payables based on chargeable income for the period during the year, using income tax rate effective at the end of financial year and adjustments to tax payables relating to previous years.

Corporate income tax expense is to be recognized in Income statement, except for some cases where income tax expenses relate to specific items under Owners' equity, they are to be recognized directly under Owner's equity.

Current corporate income tax expense is computed on the Corporation's chargeable income for the period multiplied by the ruling corporate income tax rate.

According to Law No.32/2013/QH13 about amending and supplementing some articles of the Law on corporate income tax was Republic Socialist Vietnam Parliament course XIII, 5th session through on June 19th, 2013, income tax rate of ordinary business decreased from 22% to 20% from 01 January 2016.

Current corporate income tax was applied at the Corporation: 20%.

23. Segment Reporting

Segment Reporting requires reporting of financial information by business or geographical area.

Business segment: a distinguishable component of an entity that provides a single product or service or a group of related products and services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment: a distinguishable component of an entity that contributes to manufacturing process and provides products and services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments

24. Accounting Estimates

The financial statements are to be prepared in compliance with accounting standards, Vietnamese Corporate accounting system and legal requirements relating to the preparation and presentation of financial statements, requiring Board of General Directors to set estimates and assumptions impacting reported statistics about assets, liabilities and presenting contingent assets and liabilities at reporting date as well as revenues and expenses during financial year. Although estimates are set based on carefulness and knowledge of Board of General Directors, the actual number might be different from established estimates and assumptions.

25. Related party

Parties are considered related to each other if one is able to control or has significant influence on the other in deciding financial and operational policies. Parties are considered related to each other if they are under common control or significant influence by holding company.

In considering the relationship between related parties, the nature of the relationship is prioritized over legal form.

V. SUPPORTING INFORMATION TO ITEMS IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents	<u>Closing balance VND</u>	<u>Opening balance VND</u>
Cash on hand	1,630,431,293	14,184,160,298
Cash in banks	111,261,902,111	152,283,204,591
VND	111,240,608,451	152,261,430,493
USD	21,293,660	21,774,098
Cash equivalents	75,110,901,621	-
Asia Commercial Joint Stock Bank - Vung Tau Branch	65,026,000,000	-
HCMCity Development JSB - Vung Tau Branch	10,084,901,621	-
Total	<u>188,003,235,025</u>	<u>166,467,364,889</u>

2. The financial investments

a) Short-term investments held to maturity	Closing balance VND			Opening balance VND		
	Original Cost	Provision	Fair value	Original Cost	Provision	Fair value
Term deposits	40,000,000,000	-	40,000,000,000	40,000,000,000	-	40,000,000,000
Vietnam Maritime Commercial Joint Stock Bank ⁽ⁱ⁾	40,000,000,000	-	40,000,000,000	40,000,000,000	-	40,000,000,000
Total	40,000,000,000	-	40,000,000,000	40,000,000,000	-	40,000,000,000

(i) Term Deposit Contract No.01/2017/MSB-DIC dated 26/6/2017 at Vietnam Maritime Commercial Joint Stock Bank, term of 13 months from 26/6/2017 to 26/7/2018, interest rate: 7.2% per year.

b) Long-term financial investments	Closing balance VND					Opening balance VND				
	Quantity	%	Original Cost	Provision	Fair value	Quantity	%	Original Cost	Provision	Fair value
Investment in subsidiaries			357,911,278,865	(67,669,112,093)	290,242,166,772			292,488,358,865	(79,537,736,620)	212,950,622,245
DIC Building Materials JSC Ha Nam	8,479,982	96.36	84,135,660,000	(45,059,172,871)	39,076,487,129	8,479,982	96.36	84,135,660,000	(43,611,681,311)	40,523,978,689
Development Investment Construction JSC	7,617,926	98.00	75,902,432,291	(4,819,543,394)	71,082,888,897	7,617,926	98.00	75,902,432,291	(4,815,981,699)	71,086,450,592
Tourist and Trade DIC JSC	7,745,373	68.58	75,389,000,000	-	75,389,000,000	7,745,373	68.58	75,389,000,000	-	75,389,000,000
DIC Central Minerals Joint Stock Company	2,115,794	68.96	20,360,390,000	(17,172,858,867)	3,187,531,133	2,115,794	68.96	20,360,390,000	(15,022,993,610)	5,337,396,390
DIC Mien Dong Concrete JSC	-	-	-	-	-	3,186,900	91.05	16,087,080,000	(16,087,080,000)	-
Development	775,100	51.67	7,751,000,000	-	7,751,000,000	775,100	51.67	7,751,000,000	-	7,751,000,000

b) Long-term financial investments	Closing balance VND					Opening balance VND				
	Quantity	%	Original Cost	Provision	Fair value	Quantity	%	Original Cost	Provision	Fair value
Investment Construction No. 1 JSC	1,261,800	50.07	12,862,796,574	-	12,862,796,574	1,261,800	50.07	12,862,796,574	-	12,862,796,574
Investment Construction No. 2 JSC	8,000,000	95.00	80,000,000,000	-	80,000,000,000			-	-	-
Northern Development Investment Construction JSC ⁽ⁱ⁾ DIC Binh Minh Asset Management Co., Ltd ⁽ⁱⁱ⁾		100.00	1,510,000,000	(617,536,961)	892,463,039			-	-	-
			361,069,657,533	(37,956,463,292)	323,113,194,241			811,869,657,533	(48,786,069,606)	763,083,587,927
Investment in associates					-					
Vina Dai Phuoc JSC						45,080,000	28.00	450,800,000,000	(10,873,490,261)	439,926,509,739
Southern Development Investment JSC	18,920,000	43.00	189,200,000,000	-	189,200,000,000	18,920,000	43.00	189,200,000,000	-	189,200,000,000
Viet Thien Lam Investment JSC	8,622,034	22.00	86,220,344,334	(2,754,499,240)	83,465,845,094	8,622,034	22.00	86,220,344,334	(2,754,499,240)	83,465,845,094
Brother Ceramics JSC	7,350,000	40.83	34,511,962,306	(34,511,962,306)	-	7,350,000	40.83	34,511,962,306	(34,511,962,306)	-
Development Investment Construction Concrete JSC	1,259,994	36.00	17,982,564,000	-	17,982,564,000	1,259,994	36.00	17,982,564,000	-	17,982,564,000
Development Investment Construction Sport Tourist JSC	1,793,856	23.92	17,938,560,000	(690,001,746)	17,248,558,254	1,793,856	23.92	17,938,560,000	(646,117,799)	17,292,442,201
Hoi An DIC JSC	899,100	29.97	10,401,226,893	-	10,401,226,893	899,100	29.97	10,401,226,893	-	10,401,226,893
DIC Real Estate JSC	481,500	42.67	4,815,000,000	-	4,815,000,000	481,500	42.67	4,815,000,000	-	4,815,000,000

