

Phat Dat Real Estate Development Corp

Consolidated financial statements

31 December 2015

Phat Dat Real Estate Development Corp

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Phat Dat Real Estate Development Corp

GENERAL INFORMATION

THE COMPANY

Phat Dat Real Estate Development Corp ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment of Ho Chi Minh City on 13 September 2004 and the following amended BRC:

<u>Amended BRC No.:</u>	<u>Date:</u>
4103002655	
1 st amendment	11 December 2004
2 nd amendment	16 November 2005
3 rd amendment	11 July 2006
4 th amendment	19 December 2006
5 th amendment	23 April 2007
6 th amendment	24 May 2007
7 th amendment	29 November 2007
8 th amendment	23 January 2008
9 th amendment	29 February 2008
10 th amendment	29 June 2009
0303493756	
11 th amendment	27 August 2009
12 th amendment	4 December 2009
13 th amendment	4 May 2010
14 th amendment	13 September 2010
15 th amendment	22 October 2010
16 th amendment	3 November 2010
17 th amendment	28 January 2011
18 th amendment	11 August 2011
19 th amendment	22 September 2011
20 th amendment	16 May 2012
21 st amendment	15 August 2012
22 nd amendment	4 September 2015
23 rd amendment	1 October 2015

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 1207/SGDHCM-NY issued by the Ho Chi Minh Stock Exchange on 9 July 2010.

The current principal activities of the Company are to construct and trade real estate properties; to undertake the civil and industrial projects, bridges and roads; and to provide real estate brokerage and valuation services, and real estate trading centre and management.

The Company's head office is located at 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Van Dat	Chairman
Ms Tran Thi Huong	Member
Mr Le Quang Phuc	Member
Mr Doan Viet Dai Tu	Member
Mr Nguyen Van Tuan	Member
Mr Nguyen Thanh Tan	Member

Phat Dat Real Estate Development Corp

GENERAL INFORMATION (continued)

BOARD OF SUPERVISION

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

Mr Phan Ton Ngoc Tien	Head of the Board
Mr Truong Ngoc Dung	Member
Ms Nguyen Ai Linh	Member

MANAGEMENT

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

Mr Nguyen Van Dat	General Director	
Mr Pham Trong Hoa	Deputy General Director	
Mr Nguyen Tan Danh	Deputy General Director	appointed on 14 September 2015
Mrs Nguyen Vu Thien Diem	Deputy General Director	resigned on 14 September 2015

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and as the date of this report is Mr Nguyen Van Dat.

AUDITORS

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

Phat Dat Real Estate Development Corp

REPORT OF MANAGEMENT

Management of Phat Dat Real Estate Development Corp ("the Company") is pleased to present its report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as "the Group") for the year ended 31 December 2015.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operation and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated financial statements; and
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the registered accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2015 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements.

For and on behalf of management:



Nguyen Van Dat
General Director

11 March 2016



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Reference: 60822566/17793743-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Phat Dat Real Estate Development Corp

We have audited the accompanying consolidated financial statements of Phat Dat Real Estate Development Corp ("the Company") and its subsidiaries as prepared on 11 March 2016 and set out on pages 6 to 40 which comprise the consolidated balance sheet as at 31 December 2015, and the consolidated income statement and consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Company's consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated 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 made by management, as well as evaluating the overall presentation of the consolidated financial statements.

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



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Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2015, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of consolidated financial statements.

Ernst & Young Vietnam Limited



Ernest Yoong Chin Kang
Deputy General Director
Audit Practicing Registration Certificate
No. 1891-2013-004-1

Pham Thi Cam Tu
Auditor
Audit Practicing Registration Certificate
No. 2266-2013-004-1

Ho Chi Minh City, Vietnam

11 March 2016

CONSOLIDATED BALANCE SHEET
as at 31 December 2015

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		6,745,183,094,641	5,649,174,388,994
110	I. Cash	5	31,571,759,556	7,945,617,347
111	1. Cash		31,571,759,556	7,945,617,347
130	II. Current accounts receivable		665,869,068,191	224,074,078,929
131	1. Short-term trade receivables	6	432,576,936,714	143,497,430,777
132	2. Short-term advances to suppliers	7	224,811,225,179	77,261,841,392
136	3. Other short-term receivables	8	9,645,147,627	4,488,585,997
137	4. Provision for doubtful short-term receivables	6	(1,164,241,329)	(1,173,779,237)
140	III. Inventories	9	6,034,608,669,488	5,413,249,787,550
141	1. Inventories		6,034,608,669,488	5,413,249,787,550
150	IV. Other current assets		13,133,597,406	3,904,905,168
151	1. Short-term prepaid expenses	10	5,519,569,929	853,499,510
152	2. Value-added tax deductible	18	5,289,175,591	1,422,547,851
153	3. Tax and other receivables from the State	18	2,324,851,886	1,628,857,807
200	B. NON-CURRENT ASSETS		795,651,919,821	403,811,894,661
210	I. Long-term receivable		174,670,731,859	103,569,131,859
211	1. Long-term trade receivables	6	8,949,131,859	13,749,131,859
216	2. Other long-term receivables	8	165,721,600,000	89,820,000,000
220	II. Fixed assets		427,312,582	761,944,587
221	1. Tangible fixed assets	11	427,312,582	753,617,992
222	Cost		5,311,562,923	5,102,472,014
223	Accumulated depreciation		(4,884,250,341)	(4,348,854,022)
227	2. Intangible assets	12	-	8,326,595
228	Cost		718,481,036	718,481,036
229	Accumulated amortisation		(718,481,036)	(710,154,441)
230	III. Investment properties	13	118,154,255,339	118,292,264,003
231	1. Cost		119,059,556,440	119,059,556,440
232	2. Accumulated depreciation		(905,301,101)	(767,292,437)
240	IV. Long-term asset in progress		137,821,087,488	83,113,146,866
242	1. Construction in progress	14	137,821,087,488	83,113,146,866
250	V. Long-term investment		345,762,102,225	97,000,000,000
252	1. Investments in associates	15	345,762,102,225	97,000,000,000
260	VI. Other long-term assets		18,816,430,328	1,075,407,346
261	1. Long-term prepaid expenses	10	16,786,332,629	1,075,407,346
269	2. Goodwill	4	2,030,097,699	-
270	TOTAL ASSETS		7,540,835,014,462	6,052,986,283,655