b) Long-term financial investments	Closing balance VND					Opening balance VND				
	Quantity	%	Original Cost	Provision	Fair value	Quantity	%	Original Cost	Provision	Fair value
Investment in other entities			300,108,455,407	(28,271,316,773)	271,837,138,634			148,999,228,596	(6,029,612,987)	142,969,615,609
No. 4DIC JSC	882,397	14.55	7,369,504,500	-	7,369,504,500	802,179	14.55	7,369,504,500	-	7,369,504,500
DIC Investment and Trading JSC	3,922,577	14.75	40,204,950,907	-	40,204,950,907	2,683,259	10.09	32,162,124,096	-	32,162,124,096
Military Commercial Joint Stock Bank Thanh Binh Investment Development Construction JSC			-	-	-	1,145,454		24,000,000,000	-	24,000,000,000
Song Da Ha Noi JSC	600,000	15	6,000,000,000	-	6,000,000,000	600,000	15	6,000,000,000	-	6,000,000,000
Kratie Phu Rieng Rubber JSC	2,000,000	5	20,000,000,000	(20,000,000,000)	-	2,000,000	5	20,000,000,000	-	20,000,000,000
J&D Dai An Co., Ltd		5	8,469,000,000	(6,124,754)	8,462,875,246		5	8,469,000,000	(6,124,754)	8,462,875,246
Tackwang – DIC Co., Ltd		10	38,025,000,000	-	38,025,000,000		10	38,025,000,000	-	38,025,000,000
Investment Trust – CodeDIC			-	-	-	1,239,318	4.66	11,733,600,000	(5,239,573,680)	6,494,026,320
Vina Dai Phuoc JSC	12,880,000	8	128,800,000,000	(7,481,277,466)	121,318,722,534			-	-	-
Phu Quoc Urban Development JSC ⁽ⁱⁱⁱ⁾	5,000,000	6.67	50,000,000,000	-	50,000,000,000			-	-	-
Total			1,019,089,391,805	(133,896,892,158)	885,192,499,647			1,253,357,244,994	(134,353,419,213)	1.119.03.825.781

(i) According to the business registration certificate dated 24/01/2017, DIC Corp owns 100% of the capital to form the Northern Development Investment Construction JSC with regulatory capital of 155 billion dong, in which, the capital contribution of DIC Corp is 95% of regulatory capital. By the time of 31 December 2017, DIC Corp has just contributed 80 billion dong.

(ii) According to the business registration certificate dated 19/4/17, DIC Corp owns 100% of regulatory capital at DIC Binh Minh Asset Management Co., Ltd with regulatory capital of 5 billion dong, by the time of 31 December 2017 DIC Corp has just contributed VND 1,510,000,000.

- (iii) Cooperation Contract No. 16/2017/HDHT/PQC-DIC dated 31/05/2017, DIC Corp cooperated with Phu Quoc Solar Co., Ltd to contribute 50 billion dongs to form a new legal entity Phu Quoc Urban Development JSC with the regulatory capital under the business registration certificate dated 27/06/2017 was 750 billion dongs.

c) Long-term investments held to maturity	Closing balance VND			Opening balance VND		
	Original Cost	Provision	Fair value	Original Cost	Provision	Fair value
Term deposits	-	-	-	-	-	-
Bonds	16,000,000,000	-	16,000,000,000	-	-	-
No. 4 DIC JSC(*)	16,000,000,000	-	16,000,000,000	-	-	-
Total	16,000,000,000	-	16,000,000,000	-	-	-

(*) This convertible bonds have a term of 3 years from January 24, 2017, with an interest rate of 10% per annum. The method of interest payment every 6 months, including the first day of the interest period until the next interest calculation date but excluding the first day of the next interest period. Par value of bonds: 100,000 VND/bond. Conversion ratio: One bond of VND 100,000 will be converted into 10 shares with par value of VND10,000. Conversion date: Within 7 working days from the due date (Period 1: after 18 months from the date of completion of the bond issue period, convert 50% of the bond amount into shares. Period 2: On the maturity date of the bonds, the conversion of 50% of the remaining bonds into shares will be made).

3. Trade receivables

a) Short-term trade receivables	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Trade receivables from related parties	133,868,535,052	-	335,729,639,270	-
Vina Dai Phuoc JSC	77,485,045	-	193,527,369,935	-
Viet Thien Lam Investment JSC	79,745,598,078	-	79,745,598,078	-
No. 4 DIC JSC	52,500,000,000	-	62,000,000,000	-
Southern Development Investment JSC	1,039,018,514	-	263,441,002	-
J&D Dai An Co., Ltd	93,082,175	-	93,082,175	-
Development Investment Construction Concrete JSC	89,405,388	-	-	-
DIC Real Estate JSC	299,677,500	-	87,825,000	-
Brother Ceramics JSC	-	-	3,807,100	-
Development Investment Construction No. 1 JSC	23,716,352	-	2,297,955	-
Development Investment Construction Sport Tourist JSC	-	-	4,451,425	-
DIC Mien Dong Concrete JSC	-	-	1,766,600	-
Development Investment Construction No. 2 JSC	552,000	-	-	-
Other trade receivables	531,640,369,790	(2,926,184,555)	331,080,429,718	(12,073,410,358)
Phuoc An Co., Ltd	60,463,000,000	-	60,463,000,000	-
Construction Project Management Department of BR-VT Province	31,061,301,282	-	26,333,844,214	-
Other customers	440,116,068,508	(2,926,184,555)	244,283,585,504	(12,073,410,358)
Total	665,508,904,842	(2,926,184,555)	666,810,068,988	(12,073,410,358)

b) Long-term trade receivables	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Trade receivables from related parties	168,674,434,812	-	168,674,434,812	-
Viet Thien Lam Investment JSC	119,618,397,118	-	119,618,397,118	-
Mr. Phan Van Binh	20,369,021,195	-	20,369,021,195	-
Mr. Nguyen Vu Tuan	20,369,016,499	-	20,369,016,499	-
Mr. Le Van Huong	8,318,000,000	-	8,318,000,000	-
Total	168,674,434,812	-	168,674,434,812	-

4. Short-term advances to suppliers	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Advances to suppliers are related parties	7,335,286,419	-	147,599,530,342	-
Southern Development Investment JSC	7,335,286,419	-	143,249,987,066	-
DIC Real Estate JSC	-	-	3,470,381,534	-
DIC Building Materials JSC	-	-	879,161,742	-
Other advances to suppliers	38,146,555,934	-	51,850,482,296	-
68Traffic Engineering JSC	10,312,541,774	-	10,312,541,774	-
Phuoc An Co., Ltd	7,035,975,501	-	3,382,964,777	-
Phuoc An Development Investment Construction JSC	-	-	12,586,641,114	-
Viet Industry Technical Trading Services JSC	-	-	6,374,848,000	-
Other suppliers	20,798,038,659	-	19,193,486,631	-
Total	45,481,842,353	-	199,450,012,638	-
5. Loan receivable				
a) Short-term loan receivable	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Loan receivables are related parties	38,955,480,742	-	34,200,000,000	-
DIC Mien Dong Concrete JSC	1,755,480,742	-	3,500,000,000	-
Southern Development Investment JSC	35,700,000,000	-	12,700,000,000	-
Development Investment Construction Sport Tourist JSC	-	-	18,000,000,000	-
DIC Central Minerals JSC	1,400,000,000	-	-	-
Northern Development Investment Construction JSC	100,000,000	-	-	-
Total	38,955,480,742	-	34,200,000,000	-
b) Long-term loan receivable	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Loan receivables are related parties	42,722,316,958	-	58,202,850,785	-
DIC Building Materials JSC	4,220,006,150	-	5,244,539,977	-
DIC Central Minerals JSC	4,205,000,000	-	4,205,000,000	-
Brother Ceramics JSC	10,000,000,000	-	10,000,000,000	-

b) Long-term loan receivable	Closing balance VND		Opening balance VND	
	Original Cost	Provision	Original Cost	Provision
DIC Mien Dong Concrete JSC	8,054,507,014	-	8,054,507,014	-
Thanh Binh Development Investment Construction JSC	-	-	-	-
Branch of A.T.A Construction Investment JSC - A.T.A Project Management Board	16,242,803,794	-	26,242,803,794	-
A.T.A Construction Investment JSC	-	-	4,456,000,000	-
Total	42,722,316,958	-	58,202,850,785	-

These are loans to related parties at interest rates ranging from 9.5% to 12.5% per year.