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2015

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		5,270,003,100,882	4,584,692,193,352
310	I. Current liabilities		1,534,317,891,784	1,126,777,100,122
311	1. Short-term trade payables	16	172,951,363,106	46,616,226,171
312	2. Short-term advances from customers	17	348,089,788,588	96,417,446,886
313	3. Statutory obligations	18	24,300,595,008	4,038,879,922
314	4. Payables to employees		1,799,696,800	1,464,982,000
315	5. Short-term accrued expenses	19	359,629,711,542	212,598,888,569
319	6. Other short-term payables	20	116,880,035,669	145,280,674,262
320	7. Short-term loans	21	505,607,015,134	612,681,096,000
322	8. Bonus and welfare fund		5,059,685,937	7,678,906,312
330	II. Non-current liabilities		3,735,685,209,098	3,457,915,093,230
333	1. Long-term accrued expenses	19	1,214,142,883,571	1,028,772,959,703
337	2. Other long-term liabilities	20	277,669,675,527	272,219,673,527
338	3. Long-term loans	21	2,243,872,650,000	2,156,922,460,000
400	D. OWNERS' EQUITY		2,270,831,913,580	1,468,294,090,303
410	I. Capital		2,270,831,913,580	1,468,294,090,303
411	1. Share capital	22.1	2,018,099,710,000	1,302,000,000,000
412	2. Share premium	22.1	11,680,300,000	12,000,000,000
418	3. Investment and development fund	22.1	76,113,584,076	73,113,584,076
421	4. Undistributed earnings	22.1	164,926,416,136	81,180,506,227
421a	- Undistributed earnings of prior years		10,080,796,227	40,420,209,254
421b	- Undistributed earnings of current year		154,845,619,909	40,760,296,973
429	5. Non-controlling interests		11,903,368	-
440	TOTAL LIABILITIES AND OWNERS' EQUITY		7,540,835,014,462	6,052,986,283,655



Pham Quang Trung
Preparer



Ngo Thuy Van
Chief Accountant



Nguyen Van Dat
General Director

11 March 2016

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2015

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	23	448,649,729,840	415,281,644,802
02	2. Deductions	23	(46,135,812,726)	-
10	3. Net revenue from sale of goods and rendering of services	23	402,513,917,114	415,281,644,802
11	4. Costs of goods sold and services rendered	24	(256,222,126,422)	(336,840,975,332)
20	5. Gross profit from sale of goods and rendering of services		146,291,790,692	78,440,669,470
21	6. Financial income		855,428,930	52,175,496
22	7. Financial expenses		(1,520,833,334)	(1,520,833,334)
23	In which: interest expense		(1,520,833,334)	(1,520,833,334)
24	8. Share of loss of associate	15	(2,237,897,775)	-
25	9. Selling expenses	25	(12,618,765,861)	(2,808,443,665)
26	10. General and administrative expenses	25	(30,977,012,771)	(22,138,477,226)
30	11. Operating profit		99,792,709,881	52,025,090,741
31	12. Other income	26	101,364,748,243	1,528,101,023
32	13. Other expenses	26	(589,298,848)	(11,500,002)
40	14. Other profit	26	100,775,449,395	1,516,601,021
50	15. Accounting profit before tax		200,568,159,276	53,541,691,762
51	16. Current corporate income tax expense	28.1	(44,842,897,582)	(8,859,077,318)
52	17. Deferred tax expense		-	(3,040,317,471)
60	18. Net profit after tax		155,725,261,694	41,642,296,973
61	19. Net profit after tax attributable to shareholders of the parent		155,727,619,909	41,642,296,973
62	20. Net loss after tax attributable to non-controlling interests		(2,358,215)	-
70	21. Basic earnings per share	22.3	922	279
71	22. Diluted earnings per share	22.3	922	279



Pham Quang Trung
Preparer



Ngo Thuy Van
Chief Accountant



Nguyen Van Dat
General Director

11 March 2016

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2015

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		200,568,159,276	53,541,691,762
	Adjustments for:			
02	Depreciation of fixed assets, investment properties and amortisation of goodwill	4, 11, 12, 13	788,578,826	786,222,219
03	Provisions		(9,537,908)	133,112,758
05	Profits from investing activities		(98,135,291,740)	(47,777,386)
06	Interest expenses		1,520,833,334	1,520,833,334
08	Operating profit before changes in working capital		104,732,741,788	55,934,082,687
09	(Increase) decrease in receivables		(441,511,195,217)	244,193,221,544
10	Increase in inventories		(385,922,707,749)	(150,311,715,640)
11	Increase (decrease) in payables		451,326,503,911	(83,808,672,433)
12	Decrease in prepaid expenses		53,131,370,867	932,519,692
14	Interest paid		(5,469,686,185)	(2,708,885,763)
15	Corporate income tax paid	28.1	(25,813,776,389)	(1,237,173,159)
17	Other cash outflows for operating activities		(5,619,220,375)	(1,567,852,882)
20	Net cash flows (used in) from operating activities		(255,145,969,349)	61,425,524,046
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(127,489,113,555)	(4,972,877,243)
22	Proceeds from disposals of fixed assets		25,000,000,000	-
25	Payments for investments in other entities		(250,144,521,513)	(52,000,000,000)
27	Interest received		849,337,492	47,777,386
30	Net cash flows used in investing activities		(351,784,297,576)	(56,925,099,857)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares	22.1	650,680,300,000	-
33	Drawdown of borrowings		410,398,609,134	91,737,000,000
34	Repayment of borrowings		(430,522,500,000)	(95,725,094,000)
40	Net cash flows from (used in) financing activities		630,556,409,134	(3,988,094,000)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2015

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net increase in cash		23,626,142,209	512,330,189
60	Cash at beginning of year		7,945,617,347	7,433,287,158
70	Cash at end of year	5	31,571,759,556	7,945,617,347



Pham Quang Trung
Preparer



Ngo Thuy Van
Chief Accountant



Nguyen Van Dat
General Director

11 March 2016

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at and for the year ended 31 December 2015

1. CORPORATE INFORMATION

Phat Dat Real Estate Development Corp ("the Company" is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Department of Planning and Investment of Ho Chi Minh City on 13 September 2004 and the following amended BRC:

<u>Amended BRC No.:</u>	<u>Date:</u>
4103002655	
1 st amendment	11 December 2004
2 nd amendment	16 November 2005
3 rd amendment	11 July 2006
4 th amendment	19 December 2006
5 th amendment	23 April 2007
6 th amendment	24 May 2007
7 th amendment	29 November 2007
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11 th amendment	27 August 2009
12 th amendment	4 December 2009
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16 th amendment	3 November 2010
17 th amendment	28 January 2011
18 th amendment	11 August 2011
19 th amendment	22 September 2011
20 th amendment	16 May 2012
21 st amendment	15 August 2012
22 nd amendment	4 September 2015
23 rd amendment	1 October 2015

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 1207/SGDHCM-NY issued by the Ho Chi Minh Stock Exchange on 9 July 2010.

The head office of the Company is located at 422 Dao Tri, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam.

The current principal activities of the Group are to construct and trade real estate properties; to undertake works of civil and industrial projects, bridges and roads; and to provide real estate brokerage and valuation services, and real estate trading centre and management and to exploit stone, sand, gravel and clay.

The number of the Group's employees as at 31 December 2015 was 114 (31 December 2014: 84).