6. Other receivables

a) Other short-term receivables	Closing balance VND		Opening balance VND	
	Original Cost	Provision	Original Cost	Provision
Advances	15,707,263,461	(6,523,956,904)	25,228,842,988	(6,599,860,449)
Others receivables	91,693,436,594	-	83,230,465,573	-
Related party receivables	17,135,725,041	-	42,926,964,540	-
Compensation advance of Long Tan project	40,412,625,600	-	28,217,555,600	-
Compensation advance of North Vung Tau project	13,025,000,000	-	10,075,000,000	-
Compensation advance of Bau Trung project	2,000,000,000	-	-	-
Others	19,120,085,953	-	2,010,945,433	-
Total	107,400,700,055	(6,523,956,904)	108,459,308,561	(6,599,860,449)

b) Other long-term receivables	Closing balance VND		Opening balance VND	
	Original Cost	Provision	Original Cost	Provision
Other long-term receivables	87,318,359,768	-	87,318,359,768	-
Business Co-operation contract receivables	87,318,359,768	-	87,318,359,768	-
ATA Construction Investment JSC	84,318,359,768	-	84,318,359,768	-
DIC Trading and Investment JSC	3,000,000,000	-	3,000,000,000	-
Total	87,318,359,768	-	87,318,359,768	-

7. Inventory	Closing balance		Opening balance	
	Original Cost	Provision	Original Cost	Provision
Raw materials	2,421,646,030	-	2,399,227,040	-
Work in progress ^(*)	3,375,499,008,547	-	2,717,020,615,913	-
Real estate finished goods	19,740,307,834	-	16,177,240,961	-
Total	3,397,660,962,411	-	2,735,597,083,914	-

(*) In which:	Closing balance	Opening balance
	VND	VND
Dai Phuoc eco-tourism urban area project	823,210,933,139	805,899,965,460
Nam Vinh Yen new urban area project	949,330,409,408	719,129,651,261
Phoenix complex project hotel and office(Stage 1)	344,726,557,748	239,326,839,978
DIC - Phoenix Luxury Apartment Project (Stage 2)	420,316,290,285	458,370,401,190
An Son Villa Project, Da Lat City	-	79,139,375,808
Infrastructure Project in Chi Linh Center, Vung Tau City	127,633,595,584	107,999,630,844
Residential project in Ward 4, Hau Giang	105,562,524,830	104,559,675,956
Residential project in Hiep Phuoc, Nhon Trach	121,135,768,091	73,972,489,101
B13 apartment project - Vung Tau Gateway	173,276,718,027	72,517,344,131
An Thoi urban project in Phu Quoc District, Kien Giang	-	20,368,115,022
Block B of Pullman project	244,142,587,187	14,424,115,029
Long Tan Tourist Area in Nhon Trach District	8,711,187,773	7,170,536,412
Ba Ria hospital construction contractor	3,374,999,080	3,279,349,747
Urban project at 51B street in Vung Tau City	2,358,537,215	1,774,950,578
Vinh Yen DIC Star Hotel Project	42,455,949,624	2,426,475,305
Cap Saint Jacques complex project	2,894,229,758	-
Others	6,368,720,798	6,661,700,091
Total	3,375,499,008,547	2,717,020,615,913

- (i) The Corporation has used land use rights of some projects as collateral for long-term loans from banks and corporate bonds (Note V.21.b).

8. Prepaid expenses

a) Short-term prepaid expenses	Closing balance	Opening balance
	VND	VND
Pending allocation selling expenses	45,824,138,783	40,598,993,463
Usage tools and supplies	421,693,042	271,457,634
Office rental expenses	-	204,587,628
Other pending allocation expenses	-	173,623,767
Total	46,245,831,825	41,248,662,492

b) Long-term prepaid expenses	Closing balance VND	Opening balance VND
Office rental expenses	3,897,571,140	4,916,302,723
Office completing expenses	-	1,093,102,184
Total	3,897,571,140	6,009,404,907

9. Other short-term assets	Closing balance VND	Opening balance VND
Deductible VAT	4,671,720	3,972,927,423
Taxes and other receivables from State Budget	3,160,364,320	9,377,692,180
Corporate income tax overpaid	2,460,299,583	-
Overpaid taxes to the State	700,064,737	9,377,692,180
Total	3,165,036,040	13,350,619,603

10. Tangible fixed assets	Houses - Buildings	Machineries - Transport - instrument Equipments	Office equipment	Other fixed assets	Total	
Cost						
Opening balance	20,225,479,392	4,041,847,675	24,899,770,214	1,824,889,521	334,954,547	51,326,941,349
Purchase during the year	-	255,295,455	3,705,000,000	455,575,000	122,902,273	4,538,772,728
Completed construction	432,251,417	-	-	-	-	432,251,417
Disposal	(82,623,619)	-	-	(68,919,200)	-	(151,542,819)
Closing balance	20,575,107,190	4,297,143,130	28,604,770,214	2,211,545,321	457,856,820	56,146,422,675
Accumulated depreciation						
Opening balance	8,239,354,619	1,512,612,291	13,823,237,638	1,635,722,766	310,560,608	25,521,487,922
Depreciation for the year	821,470,994	425,434,886	2,335,570,463	99,402,868	14,775,647	3,696,654,858
Disposal	(82,623,619)	-	-	(68,919,200)	-	(151,542,819)
Closing balance	8,978,201,994	1,938,047,177	16,158,808,101	1,666,206,434	325,336,255	29,066,599,961
Net book value						
At the opening balance	11,986,124,773	2,529,235,384	11,076,532,576	189,166,755	24,393,939	25,805,453,427
At the closing balance	11,596,905,196	2,359,095,953	12,445,962,113	545,338,887	132,520,565	27,079,822,714

Net book value at the year end of tangible fixed assets that were pledged as loan collaterals: VND 11,202,808,726.

Cost of tangible fixed assets that were fully depreciated at the year end but still in use: VND 5,412,317,339.

11. Intangible fixed assets	Land use rights VND
Cost	
Opening balance	624,157,000
Purchase during the year	-
Closing balance	<u>624,157,000</u>
Accumulated depreciation	
Opening balance	147,826,644
Depreciation for the year	16,425,184
Closing balance	<u>164,251,828</u>
Net book value	
At the opening balance	476,330,356
At the closing balance	<u>459,905,172</u>

Net book value of the intangible fixed asset that were mortgaged the liabilities: VND 459,905,172.