Corporate structure

The Group includes the Company and its two subsidiaries that are consolidated into the Group's consolidated financial statements, in which:

- *Hiep Phat Steel Processing Co., Ltd. ("Hiep Phat")*

Hiep Phat is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 3400803310 issued by the Department of Planning and Investment of Khanh Hoa Province on 24 July 2009 and the subsequent amended BRC. The registered office of Hiep Phat is located at 238 Pham Van Dong Street, Cam Thuan Ward, Cam Ranh City, Khanh Hoa Province, Vietnam. The principal activities of Hiep Phat are to trade real estate properties and exploit stone, sand, gravel and clay mining.

As at 31 December 2015, the Company holds a 99.5% equity share in this subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

- Phat Dat Investment Limited Company ("Phat Dat Investment")

Phat Dat Investment is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313241765 issued by the Department of Planning and Investment of Ho Chi Minh City on 11 May 2015 and the subsequent amended BRC. The registered office of Phat Dat Investment is located at 422 Dao Tri Street, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam. The principal activities of Phat Dat Investment are to trade in real estate properties, leased land use rights of owners, users or lessee.

As at 31 December 2015, the Company holds a 100% equity share in this subsidiary.

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The consolidated financial statements of the Group expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and the consolidated results of operations and the consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

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

2.4 *Accounting currency*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for the year ended 31 December 2015.

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

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

Circular No. 200/2014/TT-BTC providing guidance on enterprise accounting system

On 22 December 2014, the Ministry of Finance issued the Circular No. 200/2014/TT-BTC providing guidance on enterprise accounting system ("Circular 200") replacing Decision No. 15/2006/QĐ-BTC dated 20 March 2006 ("Decision 15") and Circular No. 244/2009/TT-BTC dated 31 December 2009 will be effective for the financial year beginning on or after 1 January 2015.

The effects of the change in accounting policies in accordance with Circular 200 to the Company are applied on a prospective basis as Circular 200 does not required for retrospective application. The Group also reclassifies certain corresponding figures of prior year following the presentation of the current year's consolidated financial statements in accordance with Circular 200 as disclosed in Note 32.

Circular No. 202/2014/TT-BTC providing guidance on preparation and presentation of consolidated financial statements

On 22 December 2014, the Ministry of Finance issued the Circular No. 202/2014/TT-BTC providing guidance on preparation and presentation of consolidated financial statements ("Circular 202") replacing section XIII of Circular No. 161/2007/TT-BTC dated 31 December 2007. Circular 202 is effective for the preparation and presentation of consolidated financial statements for the financial years beginning on or after 1 January 2015.

The effects of the change in accounting treatment in accordance with Circular 202 are applied on a prospective as this Circular does not require for retrospective application. However, this change does not have material impact on the Group's consolidated financial statements for the year ended 31 December 2015 as a whole.

3.2 Cash

Cash comprises cash on hand and cash in banks.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories

Inventory comprising mainly real estate properties ("Inventory properties"), acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, are held as inventory and are measured at the lower of cost and net realizable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realizable value represents the estimated selling price in the ordinary course of the business, less the estimated costs to complete and the estimated costs necessary to make the sale.

The cost of inventory recognized in the consolidated income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based generally on the relative size of the property sold.

3.4 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administration expense in the consolidated income statement.

3.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.6 Intangible assets

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Machinery and equipment	3 – 7 years
Motor vehicles	3 – 6 years
Computer software	3 years

3.8 Investment properties

Investment properties comprise land use rights, buildings or part of a building or both and infrastructure held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services; administration purposes or sale in the ordinary course of business.

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

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

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

Buildings and structures	25 years
Land use rights	49 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

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

3.9 Construction in progress

Construction in progress represents tangible fixed assets under construction and is stated at historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into operation.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Prepaid expenses

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

3.12 Business combinations and goodwill

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

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

3.13 Investments

Investments in associates

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

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

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

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

3.14 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Earnings per share

Basic earnings per share amount is computed by dividing net profit for the year attributable to ordinary shareholders (after the allocation to bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year, where applicable.

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

3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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

Investment and development fund

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

Bonus and welfare fund

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

3.17 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

3.18 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

Sale of apartments

For apartments sold after completion of construction, the revenue and associated costs are recognised when the significant risks and rewards of ownership of the apartments have passed to the buyers, usually upon the handing over of the apartments, or upon the expiring of the Notice of Handover, which is usually 14 days after issuance date.

Sale of residential plots and related infrastructure

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

Rental income

Rental income receivable under operating leases is recognized on a straight-line basis over the term of the lease, except for contingent rental income which is recognized when it arises.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition (continued)

Rendering of services

Revenues are recognised upon the services had been provided and completed.

Interest income

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

3.19 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised.

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

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

4. BUSINESS COMBINATIONS

Acquisition of charter capital of Hiep Phat Steel Processing Co., Ltd. ("Hiep Phat")

On 16 June 2015, the Group acquired 99.5% of charter capital of Hiep Phat from its owners. Hiep Phat is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 3400803310, issued by the Department of Planning and Investment of Khanh Hoa Province on 24 July 2009 and the subsequent amendments. The registered head office of Hiep Phat is located at 238 Pham Van Dong, Cam Thuan Ward, Cam Ranh City, Khanh Hoa Province, Vietnam. The principal activities of Hiep Phat are to trade in real estate properties and exploit stone, sand, gravel and clay mining.

The fair value of the identifiable assets and liabilities of Hiep Phat as at the date of acquisition were as follows:

	VND
	<i>Fair value recognized on acquisition</i>
Assets	4,759,267,958
Cash	855,478,487
Short-term trade receivables	964,120,000
Short-term advance to suppliers	940,285,072
Other short-term receivables	1,601,957,873
Long-term prepaid expenses	212,792,000
Other long-term assets	184,634,526
Liabilities	(1,906,951,322)
Short-term trade payables	(214,238,072)
Payables to employees	(43,474,250)
Other short-term payables	(1,649,239,000)
Total identifiable net assets at fair value	2,852,316,636
Non-controlling interests	(14,261,583)
Goodwill arising on acquisition	2,136,944,947
Purchase consideration	4,975,000,000

Detail of change in goodwill was as follows:

	VND
As at 31 December 2014	-
Addition: Goodwill arising on consolidation	2,136,944,947
Decrease: Amortization for the year	(106,847,248)
As at 31 December 2015	2,030,097,699

5. CASH

	VND	VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	2,997,552,097	310,293,261
Cash at banks	28,574,207,459	7,635,324,086
TOTAL	31,571,759,556	7,945,617,347

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

6. TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term	432,576,936,714	143,497,430,777
T.A.M Service Trading Investment		
Joint Stock Company	195,000,000,000	-
Toan Tam Management Service Co., Ltd.	72,602,190,000	-
Minh Hoang Real Estate Corporation	43,953,308,719	45,238,293,141
Mr Nguyen Huu Loc	23,313,010,000	35,988,000,000
Others	97,708,427,995	62,271,137,636
Long-term	8,949,131,859	13,749,131,859
Minh Hoang Real Estate Corporation	8,949,131,859	13,749,131,859
TOTAL	441,526,068,573	157,246,562,636
Provision for doubtful short-term receivables	(1,164,241,329)	(1,173,779,237)
NET	440,361,827,244	156,072,783,399
<i>In Which:</i>		
Trade receivables from customers	438,953,879,467	155,720,783,399
Trade receivables from a related party (Note 30)	1,407,947,777	352,000,000

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Compensation and Land Clearance Corporation	103,994,304,928	32,000,000,000
Duc Khai Corporation	73,000,000,000	15,000,000,000
Branch of Archetype Vietnam Co., Ltd.	16,042,851,680	16,042,851,680
Others	31,774,068,571	14,218,989,712
TOTAL	224,811,225,179	77,261,841,392

8. OTHER RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term	9,645,147,627	4,488,585,997
Long-term	165,721,600,000	89,820,000,000
Truong Phat Loc Shipping		
Joint Stock Company (Note 30) (*)	125,000,000,000	-
Phat Dat Quang Ngai Hotel and Resort		
Corporation	40,721,600,000	42,500,000,000
Others	-	47,320,000,000
TOTAL	175,366,747,627	94,308,585,997

(*) On 9 December 2015, the Company entered into a 3-year Investment Corporation Contract ("ICC") totalling VND 883,000,000,000 with Truong Phat Loc Shipping Joint Stock Company ("Truong Phat Loc") to invest into the project located at 132 Ben Van Don, Ward 6, District 4, Ho Chi Minh City. According to ICC, the Company contributed VND 125,000,000,000 and can receive the profit sharing based on the actual result of the project. The guaranteed return is the same with the capital contributed of VND 125,000,000,000.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

9. INVENTORIES

	VND	
	Ending balance	Beginning balance
Real estate properties (*)	6,034,181,076,784	5,412,787,176,478
Merchandise goods	427,592,704	462,611,072
TOTAL	6,034,608,669,488	5,413,249,787,550

(*) Real estate properties mainly includes compensation and land clearance costs to obtain the land use rights, construction costs and capitalised interest, incurred for the following on-going real estate projects:

	VND	
	Ending balance	Beginning balance
The EverRich 2 Project (i)	4,000,605,072,874	3,591,291,766,780
The EverRich 3 Project (ii)	1,562,343,558,530	1,571,237,597,085
Nha Be Project (iii)	225,477,448,977	225,477,448,977
The Everich Infinity (iv)	220,974,632,767	-
Long Thanh My Project (v)	24,780,363,636	24,780,363,636
TOTAL	6,034,181,076,784	5,412,787,176,478

The assets of The EverRich 2 project was pledged to obtain the loan from Dong A Commercial Joint Stock Bank (Note 21).

The EverRich 3 project was pledged to Dong A Commercial Joint Stock Bank as security collateral for certain bond holders to guarantee for their bank loans (Note 21.2).

The interest incurred during the year of VND 421,080,714,265 from loans and borrowings for purpose of financing the land compensation costs, land clearance costs, design, construction, consultation and supervision of the Company's projects was capitalised (31 December 2014: VND 415,407,303,684).

Details of the Group's on-going real estate projects as at the consolidated balance sheet date are as follows:

(i) *The EverRich 2*

This project is located at 442 Dao Tri Street, Phu Thuan Ward, District 7, Ho Chi Minh City. The ending balance mainly includes cost of land compensation, construction costs and capitalised interest. The foundation level of phase 1 of this project including four blocks, A, B, C and D have been completed. As at the balance sheet date, the 12th level of the super structure for block B have been completed, block C has been completed and the number of apartments that the customer bought had been handed over. The Group is continuing to develop The EverRich 2 projects.

(ii) *The EverRich 3*

This project is located at Tan Phu Ward, District 7, Ho Chi Minh City. The ending balance mainly includes costs of land compensation, design and infrastructure construction. As at the balance sheet date, the Villas area has been completed and available for sale, while the Group has completed pilling phase of block A of the high-rise condominiums.

(i) *Nha Be Project*

This project is located at Phuoc Kien Commune, Nha Be District, Ho Chi Minh City. As at the balance sheet date, the project mainly includes land compensation cost and the Group is in process of securing approval for the detailed project plan from the relevant authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

9. INVENTORIES (continued)

(ii) *The Everich Infinity*

This project is located at 290 An Duong Vuong Street, Ward 4, District 5, Ho Chi Minh City. The ending balance mainly includes cost of design and infrastructure construction, and capitalised interest. As at the balance sheet date, the project has completed its basement construction, commenced to construct level 1 and also commenced selling activities.

(iii) *Long Thanh My Project*

This project is located at Long Thanh My Ward, District 9, Ho Chi Minh City. The ending balance mainly includes the land compensation cost.

10. PREPAID EXPENSES

	VND	
	Ending balance	Beginning balance
Short-term	5,519,569,929	853,499,510
Advertising fees	3,974,160,696	434,096,546
Others	1,545,409,233	419,402,964
Long-term	16,786,332,629	1,075,407,346
Commission	14,739,317,447	-
Office's renovation costs	390,437,037	780,874,101
Others	1,656,578,145	294,533,245
TOTAL	22,305,902,558	1,928,906,856

11. TANGIBLE FIXED ASSETS

	VND		
	Machinery and equipment	Motor vehicles	Total
Cost:			
Beginning balance	2,135,834,294	2,966,637,720	5,102,472,014
New purchase	209,090,909	-	209,090,909
Ending balance	2,344,925,203	2,966,637,720	5,311,562,923
<i>In which:</i>			
Fully depreciated	2,760,136,559	32,000,000	2,792,136,559
Accumulated depreciation:			
Beginning balance	(2,122,035,007)	(2,226,819,015)	(4,348,854,022)
Depreciation for the year	(41,072,013)	(494,324,306)	(535,396,319)
Ending balance	(2,163,107,020)	(2,721,143,321)	(4,884,250,341)
Net carrying amount:			
Beginning balance	13,799,287	739,818,705	753,617,992
Ending balance	181,818,183	245,494,399	427,312,582

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

12. INTANGIBLE ASSETS

VND
Computer software

Cost:

Beginning balance and ending balance	718,481,036
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In which:

Fully amortised	718,481,036
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Accumulated amortisation:

Beginning balance	(710,154,441)
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Amortisation for the year	(8,326,595)
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Ending balance	(718,481,036)
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Net carrying amount:

Beginning balance	8,326,595
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Ending balance	-
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13. INVESTMENT PROPERTIES

VND

	<i>Land use rights</i>	<i>Building and structures</i>	<i>Total</i>
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Cost:

Beginning balance and ending balance	118,199,556,440	860,000,000	119,059,556,440
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Accumulated amortisation:

Beginning balance	(526,677,355)	(240,615,082)	(767,292,437)
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Amortisation for the year	(103,608,660)	(34,400,004)	(138,008,664)
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Ending balance	(630,286,015)	(275,015,086)	(905,301,101)
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Net carrying amount:

Beginning balance	117,672,879,085	619,384,918	118,292,264,003
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Ending balance	117,569,270,425	584,984,914	118,154,255,339
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The Company's land use rights consist of the following:

- i) indefinite life land use right of VND 113,140,000,000 located at 131 Nguyen Trai Street, Ward 2, District 5, Ho Chi Minh City, Vietnam; and
- ii) definite life land use right of VND 5,059,556,440 located at Tran Phu Ward, Quang Ngai City, Quang Ngai Province, Vietnam. The land use rights period ends in 2058.