12. Investment properties	Land use rights VND
Cost	
Opening balance	144,455,832,878
Purchase during the year	
Closing balance	<u>144,455,832,878</u>
Accumulated depreciation	
Opening balance	23,353,692,969
Depreciation for the year	2,889,116,656
Closing balance	<u>26,242,809,625</u>
Net book value	
At the opening balance	121,102,139,909
At the closing balance	<u>118,213,023,253</u>

Net book value at the year end of investment properties that were pledged as loan collaterals: VND 118,213,023,253.

13. Construction in progress expenses	Closing balance VND	Opening balance VND
Quarry in Gia Kiem, Thong Nhat - Dong Nai	1,173,048,503	1,023,048,503
Repairing Corporation's Office	-	45,220,909
Total ⁽ⁱ⁾	1,173,048,503	1,068,269,412
(i) Movements in construction in progress expenses	This year VND	Previous year VND
Opening balance	1,068,269,412	222,062,503
Construction investment increases in year	537,030,508	846,206,909
Completed construction assets lead to increase in fixed assets	(432,251,417)	-
Closing balance	1,173,048,503	1,068,269,412
14. Short-term trade payables	Closing balance VND	Opening balance VND
Trade payables to related party	160,916,513,498	58,488,425,403
Development Investment Construction No. 1 JSC	58,970,208,460	23,153,842,383
Tourist and Trade DIC JSC	1,309,778,962	2,691,183,468
DIC Building Materials JSC	5,269,143,507	-
Development Investment Construction No. 2 JSC	28,137,737,377	12,357,690,159
DIC Real Estate JSC	10,115,029,158	2,313,913,226
No. 4 DIC JSC	47,868,185,742	9,150,325,100
Thanh Binh Development Investment Construction JSC	9,246,430,292	8,821,471,067
Trade payables to outside	53,787,101,248	57,148,188,941
Xuan Vy Company Limited	2,592,612,614	2,025,885,297
Toan Tam Engineering Co., Ltd (TTE.Co)	4,333,824,000	6,814,375,000
Thang Long Elevator Equipment Co., Ltd	-	19,371,000,000
Phuong Linh Construction Co., Ltd	1,662,862,000	7,543,765,000
Viet Industry Technical Trading Services JSC	8,678,346,800	-
Nam A Investment Joint Stock Company	2,990,867,646	-
Phuoc An Development Investment Construction JSC	4,305,324,794	-
Joint venture of Le Huynh - Song La Company	2,690,489,000	-
Other suppliers	26,532,774,394	21,393,163,644
Total	214,703,614,746	115,636,614,344
15. Short-term advances from customers	Closing balance VND	Opening balance VND

15. Short-term advances from customers	Closing balance VND	Opening balance VND
Advances from customers are related parties	982,690,000	5,052,230,000
Development Investment Construction No. 1 JSC	930,460,000	5,000,000,000
Tourist and Trade DIC JSC	52,230,000	52,230,000
Other customers - real estate customers	754,143,843,363	496,366,373,973
Total	755,126,533,363	501,418,603,973

16. Tax and other payables (receivables) to State Budget

a) Tax and receivables from State Budget	Opening balance VND	Receivables VND	Paid VND	Closing balance VND
Corporate income tax overpaid	-	-	2,460,299,583	2,460,299,583
Overpaid taxes to the State	9,377,692,180	8,677,627,443	-	700,064,737
Total	9,377,692,180	8,677,627,443	2,460,299,583	3,160,364,320

b) Taxes and other payables to State Budget	Opening balance VND	Payable amount VND	Paid VND	Closing balance VND
Value added tax (VAT)	334,366,740	22,818,162,848	20,760,083,100	2,392,446,488
Corporate income tax	25,889,281,893	35,331,558,665	30,771,271,533	30,449,569,025
Personal income tax	100,246,670	3,481,227,954	3,074,447,704	507,026,920
Property and lease-hold taxes	-	215,233,200	215,233,200	-
Other kinds of tax	-	4,000,000	4,000,000	-
Total	26,323,895,303	61,850,182,667	54,825,035,537	33,349,042,433

The Company's tax return is subject to the examination executed by the tax authorities. As the application of tax laws and regulations may vary to different contexts and interpretations of the transactions, the amount reported in the financial statements could be changed to the final bill determined by the tax authorities.

17. Short-term accrued expenses	Closing balance VND	Opening balance VND
Bond interest payable	66,406,250,000	66,718,750,000
Load interest payable	10,272,451,203	8,764,524,469
Investment expense of 34ha area - under Taekwang obligation	1,052,245,085	1,052,245,085
An Son Villa Project - Da Lat City Project	1,900,537,479	-
Fire Prevention System at Thuy Tien Building	4,189,168,182	-
Other expenses	2,239,120,075	1,471,836,012
Total	86,059,772,024	78,007,355,566

18. Unearned revenue

a) Short-term unearned revenue	Closing balance VND	Opening balance VND
Revenue received in advance	3,374,235,992	3,399,690,537
Jeongsan vina Co., Ltd	3,374,235,992	3,374,235,992
Viettel Dong Nai Branch	-	25,454,545
Total	3,374,235,992	3,399,690,537

b) Long-term unearned revenue	Closing balance VND	Opening balance VND
Revenue received in advance	134,688,223,332	138,062,459,324
Jeongsan vina Co., Ltd	134,688,223,332	138,062,459,324
Total	134,688,223,332	138,062,459,324

19. Other payables

a) Other short- term payables	Closing balance VND	Opening balance VND
Trade union fees	482,891,201	215,209,362
Social, Health, Unemployment insurance	47,705,592	8,072,198
Payables on privatization	-	34,082,760,007
Short-term collaterals and deposits	3,578,338,160	688,136,160
Dividend payables	630,292,657	572,335,205
Other short- term payables	93,711,731,925	118,403,569,067
Clearance compensation expense payables	53,034,154,726	56,499,293,289
Registration fees and apartment maintenance fees	34,313,329,501	27,332,993,660
Business venture capital contribution payables	-	15,159,498,714
Other short- term payables	6,364,247,698	19,411,783,404
Total	98,450,959,535	153,970,081,999

b) Other long- term payables	Closing balance VND	Opening balance VND
Long-term collaterals and deposits	-	116,274,962
Development Investment Construction Concrete JSC	-	116,274,962
Total	-	116,274,962

20. Deferred tax liabilities	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Corporate income tax rate used to determine the value of payable deferred income tax	20%	20%
Payable deferred income tax arised from differences temporary taxable	(2,741,310,214)	(4,211,034,570)
Total	<u><u>7,669,774,145</u></u>	<u><u>10,411,084,359</u></u>

21. Borrowings

a) Short-term borrowings

	Closing balance VND		Increase	During the year VND		Opening balance VND	
	Amount	Repayable amount		Decrease	Amount	Repayable amount	
Bank for Investment and Development of Vietnam, Ba Ria-Vung Tau Province Branch ⁽ⁱ⁾	24,552,413,053	24,552,413,053	30,150,646,186	31,398,569,240	25,800,336,107	25,800,336,107	
Vietnam Maritime Commercial Joint Stock Bank, Vung Tau Branch ⁽ⁱⁱ⁾	35,000,000,000	35,000,000,000	35,000,000,000	39,200,000,000	39,200,000,000	39,200,000,000	
Vietnam Bank of Agriculture and Rural Development, Dong Nai Province Branch	-	-	-	81,500,000,000	81,500,000,000	81,500,000,000	
HCM City Development Bank, Vung Tau Branch ⁽ⁱⁱⁱ⁾	105,972,171,196	105,972,171,196	105,972,171,196	61,941,791,397	61,941,791,397	61,941,791,397	
Lien Viet Post Commercial Joint Stock Bank, Vung Tau Branch ^(iv)	16,031,590,096	16,031,590,096	16,031,590,096	3,074,729,166	3,074,729,166	3,074,729,166	
Orient Commercial JSB, Ba Ria-Vung Tau Branch	-	-	46,256,402,000	50,669,395,000	4,412,993,000	4,412,993,000	
Asia Commercial JSB, HCMC Branch ^(v)	41,962,494,180	41,962,494,180	41,962,494,180	-	-	-	
Personal Loan	100,000,000	100,000,000	-	-	100,000,000	100,000,000	
Total	223,618,668,525	223,618,668,525	275,373,303,658	267,784,484,803	216,029,849,670	216,029,849,670	