The fair value of the investment property was not formally assessed and determined as at 31 December 2015. However, given the present occupancy rate of these properties and market price of surrounding land, it is management's assessment that these properties' market values are higher than their carrying value as at the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

14. CONSTRUCTION IN PROGRESS

	VND	
	Ending balance	Beginning balance
Compensation and land clearance expenses	133,492,644,184	79,655,975,835
239 Cach Mang Thang Tam	80,987,456,184	-
Phu Quoc Five-Star Hotel & Resort	52,505,188,000	30,505,188,000
The Westin Resort & Spa Cam Ranh	-	49,150,787,835
Others	4,328,443,304	3,457,171,031
TOTAL	137,821,087,488	83,113,146,866

The interest incurred during the year of VND 584,065,954 from loans and borrowing for purpose of financing the land compensation costs, land clearance costs, design and consultation of the Company's projects was capitalised (31 December 2014: VND 827,556,647).

15. INVESTMENTS IN ASSOCIATES

	Ending balance		Beginning balance	
	%	Amount	%	Amount
		VND		VND
Dien Gia Khang Real Estate Co., Ltd. ("DGKG") (i)	49.00	176,000,000,000	-	-
Dien Gia Khanh Real Estate Co., Ltd. ("DGKH") (ii)	49.00	75,000,000,000	-	-
My Loi Bridge Investment Corporation ("MLC") (iii)	20.00	49,762,102,225	20.00	52,000,000,000
Phat Dat Anh Duong Real Estate Development ("PDAD") (iv)	48.00	45,000,000,000	48.00	45,000,000,000
Phu Hung Real Estate Investment Company Limited ("PH") (v)	49.90	-	-	-
TOTAL		345,762,102,225		97,000,000,000

(i) Dien Gia Khang Real Estate Co., Ltd. is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313294703 issued by the Department of Planning and Investment of Ho Chi Minh City on 9 June 2015. The registered office of DGKG is located at 271/7B An Duong Vuong, Ward 3, District 5, Ho Chi Minh City, Vietnam. The principal activities of DGKG are to trade real estate properties.

(ii) Dien Gia Khanh Real Estate Co., Ltd. is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313428266 issued by the Department of Planning and Investment of Ho Chi Minh City on 7 September 2015. The registered office of DGKH is located at 271/7B An Duong Vuong, Ward 3, District 5, Ho Chi Minh City, Vietnam. The principal activities of DGKH are to trade real estate properties.

(iii) MLC is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 1201465247 issued by the Department of Planning and Investment of Tien Giang Province on 28 February 2014. The registered head office of MLC is located at 2075 Hong Rang, Binh Dong Ward, Go Cong District, Tien Giang Province, Vietnam. The principal activity of MLC is to invest and construct road and bridge.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

15. INVESTMENTS IN ASSOCIATES (continued)

(i) PDAD is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 4103013747 issued by the Department of Planning and Investment of Ho Chi Minh City on 20 June 2009. The registered office of PDAD is located at 357-359 An Duong Vuong, Ward 3, District 5, Ho Chi Minh City, Vietnam. The principal activities of PDAD are to trade real estate properties.

(ii) PH is a limited liability company with two or more members established in incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313558191 issued by the Department of Planning and Investment of Ho Chi Minh City on 1 December 2015. The registered office of PH is located at 30 Nguyen Thi Dieu, Ward 6, District 3, Ho Chi Minh City, Vietnam. The principal activities of PH are to trade real estate properties. Up to the balance sheet date, the Company has yet contributed the capital to PH.

Details of these investments in associates which were consolidated by applying equity method are presented as follows:

	DGKG	DGKH	PDAD	MLC	VND Total
Cost of investment:					
Beginning balance	-	-	45,000,000,000	52,000,000,000	97,000,000,000
Increase	176,000,000,000	75,000,000,000	-	-	251,000,000,000
Ending balance	176,000,000,000	75,000,000,000	45,000,000,000	52,000,000,000	348,000,000,000
Accumulated share in post-acquisition loss of the associates:					
Beginning balance	-	-	-	-	-
Share in post-acquisition loss of the associate for the year	-	-	-	(2,237,897,775)	(2,237,897,775)
Ending balance	-	-	-	(2,237,897,775)	(2,237,897,775)
Net carrying amount:					
Beginning balance	-	-	45,000,000,000	52,000,000,000	97,000,000,000
Ending balance	176,000,000,000	75,000,000,000	45,000,000,000	49,762,102,225	345,762,102,225

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2015

16. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Toan Thuan Phat Construction – Trading – Service Co., Ltd	66,920,496,274	13,536,762,032
Cotec Construction Joint Stock Company	47,785,396,533	7,787,387,310
Canasia Resources Pte., Ltd	10,558,088,447	10,558,088,447
Minh Quang Electrical Engineering Joint Stock Company	4,001,381,734	5,631,836,764
Others	43,686,000,118	9,102,151,618
TOTAL	172,951,363,106	46,616,226,171

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Due to third parties	298,089,788,588	96,417,446,886
Due to a related party (Note 30)	50,000,000,000	-
TOTAL	348,089,788,588	96,417,446,886

18. STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Payables				
Corporate income tax	3,881,148,122	45,473,327,233	(25,203,926,358)	24,150,548,997
Personal income tax	157,731,800	2,211,077,197	(2,218,762,986)	150,046,011
TOTAL	4,038,879,922	47,684,404,430	(27,422,689,344)	24,300,595,008
Receivables				
Corporate income tax	1,628,857,807	1,184,705,404	(488,711,325)	2,324,851,886
Value added tax	1,422,547,851	52,697,275,722	(48,830,647,982)	5,289,175,591
TOTAL	3,051,405,658	53,881,981,126	(49,319,359,307)	7,614,027,477

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19. ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	359,629,711,542	212,598,888,569
Interest expenses	334,975,736,541	105,243,313,041
Construction costs	23,873,200,001	107,010,849,692
Others	780,775,000	344,725,836
Long-term	1,214,142,883,571	1,028,772,959,703
Interest expenses	1,214,142,883,571	1,028,772,959,703
TOTAL	<u>1,573,772,595,113</u>	<u>1,241,371,848,272</u>

20. OTHER PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	116,880,035,669	145,280,674,262
Deposits from real estate brokers	87,870,000,000	72,425,753,000
Maintenance fees received in advance and deposits for projects	17,625,993,857	19,001,003,887
Due to related parties (<i>Note 30</i>)	4,975,000,000	46,501,572,000
Prepayment to customers	1,424,229,700	5,712,708,120
Others	4,984,812,112	1,639,637,255
Long-term	277,669,675,527	272,219,673,527
Deposit received under the business cooperation contract ("BCC") (*)	270,000,000,000	270,000,000,000
Deposits from customers	7,669,675,527	2,219,673,527
TOTAL	<u>394,549,711,196</u>	<u>417,500,347,789</u>

(*) On 8 August 2011, the Group entered into a 3-year BCC totalling VND 300 billion with Toan Tam Management Co., Ltd. ("Toan Tam") regarding the development of 484 apartments of block E and block L belonging to The EverRich 2 project ("the Apartments"). In accordance with the Appendix 05 of this BCC date 1 April 2015, the maturity date of this contract was extended to 31 December 2020 and Toan Tam can either:

- receive the original investment plus a return which is determined based on the interest rate of long-term loan offered by Dong A Commercial Joint Stock Bank at the maturity date; or
- convert into the rights to purchase the Apartments at the price of 80% of the selling price announced by the Group.

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

	Beginning balance	Increase	Decrease	VND Ending balance
Short-term (Note 21.1)	612,681,096,000	238,648,419,134	(345,722,500,000)	505,607,015,134
Loan from bank (i)	17,560,000,000	50,000,000,000	(17,560,000,000)	50,000,000,000
Loan from individuals	64,000,000,000	35,000,000,000	(99,000,000,000)	-
Loan from a company (ii)	-	97,196,419,134	(50,000,000,000)	47,196,419,134
Current portion of long-term bank loans (Note 21.2)	531,121,096,000	56,452,000,000	(179,162,500,000)	408,410,596,000
Long-term (Note 21.2)	2,156,922,460,000	228,202,190,000	(141,252,000,000)	2,243,872,650,000
Issued bonds (i)	2,064,120,460,000	72,602,190,000	(84,800,000,000)	2,051,922,650,000
Loans from individuals (ii)	-	155,600,000,000	-	155,600,000,000
Long-term loans from a bank (iii)	92,802,000,000	-	(56,452,000,000)	36,350,000,000
TOTAL	2,769,603,556,000	466,850,609,134	(486,974,500,000)	2,749,479,665,134
<i>In which</i>				
Long-term loan from a related party (Note 30)	-	1,700,000,000	-	1,700,000,000

21.1 Short-term loans

i. Loans from bank

Including loans from Dong A Commercial Joint Stock Bank under two contracts No.H4502/1 and No.H4503/1 which the maturity date is on 09 February 2016. The purpose of these loans was to finance the construction of The EverRich 2 project and bears interest rate of 9% per annum. These loans were secured by the land use rights of 112,585 square metres and the assets of The EverRich 2 project located at Dao Tri Street, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam.

ii. Loan from a company

The amount represents a loan from a non-related company which purpose was to finance the Group's development projects. The loan bears an interest rate of 6% per annum and has no fixed term of repayment.

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

21.2 Long-term loans

i. Issued bonds

The Company's Board of Directors approved to issue bonds with the options to buy apartments in order to finance the construction of The EverRich 2 & The EverRich 3 projects. Details of these bonds as at 31 December 2015 are as follows:

Bondholders	Amount	Par value	Maturity date	Interest rate
	VND	VND per bond		% p.a.
Trong Tin Investment Corporation				
01/TP-HĐ.2011/PĐ-TT	270,000,000,000	2,000,000,000	31 December 2020	15
02/TP-HĐ.2011/PĐ-TT	240,000,000,000	2,000,000,000	31 December 2020	15
06/PĐ/HĐ-TP	70,000,000,000	2,000,000,000	31 December 2020	15
Bach Chien Investment Corporation				
04/TP-HĐ.2011/PĐ-BC	330,000,000,000	4,000,000,000	31 December 2020	15
08/PĐ/HĐ-TP	100,000,000,000	2,000,000,000	31 December 2020	15
04/PĐ/HĐ-TP	100,000,000,000	2,000,000,000	31 December 2020	15
07/PĐ/HĐ-TP	50,000,000,000	2,000,000,000	31 December 2020	15
Truong Phat Loc Corporation				
02/HĐ-TP/PĐ-TPL	220,800,000,000	1,000,000,000	31 December 2020	15
03/TP-HĐ.2011/PĐ-TPL	99,000,000,000	2,000,000,000	31 December 2020	15
Toan Tam Management Co., Ltd.				
03/TP-HĐ.2011/PĐ-TT	200,000,000,000	4,000,000,000	31 December 2020	15
03/TP-HĐ.2011/PĐ-TPL	20,000,000,000	2,000,000,000	31 December 2020	15
05/PĐ/HĐ-TP	40,722,650,000	2,000,000,000	31 December 2020	15
Xuan Thanh Real Estate Co., Ltd.				
01/TP-HĐ-2012/PĐ-XT	311,400,000,000	5,000,000,000	31 December 2020	15
TOTAL	<u>2,051,922,650,000</u>			

ii. Loans from other individuals

Long-term loans from individuals which maturity date fall on 14 August 2018 and bear an interest rate of 11.9%.

iii. Loans from a bank

Long-term loans from a bank represent the loans obtained from Dong A Commercial Joint Stock Bank, which were secured by the land use rights and assets of The EverRich 2 project, to finance the construction of the Company's projects, comprising The EverRich 2 project, The EverRich 3 project, and the Company's working capital with details as set out below:

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at and for the year ended 31 December 2015

21. LOAN (continued)

21.2 Long-term loans (continued)

iii. Loans from bank (continued)

Contract	Ending balance VND	Maturity date and repayment date	Interest rate % p.a.
Contract No. H3504/12 dated 22 February 2011	172,984,500,000	5 years from 22 February 2011 and quarterly repayment from 22 May 2014	15
Contract No. H3507/12 dated 15 June 2011	132,680,000,000	5 years from 15 June 2011 and quarterly repayment from 15 September 2014	15
Contract No. H3501/12 dated 29 December 2010	47,179,096,000	5 years from 29 December 2010 and quarterly repayment from 29 March 2014	15
Contract No. H3503/12 dated 13 January 2011	55,567,000,000	5 years from 13 January 2011 and quarterly repayment from 13 April 2014	15
Contract No. H3519/12 dated 22 August 2012	24,930,000,000	5 years from 22 August 2012 and quarterly repayment from 22 August 2015	15
Contract No. H3534/12 dated 18 August 2014	5,650,000,000	3 years from 18 August 2014 and repay at maturity date	10.5
Contract No. H3532/12 dated 17 June 2014	3,200,000,000	3 years from 17 June 2014 and repay at maturity date	11
Contract No. H3531/12 dated 30 May 2014	1,500,000,000	3 years from 30 May 2014 and repay at maturity date	11
Contract No. H3533/12 dated 18 August 2014	1,070,000,000	3 years from 18 August 2014 and repay at maturity date	10.5

TOTAL

444,760,596,000

In which:

Current portion

408,410,596,000

Non-current portion

36,350,000,000

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22. OWNERS' EQUITY

22.1 Increase and decrease in owners' equity

	Share capital	Share premium	Investment and development fund	Undistributed earnings	VND Total
Previous year					
Beginning balance	1,302,000,000,000	12,000,000,000	73,113,584,076	40,420,209,254	1,427,533,793,330
Net profit for the year	-	-	-	41,642,296,973	41,642,296,973
Board of Directors' allowance	-	-	-	(882,000,000)	(882,000,000)
Ending balance	1,302,000,000,000	12,000,000,000	73,113,584,076	81,180,506,227	1,468,294,090,303
Current year					
Beginning balance	1,302,000,000,000	12,000,000,000	73,113,584,076	81,180,506,227	1,468,294,090,303
Issued of new shares	651,000,000,000	(319,700,000)	-	-	650,680,300,000
Net profit for the year	-	-	-	155,727,619,909	155,727,619,909
Appropriation of fund	-	-	3,000,000,000	(6,000,000,000)	(3,000,000,000)
Dividend declared	65,099,710,000	-	-	(65,099,710,000)	-
Board of Directors' allowance	-	-	-	(882,000,000)	(882,000,000)
Ending balance	2,018,099,710,000	11,680,300,000	76,113,584,076	164,926,416,136	2,270,820,010,212

On 26 August 2015, the Company completed the issuance of the 5% stock dividends and the issuance of 65,100,000 ordinary shares at par value per share of VND 10,000 to the Company's existing shareholders at the ratio of 2:1 to increase the Company's share capital. Accordingly, as at this date, the Company's registered charter capital increased from VND 1,302,000,000,000 to VND 2,018,099,710,000 which was approved by Department of Planning and Investment of Ho Chi Minh City in accordance with the 22nd and 23rd amended BRCs dated 4 September 2015 and 1 October 2015, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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22. OWNERS' EQUITY (continued)

22.2 Ordinary shares

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>Shares</i>	<i>Shares</i>
Shares authorised to be issued	201,809,971	130,200,000
Shares issued and fully paid	201,809,971	130,200,000
Ordinary shares	201,809,971	130,200,000

Par value of outstanding share: VND 10,000 (2014: VND 10,000).

22.3 Earnings per share

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

	<i>Ending balance</i>	<i>Beginning balance (restated) (***)</i>
Net profit attributable to ordinary equity holders of the Group	155,727,619,909	41,642,296,973
Less: Board of Directors' allowance	(882,000,000)	(441,000,000)
Bonus and welfare fund (*)	(7,786,380,995)	(3,000,000,000)
Net profit after tax attributable to ordinary equity holders for basic earnings (VND)	147,059,238,914	38,201,296,973
Weighted average number of ordinary shares for the year (shares) (**)	159,539,560	136,709,971
Basic earnings per share (VND) (par value: VND 10,000 per share)	922	279
Diluted earnings per share (VND)	922	279

(*) Appropriation of bonus and welfare fund is estimated in accordance with the Resolution No. 01/ĐHĐCĐ-NQ.2015 of shareholders at Annual General Meeting dated 27 March 2015.

(**) The weighted average number of ordinary shares was adjusted to reflect the additional issuance of 5% stock dividends to its existing shareholders (Note 22.1).

(***) The weighted average number of shares for the year 2014 was adjusted to reflect the additional issuance of 5% stock dividends to its existing shareholders during the year.

There have been no other dilutive potential ordinary shares during the year and up to the date of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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23. REVENUES FROM SALE OF GOODS AND RENDERING OF SERVICES

	VND	
	Current year	Previous year
Gross revenues	448,649,729,840	415,281,644,802
<i>Of which:</i>		
<i>Sales of real estate properties</i>	382,889,159,910	75,926,363,636
<i>Sales of apartments</i>	56,351,987,549	332,976,352,075
<i>Revenue from rendering of services</i>	9,408,582,381	6,378,929,091
Less:	(46,135,812,726)	-
<i>Sales returns</i>	(46,135,812,726)	-
NET REVENUES	402,513,917,114	415,281,644,802
<i>In which:</i>		
<i>Sales of real estate properties</i>	336,804,667,529	75,926,363,636
<i>Sales of apartments</i>	56,351,987,549	332,976,352,075
<i>Revenue from rendering of services</i>	9,357,262,036	6,378,929,091
<i>In which:</i>		
<i>Sales to others</i>	386,906,520,271	413,521,644,802
<i>Sales to a related party</i>	15,607,396,843	1,760,000,000

24. COSTS OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Current year	Previous year
Costs of real estate properties sold	206,236,882,314	56,006,500,000
Costs of apartments sold	49,950,225,740	280,799,456,964
Costs of services rendered	35,018,368	35,018,368
TOTAL	256,222,126,422	336,840,975,332

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current year	Previous year
Selling expenses	12,618,765,861	2,808,443,665
Commission expenses	4,224,781,491	1,715,676,558
Salary expenses	2,964,004,650	477,548,800
Others	5,429,979,720	615,218,307
General and administrative expenses	30,977,012,771	22,138,477,226
Salary expenses	19,014,055,624	13,614,683,639
Others	11,962,957,147	8,523,793,587
TOTAL	43,595,778,632	24,946,920,891

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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26. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Other income	101,364,748,243	1,528,101,023
Gain from disposal of fixed assets (*)	99,523,852,023	-
Compensation from clients	1,224,720,269	1,436,891,612
Others	616,175,951	91,209,411
Other expenses	(589,298,848)	(11,500,002)
Penalties	(544,285,603)	(11,500,002)
Others	(45,013,245)	-
OTHER PROFIT	<u>100,775,449,395</u>	<u>1,516,601,021</u>

(*) This amount represents the gain from disposing of Westin Resort & Spa Cam Ranh project.

27. OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Labor expenses	21,936,934,274	14,092,232,439
Expenses for external services	15,923,609,697	7,201,343,857
Depreciation expenses (Note 4,11,12,13)	788,578,826	786,222,219
Other expenses	4,946,655,835	2,867,122,376
TOTAL	<u>43,595,778,632</u>	<u>24,946,920,891</u>

28. CORPORATE INCOME TAX

The Group has the obligation to pay corporate income tax ("CIT") at the rate of 22% of taxable profits.

The tax returns filed by the Group are subject to examination by the tax authorities. Because the application of tax laws and regulations too many types of transactions is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

28.1 Current income tax

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

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28. CORPORATE INCOME TAX (continued)

28.1 Current income tax (continued)

A reconciliation between the taxable profit and accounting profit as reported in the consolidated income statement is presented below:

	VND	
	Current year	Previous year
Accounting profit before tax	200,568,159,276	53,541,691,762
<i>Adjustments:</i>		
Share of loss of associate	2,237,897,775	-
Non-deductible expenses	444,294,554	546,466,366
Adjusted taxable profit before tax losses carried forward	203,250,351,605	54,088,158,128
Tax losses from real estate activities carried forward	-	(13,819,624,867)
Estimated taxable profit after tax loss carried forward	203,250,351,605	40,268,533,261
Estimated current CIT expense	44,842,897,582	8,859,077,318
CIT payable (refundable) at beginning of the year	2,252,290,315	(5,369,613,844)
Adjustment for under accrual accordance with Decision 1956/QĐ-TCT dated 1 November 2013	544,285,603	-
CIT paid during the year	(25,813,776,389)	(1,237,173,159)
CIT payable at end of year	21,825,697,111	2,252,290,315
<i>In which:</i>		
CIT payable at end of year (Note 18)	24,150,548,997	3,881,148,122
CIT refundable at end of year (Note 18)	(2,324,851,886)	(1,628,857,807)

28.2 Unrecognised deferred tax

No deferred tax assets were recognised in respect of the tax losses carried forward of a subsidiaries amounting to VND 474,153,792 because subsidiary's future taxable profit cannot be ascertained at this stage.