(i) Short-term loan at Bank for Investment and Development of Vietnam, Ba Ria-Vung Tau Province Branch under credit contracts:

Credit Contract No. 01/2016/600276/HDTDHM dated 12/05/2016; Loan limit is VND 30,000,000,000, which included all outstanding short-term borrowings of the borrowers at bank transferred from specific short-term credit contracts under Credit Contract No. 01/2015/600276/HDTDHM dated 03/04/2015; Purpose of loan: Supplement working capital, guarantee, L/C opening; Loan term is 12 months from the date of signing the contract; Loan balance at 31/12/2017: VND 2,779,365,885.

Credit Contract No. 01/2017/600276/HDTD dated 14/06/2017; Loan limit is VND 30,000,000,000, which included all outstanding short-term borrowings, guarantee, L/C opening of the borrowers at bank transferred from specific short-term credit contracts under Credit Contract No. 01/2016/600276/HDTDHM dated 12/05/2016; Purpose of loan: Supplement working capital, guarantee, L/C opening; Loan term is 12 months from the date of signing the contract; Loan balance at 31/12/2017: VND 21,773,047,168.

Interest rate of each debt certificate ranges from 8.7% to 9.6% per year. The form of loan guarantee is rights in using land and property in land at Ward 5, Vung Tau City and the Company Office at 265 Le Hong Phong, Ward 8, Vung Tau City. Total value of assurance property: VND 22,766,000,000.

- (ii) Short-term loan at Vietnam Maritime Commercial Joint Stock Bank, Vung Tau Branch under Credit Contract No.14/2017/HDTDHM dated 22/11/2017. Loan limit is: VND 40,000,000,000; Loan purpose: Supplement working capital; Loan term is 06 months from the date of signing the contract; Loan interest rate is 6.5% per year. The form of loan guarantee is Deposit Contract No. 01/2017/HDCC-DIC dated 22/11/2017. Total value of assurance property: VND 40,000,000,000. Loan balance at 31/12/2017: VND 35,000,000,000.

b) Long-term borrowings and finance lease liabilities	Closing balance		During the year		Opening balance	
	Amount	VND Repayable amount	Increase	VND Decrease	Amount	VND Repayable number
Long-term loans						
HCM City Development Bank, Vung Tau Branch ⁽ⁱⁱⁱ⁾	211,985,490,632	211,985,490,632	87,686,014,810	123,509,508,196	247,808,984,018	247,808,984,018
Lien Viet Post Commercial Joint Stock Bank, Vung Tau Branch ^(iv)	36,465,035,811	36,465,035,811	16,501,476,600	16,458,978,096	36,422,537,307	36,422,537,307
Asia Commercial JSB, HCM Branch ^(v)	144,537,479,952	144,537,479,952	43,249,987,066	41,962,494,180	143,249,987,066	143,249,987,066
Total	392,988,006,395	392,988,006,395	147,437,478,476	181,930,980,472	427,481,508,391	427,481,508,391

- (iii) Loan at Ho Chi Minh City Development Bank, Vung Tau Branch under the medium - long term credit contract No. 1164/2015/HDTDH-DN/051 dated 14/10/2015; Loan limit is: VND 400,000,000,000; Loan purpose: Sponsorship for Phoenix I&II project in Vung Tau city; Loan term is 60 months from 07/10/2015 (grace period is 15 months from the first receipt), payment time of principal debt is 15 quarters from the end of grace period; The interest rate of each debt document ranges from 9.9% to 11.5% per annum. Forms of loan guarantee are land use right of projects and associate capital contributions. Total value of assurance property: VND 2,068,063,890,000. Loan balance at 31/12/2017: VND 317,957,661,828. Reclassification to due date long-term loans: VND 105,972,171,196.

- (iv) Loan at Lien Viet Post Commercial Joint Stock Bank, Vung Tau Branch under Credit Contract No. 868/15/HDTD-LPBVT dated 30/09/2015; Loan limit is VND 800,000,000,000; Purpose of loan: Payment for construction of Vung Tau Gateway apartment building; Loan term is 60 months (grace period is 12 months from the first receipt), payment time of principal debt is 16 periods after the grace period; Loan interest rate is 11.1% per year. The form of loan guarantee is Gate Way apartment building at Lot B13, Chi Linh Center, Ward 10, Vung Tau City expected to be built in the future associated with land use rights; Land use rights under the certificate No. AL 622002 issued by the Department of Natural Resources and Environment of BRVT province dated 31/01/2008. The total value of assurance property is: VND 1,989,042,620,250. Loan balance at 31/12/2017: VND 52,496,625,907. Reclassification to due date long-term loans: VND 16,031,590,096.

- (v) Long term loan at Asia Commercial Joint Stock Bank, HCM Branch under Credit Contract No. HCM.DN.409.010715 dated 07/07/2015. Loan limit is: VND 246,500,000,000; Loan purpose: Repurchasing Block B - Pullman 5-star complex hotel and Vung Tau International Exhibition & Convention Center; Loan term is 60 months from the date of signing the contract; Interest rate is 9% - 9.5% per annum. The form of loan guarantee is the receivables and the arising right-money and all rights, benefits of Dic-Corp under long term apartmentsale/lease contracts in Block B - Pullman 5-star complex hotel and Vung Tau International Exhibition & Convention Center (Located on Le Hong Phong Street - Thi Sach, Thang Tam Ward, Vung Tau City, Ba Ria - Vung Tau Province); 18,920,000 ordinary shares issued by Phuong Nam Development Investment JSC. Total value of assurance property: VND 746,268,000,000,000; Loan balance at 31/12/2017: VND 186,499,974,132. Reclassification to due date long-term loans: VND 41,962,494,180.

c) Bonds issued	Closing balance VND	Opening balance VND
Bonds issued at face value ⁽ⁱ⁾	995,586,612,002	992,376,875,274
Bond value (DIC.BOND.2014.1000)	1,000,000,000,000	1,000,000,000,000
Bond discount	(4,413,387,998)	(7,623,124,726)
Total	995,586,612,002	992,376,875,274

- (i) The Corporation issued bonds code DIC.BOND.2014.1000 dated 16 May 2014; Type of Bonds: Non-convertible bonds with collateral; Bond par value: 1,000,000,000 VND/bond; Number of bonds issued: 1,000 bonds; Term of bonds: 05 years; Bond period: 16/05/2014; Maturity date: 16/5/2019; Interest rate: Fixed interest bond: the first interest period was 12.2% per annum, from the second interest period, the bond rate is determined by the sum of the reference interest plus the margin 4% per annum. The reference interest rate is determined by the average plus of interest rate of personal savings in VND listed publicly postpaid interest, 12-month term announced at Transaction Center/Branch of 4 commercial banks in Ha Noi (including: Bank for Investment and Development of Vietnam - No.1 Transaction Center, Vietnam Bank for Industry and Trade - Transaction Office, Bank for Foreign Trade of Vietnam - Ha Noi Branch and Vietnam Bank of Agriculture and Rural Development - Transaction Office at each date of interest determination).