29. SEGMENT INFORMATION

The Group's main activities are to construct and trade real estate properties and its revenue is mainly from these activities. In addition, the Group's projects which are generating revenue are located in Vietnam. Therefore, the Group's management believes presentation of segment information is not required.

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30. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related party transactions include all transactions undertaken with other individuals and companies to which the Group is related, either through the investor, investee relationship or because they share a common investor and thus are considered to be a part of the same corporate company.

The sales to and purchase from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Significant transaction with related parties during the year was as follow:

Related parties	Relationship	Transactions	Current year	Previous year
VND				
Mr Nguyen Van Dat	General Director	Borrowing	268,350,500,000	48,358,572,000
Dien Gia Khang Real Estate Co., Ltd.	Associate	Capital contribution	176,000,000,000	-
Dien Gia Khanh Real Estate Co., Ltd.	Associate	Capital contribution	75,000,000,000	-
Phu Hung Real Estate Investment Company Limited	Associate	Advance for purchase of apartment	50,000,000,000	-
Truong Phat Loc Shipping Joint Stock Company	Related party	ICC	125,000,000,000	-
		Sale of apartment	13,687,396,843	-
		Office rental	1,920,000,000	1,760,000,000
Ms Tran Thi Hoai An	Related party	Borrowing	1,700,000,000	-
BDSC Management Consulting Corporation	Related party	Consulting service	52,250,000	-

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30. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due to and due from related parties as at the balance sheet date were as follows:

Related parties	Relationship	Transactions	Ending balance	VND Beginning balance
Short-term trade receivable				
Truong Phat Loc Shipping Joint Stock Company	Related party	Office rental	1,407,947,777	352,000,000
Other long-term receivable				
Truong Phat Loc Shipping Joint Stock Company	Related party	ICC	125,000,000,000	-
Short-term advance from customer				
Phu Hung Real Estate Investment Company Limited	Associate	Advance for purchase of apartment	50,000,000,000	-
Other short-term payables				
Mr Nguyen Van Dat	General Director	Borrowing	-	46,501,572,000
Mr Nguyen Anh Tuan	Non-controlling interest shareholder of subsidiary	Capital transferred	4,475,000,000	-
Mr Nguyen Van Phat	Non-controlling interest shareholder of subsidiary	Capital transferred	500,000,000	-
			4,975,000,000	46,501,572,000
Long-term loan				
Ms Tran Thi Hoai An	Related party	Loan	1,700,000,000	-

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30. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Remuneration to members of the Board of Directors and Management during the year was as follows:

	VND	
	<i>Current year</i>	<i>Previous year</i>
<i>Board of Directors</i>		
Allowance and bonus	650,850,000	650,850,000
<i>Board of Management</i>		
Salaries and bonus	3,868,535,832	2,747,700,000
TOTAL	4,519,385,832	3,398,550,000

31. COMMITMENTS

Details of commitments were as follows:

		VND	
	<i>Relationship</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Construction commitments		946,034,280,880	394,587,218,532
Capital contribution commitments		172,000,000,000	113,400,000,000
<i>Phat Dat Anh Duong Real Estate Development</i>	<i>Associate</i>	113,400,000,000	113,400,000,000
<i>Phu Hung Real Estate Investment Company Limited</i>	<i>Associate</i>	49,900,000,000	-
<i>Dien Gia Khanh Real Estate Co., Ltd.</i>	<i>Associate</i>	8,300,000,000	-
<i>Dien Gia Khang Real Estate Co., Ltd.</i>	<i>Associate</i>	400,000,000	-
TOTAL		1,118,034,280,880	507,987,218,532

32. RECLASSIFICATION OF CORRESPONDING FIGURES FOLLOWING APPLICATION OF CIRCULAR 200

Certain corresponding figures on the balance sheet as at 31 December 2014 have been reclassified to reflect the presentation of the current year's consolidated financial statements in accordance with Circular 200. Details are as follows:

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32. RECLASSIFICATION OF CORRESPONDING FIGURES FOLLOWING APPLICATION OF CIRCULAR 200 (continued)

			VND
	31 December 2014 (previously presented)	Reclassification	31 December 2014 (reclassified)
CONSOLIDATED BALANCE SHEET			
Short-term trade receivables	157,246,562,636	(13,749,131,859)	143,497,430,777
Other short-term receivables	46,932,785,997	(42,444,200,000)	4,488,585,997
Other current assets	55,800,000	(55,800,000)	-
Tangible assets	1,373,002,910	(619,384,918)	753,617,992
- Cost	5,962,472,014	(860,000,000)	5,102,472,014
- Accumulated depreciation	(4,589,469,104)	240,615,082	(4,348,854,022)
Intangible assets	117,681,205,680	(117,672,879,085)	8,326,595
- Cost	118,918,037,476	(118,199,556,440)	718,481,036
- Accumulated amortisation	(1,236,831,796)	526,677,355	(710,154,441)
Investment properties	-	118,292,264,003	118,292,264,003
- Cost	-	119,059,556,440	119,059,556,440
- Accumulated depreciation	-	(767,292,437)	(767,292,437)
Long-term trade receivables	-	13,749,131,859	13,749,131,859
Other long-term receivables	-	89,820,000,000	89,820,000,000
Other long-term assets	47,320,000,000	(47,320,000,000)	-
Long-term accrued expenses	-	1,028,772,959,703	1,028,772,959,703
Other long-term liabilities	1,300,992,633,230	(1,028,772,959,703)	272,219,673,527
Investment and development fund	48,742,334,076	24,371,250,000	73,113,584,076
Financial reserve fund	24,371,250,000	(24,371,250,000)	-


			VND
	Previous year (as previously presented)	Reclassified	Previous year (as reclassified)
CONSOLIDATED CASH FLOW STATEMENT			
Increase in payables	(199,265,787,435)	115,457,115,002	(83,808,672,433)
Other cash inflows from operating activities	132,051,204,522	(132,051,204,522)	-
Other cash outflows from operating activities	(18,161,942,402)	16,594,089,520	(1,567,852,882)

33. EVENTS AFTER THE BALANCE SHEET DATE

There has been no significant event occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.


Pham Quang Trung
Preparer


Ngo Thuy Van
Chief Accountant


Nguyen Van Dat
General Director