Purpose of issuance: Capital restructure of the Corporation for Nam Vinh Yen new urban area project and Dai Phuoc eco-tourism urban area project; increase operating capital and new investment in DIC-Phoenix high-end apartment project and Nam Vinh Yen new urban area project.

These bonds are guaranteed by the following assets: Land use rights of projects: Dai Phuoc eco-tourism urban area project; Residential project in ward 4 Hau Giang; Nam Vinh Yen new urban area project; Phoenix hotel and office complex project (Stage 1); DIC-Phoenix high-end apartment project (Stage 2) and Gate Way project in the Chi Linh Center, Vung Tau City. Capital contribution to Vina Dai Phuoc JSC, J & D Dai An Co., Ltd, Teakwang - DIC Co., Ltd, Viet Thien Lam Investment JSC.

22. Owners' equity

a) Changes in owners' equity

Item	Owners' equity	Capital surplus	Development Investment Fund	Undistributed profit after tax	Total VND
Previous year opening balance	2,145,337,930,000	237,736,521,707	159,220,864,853	200,665,821,928	2,742,961,138,488
Issuing share to increase capital	65,000,000,000	-	-	-	65,000,000,000
Issuing bonus shares	171,610,260,000	(171,610,260,000)	-	-	-
Profit for previous year	-	-	-	105,876,565,036	105,876,565,036
Funding	-	-	-	(5,100,000,000)	(5,100,000,000)
Other movements	-	(15,000,000)	-	-	(15,000,000)
Previous year closing balance	2,381,948,190,000	66,111,261,707	159,220,864,853	301,442,386,964	2,908,722,703,524
This year opening balance	2,381,948,190,000	66,111,261,707	159,220,864,853	301,442,386,964	2,908,722,703,524
Profit for this year	-	-	-	128,374,033,496	128,374,033,496
Funding	-	-	5,293,828,252	(10,587,656,504)	(5,293,828,252)
Dividend by shares	-	-	-	(107,187,668,550)	(107,187,668,550)
This year closing balance	2,381,948,190,000	66,111,261,707	164,514,693,105	312,041,095,406	2,924,615,240,218

b) Detail of owners' capital contribution

Shareholder	Closing balance		Opening balance	
	Amount VND	%	Amount VND	%
Investment capital of the State	-	-	1,182,602,610,000	49.65
PYN Elite Fund	108,576,520,000	4.56	162,739,020,000	6.83
Thien Tan Development Investment JSC	146,250,000,000	6.14	116,250,000,000	4.88
Amersham Industries Limited	262,000,000,000	11.00	-	-
Tae Kwang Vina Industrial JSC	243,320,810,000	10.22	19,588,400,000	0.82
Vietnam Enterprise Investments Limited	138,680,970,000	5.82	171,908,770,000	7.22
Capital contributed by other shareholders	1,483,119,890,000	62.26	728,859,390,000	30.60
Total	2,381,948,190,000	100	2,381,948,190,000	100

Based on the information disclosure on the website of the State Securities Commission and Ho Chi Minh City Stock Exchange No. 25/Dic Corp-CBTT dated 22/11/2017 on information of divestment state capital at DIC Corp.

According to the Result report of trading of shares/fund certificates of insider of Public companies, insider of the Public fund and related person of insider dated 30/11/2017, the Ministry of Construction has selling 118,260,261 shares respectively 49.65% of charter capital.

c) Capital transactions with owners

	This year VND	Previous year VND
Capital contributed at 01/01/2017	2,381,948,190,000	2,145,337,930,000
Additional capital contributed during the year	-	236,610,260,000
Capital withdrawn during the year	-	-
Capital contributed at 31/12/2017	<u>2,381,948,190,000</u>	<u>2,381,948,190,000</u>

d) Shares

	Closing balance Shares	Opening balance Shares
Number of shares issued	238,194,819	238,194,819
Number of shares offered to public	238,194,819	238,194,819
Ordinary shares	238,194,819	238,194,819
Number of shares bought back	-	-
Ordinary shares	-	-
Number of shares currently traded in market	238,194,819	238,194,819
Ordinary shares	238,194,819	238,194,819
Share nominal value: VND 10,000/share		

e) Report of using capital to issue shares in 2015

e.1. The stock issuance in 2015

Stock name	:	Development Investment Construction JS Corporation
Stock code	:	DIG
Type of stock	:	Common
Par value shares	:	VND 10,000
Release date	:	15/8/2015
End date	:	21/8/2015
Number of shares registered for issuance	:	19,900,000 shares
The value of registration issued	:	VND 199,000,000,000
Number of issued shares	:	19,900,000 shares
Released value	:	VND 199,000,000,000
Received money	:	VND 210,940,000,000
Released fee	:	VND 1,690,000,000
Net income from the issuance	:	VND 209,250,000,000
Equity increases	:	VND 210,940,000,000

Purpose of release

According to the resolution of the Annual General Meeting of Shareholders in 2015 No. 01/2015/NQ-DHCD dated 24/04/2015, the issued money from the sale will be used to invest in An Thoi - Phu Quoc - Kien Giang Urban Area Project.

Purpose of using capital adjusted under Resolution No. 50/NQ-HDQT DIC Corp dated 04/02/2016, approved by the Annual General Meeting of Shareholders in 2016 in Resolution No. 01/2016/NQ-DHDD dated 27/4/2016:

The issued money from the sale will be used for the following:

An Thoi urban area project	:	VND 30,000,000,000
Nam Vinh Yen new urban area project	:	VND 60,250,000,000
DIC Phoenix Apartment Project	:	VND 119,000,000,000
Total		VND 209,250,000,000

Purpose of using capital adjusted under Resolution No. 83/NQ-HDQT DIC Corp dated 03/08/2017.

The issued money from the sale will be used for the following:

An Thoi urban area project	:	VND 19,000,000,000
Nam Vinh Yen new urban area project	:	VND 60,250,000,000
DIC Phoenix Apartment Project	:	VND 130,000,000,000
Total		VND 209,250,000,000

e.2. Using capital to issue shares in 2015 that be used in 2016 and 2017

Project	Amount of money VND	Disbursed amount VND	Remaining amount VND
An Thoi urban area project	19,000,000,000	19,000,000,000	-

Nam Vinh Yen project	60,250,000,000	60,250,000,000	-
DIC Phoenix Project	130,000,000,000	130,000,000,000	-
Total	209,250,000,000	209,250,000,000	-

Capital using progress until 14/11/2017: All issued capital in 2015 has been disbursed.

f) **Report of using capital to issue shares in 2016**

f.1. **The stock issuance in 2016**

Stock name	:	Development Investment Construction JS Corporation
Stock code	:	DIG
Type of stock	:	Common
Par value shares	:	VND 10,000
Release date	:	16/12/2016
End date	:	29/12/2016
Number of shares registered for issuance	:	21,000,000 shares
The value of registration issued	:	VND 215,000,000,000
Number of issued shares	:	6,500,000 shares
Released value	:	VND 65,000,000,000
Received money	:	VND 65,000,000,000
Released fee	:	VND 15,000,000
Net income from the issuance	:	VND 64,985,000,000
Equity increases	:	VND 65,000,000,000

Purpose of release

According to the resolution of the Annual General Meeting of Shareholders in 2016 No. 01/2016/NQ-DHCD dated 27/04/2016, the issued money from the sale will be used for the following:

Invest in Long Tan ecotourism project, Nhon Trach, Dong Nai	:	VND 64,985,000,000
Total		VND 64,985,000,000

f.2. **Using capital to issue shares in 2016 that be used in 2017**

Invest in Long Tan ecotourism project, Nhon Trach, Dong Nai	:	VND 12,312,124,000
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23. **Off-balance sheet items**

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Bad debts written-down	981,372,571	981,372,571
Foreign currencies (USD)	960.63	982.63

VI. SUPPORTING INFORMATION TO ITEMS IN INCOME STATEMENT

1. Revenues from sales of goods and rendering of services	This year VND	Previous year VND
Revenues from rendering of services	1,581,949,512	2,791,542,400
Revenues from construction contracts	25,565,013,500	104,994,944,980
Revenues from real estate	1,005,205,178,429	605,032,148,500
Revenues from investment real estate	3,374,235,992	3,374,235,992
Total	1,035,726,377,433	716,192,871,872
2. Revenue deductions	This year VND	Previous year VND
Sales returns	109,055,920,967	162,708,886,794
Total	109,055,920,967	162,708,886,794
3. Net revenue from sales of goods and rendering of services	This year VND	Previous year VND
Net revenue from rendering of services	1,581,949,512	2,791,542,400
Net revenue from construction contracts	25,565,013,500	104,994,944,980
Net revenue from sales of real estate	896,149,257,462	442,323,261,706
Net revenue from sales of investment real estate	3,374,235,992	3,374,235,992
Total	926,670,456,466	553,483,985,078
4. Cost of goods sold	This year VND	Previous year VND
Cost of services rendered	1,189,743,627	2,163,198,106
Cost of construction contracts	23,347,718,624	97,682,724,793
Cost of real estate business	759,113,990,933	259,895,524,663
Cost of investment real estate business	2,889,116,656	2,889,116,656
Total	786,540,569,840	362,630,564,218
5. Financial incomes	This year VND	Previous year VND
Deposit interest and lending interest	19,094,844,623	13,087,004,292
Gain on investment in debentures, bill of exchange and bonds	68,382,171,790	4,216,000,000

5. Financial incomes	This year VND	Previous year VND
Dividend and profit distributed	9,931,472,700	13,216,374,585
Foreign exchange gain	315,689,181	2,364,374,183
Total	97,724,178,294	32,883,753,060
6. Financial expenses	This year VND	Previous year VND
Borrowing interest	6,802,884,400	5,004,898,055
Cash discount allowed and interest on hire purchase	99,155,303	27,324,528
Loss from the disposal of short and long-term investments	12,598,303,924	447,051,297
Foreign exchange loss	-	23,419,265,222
Provision discounted trading securities and investment losses	(456,527,055)	8,813,773,390
Total	19,043,816,572	37,712,312,492
7. Selling and General administration expenses expenses	This year VND	Previous year VND
Selling expenses	27,046,800,288	7,987,650,802
Brokerage expenses	25,646,586,234	7,015,924,657
Marketing, advertising expenses	603,847,752	621,153,818
Other expenses	796,366,302	350,572,327
General administration expenses	63,299,284,065	51,792,360,562
Management staff expenses	26,171,428,637	23,821,683,769
Fee expenses	1,026,338,316	860,271,629
Tools and equipment expenses	517,911,228	475,108,541
Depreciation expenses	3,239,011,744	2,724,638,429
Outsourced expenses	1,069,901,467	1,073,554,135
Other expenses	31,274,692,673	22,837,104,059
Total	90,346,084,353	59,780,011,364
8. Other profit	This year VND	Previous year VND
Other incomes	35,389,060,414	2,428,566,002
Difference due to assessment of capital contributed assets	29,634,531,796	-
Receipt of penalty for breach of contract	3,102,297,422	1,426,722,039
Receipt of interest penalty for late payment	923,683,227	616,337,002

8. Other profit	This year VND	Previous year VND
Receipt of payment on behalf	625,525,238	129,328,455
Receipt of liquidation tools	7,272,727	-
Other incomes	1,095,750,004	256,178,506
Other expenses	2,888,942,462	538,285,184
Penalty for administrative violation	749,911,755	2,442,783
Penalty for liquidation of contracts	1,046,972,545	-
Pay on behalf	604,938,874	125,068,013
Other expenses	487,119,288	410,774,388
Other profit	32,500,117,952	1,890,280,818
9. Current corporate income tax expense	This year VND	Previous year VND
Profit before tax	160,964,281,947	128,135,130,882
Items added in	37,347,013,135	26,034,369,584
Non-deducted expenses	13,640,462,064	2,615,104,362
Support for Kien Giang Province under investment commitment	10,000,000,000	-
Vina Dai Phuoc lossexchange rate difference	13,706,551,071	23,419,265,222
Items less out	(21,653,501,759)	(15,580,466,957)
Dividends	(9,931,472,700)	(13,216,374,585)
ATA joint venture contract	(2,498,899,711)	-
Reversal of provision for doubtful debts	(9,223,129,348)	-
Exchange rate difference	-	(2,364,092,372)
Total taxable profit	176,657,793,323	138,589,033,509
Corporate income tax rate	20%	20%
Current corporate income tax expense	35,331,558,665	27,717,806,702
10. Operating costs by elements	This year VND	Previous year VND
Purchases of raw materials	766,379,386,999	1,335,380,170
Salary and wages	47,146,308,069	42,041,120,406
Fixed assets depreciation expense	6,602,196,698	6,242,152,566
Cost of services outsourced	27,904,830,532	704,777,754,575
Others	689,952,636,336	53,435,298,161
Total	1,537,985,358,634	807,831,705,878

VII. OTHER INFORMATION

1. Operating lease assets

At the end of the financial year, the minimum lease payments in the future obtained from the operating lease contract is irrevocable as follows:

	Closing balance VND	Opening balance VND
1 year or less	3,374,235,992	3,374,235,992
Over 1 year to 5 years	13,496,943,825	13,496,943,825
Over 5 years	122,878,397,539	126,252,633,531
Total	139,749,577,356	143,123,813,348

Total amount of recognized contingent rent as revenue in the year is VND 3,374,235,992 (the previous year is: VND 3,374,235,992).

2. Segment reporting

Segment reporting according to geographical area: Corporation only operates in the geographical area of Vietnam.

Segment reporting according to business sector

Main business segments of Corporation are as follows:

Real estate business: New urban areas development investment, Housing and infrastructure development investment of urban areas, economic zones.

Construction: Construction of civil engineering, traffic and irrigation, industrial, technical infrastructure, transportation, irrigation.

Trade and services: Project management consultancy, construction investment consultancy, construction items trading, travel business, leasing office.

For this year	Trade and services	Construction	Real estate	Total VND
Segment revenue	1,581,949,512	25,565,013,500	899,523,493,454	926,670,456,466
Segment expense	(1,189,743,627)	(23,347,718,624)	(762,003,107,589)	(786,540,569,840)
Segment income statement	392,205,885	2,217,294,876	137,520,385,865	140,129,886,626
Financial income				97,724,178,294
Financial expense				(19,043,816,572)
Selling expenses				(27,046,800,288)
General administration expenses				(63,299,284,065)
Other incomes				35,389,060,414
Other expenses				(2,888,942,462)
Current corporate income tax				(35,331,558,665)

For this year	Trade and services	Construction	Real estate	Total VND
Deferred corporate income tax				(2,741,310,214)
Profit after tax				128,374,033,496
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For previous year	Trade and services	Construction	Real estate	Total VND
Segment revenue	2,791,542,400	104,994,944,980	445,697,497,698	553,483,985,078
Segment expense	(2,163,198,106)	(97,682,724,793)	(262,784,641,319)	(362,630,564,218)
Segment income statement	628,344,294	7,312,220,187	182,912,856,379	190,853,420,860
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Financial income				32,883,753,060
Financial expense				(37,712,312,492)
Selling expenses				(7,987,650,802)
General administration expenses				(51,792,360,562)
Other incomes				2,428,566,002
Other expenses				(538,285,184)
Current corporate income tax				(27,717,806,702)
Deferred corporate income tax				(5,459,240,856)
Profit after tax				105,876,565,036

3. Events arising after the end of the accounting year

There have been no significant events occurring after the reporting date, which would require adjustments to or disclosures to be made in the separate financial statements.

4. Related parties information

In the period of business activities, Corporation incurred transactions with related parties and unpaid amounts with related parties at separate financial statements. The main operations were as follows:

Transaction/Related parties	Relationship	Transaction value for this year VND	Amount at closing balance receivable/(payable) VND
Selling goods and services receivables		2,112,831,752	253,486,932,170
Development Investment Construction No. 1 JSC	Subsidiary	178,684,762	23,716,352
Tourist and Trade DIC JSC	Subsidiary	-	-
DIC Mien Dong Concrete JSC	Subsidiary	-	-
Development Investment Construction No. 2 JSC	Subsidiary	552,000	552,000
DIC Real Estate JSC	Associate	396,192,500	299,677,500
Vina Dai Phuoc JSC	Associate	388,529,027	77,485,045

Transaction/Related parties	Relationship	Transaction value for this year VND	Amount at closing balance receivable/(payable) VND
Development Investment Construction Concrete JSC	Associate	358,093,451	89,405,388
Southern Development Investment JSC	Associate	775,577,512	1,039,018,514
Viet Thien Lam Investment JSC	Associate	-	199,363,995,196
Brother CeramicsJSC	Associate	-	-
Development Investment Construction Sport Tourist JSC	Associate	-	-
No. 4 DIC JSC	Related party	15,202,500	52,500,000,000
Dai An J&D Co., Ltd	Related party	-	93,082,175
Long-term customer receivables			168,674,434,812
Viet Thien Lam Investment JSC	Related party	-	119,618,397,118
Mr. Phan Van Binh	Related party	-	20,369,021,195
Mr. Nguyen Vy Tuan	Related party	-	20,369,016,499
Mr. Le Van Huong	Related party	-	8,318,000,000
Advanced short-term payments from customers		6,073,200,000	(982,690,000)
Development Investment Construction No. 1 JSC	Subsidiary	6,073,200,000	(930,460,000)
Tourist and Trade DIC JSC	Subsidiary	-	(52,230,000)
Other receivables		52,742,846,701	17,135,725,041
DIC Building Materials JSC	Subsidiary	525,429,828	4,303,604,561
DIC Central Minerals Joint Stock Company	Subsidiary	587,742,013	3,208,780,891
DIC Mien Dong Concrete JSC	Subsidiary	338,578,345	-
Ha Nam Development Investment Construction JSC	Subsidiary	-	2,076,580
Development Investment Construction No. 2 JSC	Subsidiary	-	-
Hoi An DIC JSC	Associate	-	-
DIC Real Estate JSC	Associate	14,951,324	-
Vina Dai Phuoc JSC	Associate	-	-
Southern Development Investment JSC	Associate	657,258,861	469,344,944
Brother CeramicsJSC	Associate	1,267,361,110	8,101,900,556
Development Investment Construction Sport Tourist JSC	Associate	-	309,795,286
No. 4 DIC JSC	Related party	1,540,222,223	740,222,223
Branch of A.T.A Construction Investment JSC - A.T.A Project Management Board	Related party	47,494,686,304	-
A.T.A Construction Investment JSC	Related party	316,616,693	-
Receivable on short-term loans		55,500,000,000	38,955,480,742
Development Investment Construction No. 1 JSC	Subsidiary	18,000,000,000	-
DIC Central Minerals Joint Stock	Subsidiary	1,400,000,000	1,400,000,000

Transaction/Related parties	Relationship	Transaction value for this year VND	Amount at closing balance receivable/(payable) VND
Company			
DIC Mien Dong Concrete JSC	Subsidiary	500,000,000	1,755,480,742
Southern Development Investment JSC	Associate	100,000,000	100,000,000
Development Investment Construction Sport Tourist JSC	Associate	2,500,000,000	-
Southern Development Investment JSC	Related party	29,000,000,000	35,700,000,000
Thien Tan Development Investment JSC	Shareholders	4,000,000,000	-
Receivable on long-term loans		-	42,722,316,958
DIC Building Materials JSC	Subsidiary	-	4,220,006,150
DIC Central Minerals Joint Stock Company	Subsidiary	-	4,205,000,000
DIC Mien Dong Concrete JSC	Subsidiary	-	8,054,507,014
Brother Ceramics JSC	Associate	-	10,000,000,000
Branch of A.T.A Construction Investment JSC - A.T.A Project Management Board	Related party	-	16,242,803,794
DIC Investment and Trading JSC	Related party	-	-
Receivables for joint venture capital contribution			87,318,359,768
DIC Investment and Trading JSC	Related party	-	3,000,000,000
Branch of A.T.A Construction Investment JSC - A.T.A Project Management Board	Related party	-	84,318,359,768
Purchasing services short-term payables		479,852,656,384	(160,916,513,498)
Development Investment Construction No. 1 JSC	Subsidiary	154,137,451,562	(58,970,208,460)
Tourist and Trade DIC JSC	Subsidiary	3,182,878,350	(1,309,778,962)
DIC Building Materials JSC	Subsidiary	18,545,225,428	(5,269,143,507)
Development Investment Construction No. 2 JSC	Subsidiary	97,706,073,218	(28,137,737,377)
DIC Real Estate JSC	Associate	28,572,964,951	(10,115,029,158)
Southern Development Investment JSC	Associate	2,864,713,581	-
Development Investment Construction Sport Tourist JSC	Associate	15,510,000	-
No. 4 DIC JSC	Related party	168,488,586,905	(47,868,185,742)
Thanh Binh Investment Development Construction JSC	Related party	6,339,252,389	(9,246,430,292)
Short-term advances to suppliers		53,449,987,066	7,335,286,419
Southern Development Investment JSC	Associate	53,449,987,066	7,335,286,419

During the period, the Corporation paid income to members of the Board of Management and Board of General Directors of the Corporation, details are as follows:

