

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK CORPORATION**

A u d i t e d

C o n s o l i d a t e d

F i n a n c i a l S t a t e m e n t s

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 consolidated 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/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.

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 : 0254 3859 248
Fax : 0254 3560 712
E-Mail : info@dic.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 consolidated 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 consolidated 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 consolidated financial statements

The Corporation's Board of General Directors is responsible for the preparation of the consolidated 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 consolidated 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 consolidated financial statements in accordance with the accounting standards, accounting system and current relevant requirements;

- Preparing the consolidated 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, consolidated 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 consolidated 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 consolidated 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 the consolidated financial statements.

Other commitments

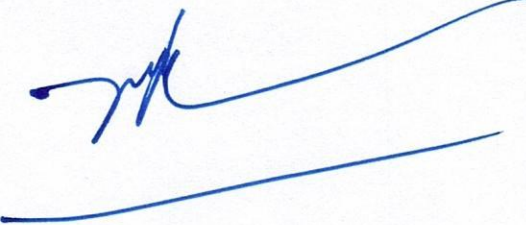
The Board of General Directors confirms that the Corporation did not breach its obligation to disclose information under Circular No. 155/2015/TT-BTC dated 06/10/2015 of The Ministry of Finance on the publication of information on the securities market.

Approval of Consolidated Financial Statements

We, the Corporation's Board of Management of Development Investment Construction Joint Stock Corporation has approved the Consolidated Financial Statements for the period from 01 January 2017 to 31 December 2017 which were presented from page 7 to page 62 attached.


On behalf of Board of General Directors 

On behalf of Board of Management



General Director
Tran Minh Phu
Vung Tau, 30 March 2018





Chairman
Nguyen Thien Tuan



CÔNG TY TNHH KIỂM TOÁN TTP

TTP AUDITTING LIMITED COMPANY

No.: 165 /BCKT/TC

INDEPENDENT AUDITOR'S REPORT

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

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

We have audited the accompanying consolidated financial statements of Development Investment Construction Joint Stock Corporation, which were presented on 30 March 2018, from page 7 to page 62, comprising of the consolidated balance sheet at 31 December 2017, the consolidated income statement, consolidated 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 consolidated financial statements in accordance with Vietnamese accounting Standards for Corporations and System and legal requirements relating to the preparation and fair presentation of these consolidated financial statements, and for such internal control as management determines that is necessary to enable the preparation of consolidated 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 consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and notes in the consolidated financial statements. The audit procedures selected depend on the auditor's judgment, including the risk assessment of material misstatement of the consolidated 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 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 applied 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.

Auditor's opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Development Investment Construction Joint Stock Corporation as at 31 December 2017, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.

Ha Noi, 30 March 2018

TTP AUDITING COMPANY LIMITED

Deputy General Director



Le Phuong Anh

Audit Practicing Certificate

No.: 0739-2018-133-1

Auditor

Hoang Thi Khanh Van

Audit Practicing Certificate

No.: 0371-2018-133-1

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CONSOLIDATED BALANCE SHEET

As at 31 December 2017

Code	ASSETS	Note	Currency: VND	
			Closing balance	Opening balance
100	CURRENT ASSETS		4,809,788,192,964	4,182,170,299,524
110	Cash and cash equivalents	V.1	202,909,697,337	179,462,187,815
111	Cash		124,248,795,716	179,412,187,815
112	Cash equivalents		78,660,901,621	50,000,000
120	Short-term investments	V.2	40,700,000,000	40,000,000,000
121	Trading securities		-	-
122	Provision for devaluation of trading securities (*)		-	-
123	Held to maturity investments		40,700,000,000	40,000,000,000
130	Accounts receivable		976,180,529,270	1,046,747,241,997
131	Trade receivables	V.3	703,252,055,712	713,954,723,549
132	Advances to suppliers	V.4	48,553,930,562	203,501,000,485
133	Intra-company receivables		-	-
134	Receivables due to progression of construction contract plan		-	-
135	Receivables due to short-term loans	V.5	37,455,480,742	30,700,000,000
136	Other short-term receivables	V.6	206,850,522,214	127,775,426,623
137	Provision for doubtful debts(*)		(19,984,558,950)	(29,218,312,490)
139	Shortage of assets awaiting resolution	V.7	53,098,990	34,403,830
140	Inventories	V.8	3,538,192,056,247	2,858,384,052,436
141	Inventories		3,538,192,056,247	2,858,982,948,566
149	Provision for devaluation of inventories (*)		-	(598,896,130)
150	Other current assets		51,805,910,110	57,576,817,276
151	Short-term prepaid expenses	V.9	47,325,563,225	42,423,548,163
152	Value Added Tax (VAT) deductible	V.10	1,319,982,565	5,235,625,903
153	Taxation and others receivables from State budget	V.10	3,160,364,320	9,917,643,210
154	Treasury bond futures		-	-
155	Current sundry assets		-	-

CONSOLIDATED BALANCE SHEET

As at 31 December 2017

(Continued)

Code	ASSETS	Note	Closing balance	Opening balance
				<i>Currency: VND</i>
200	NON-CURRENT ASSETS		1,273,441,750,823	1,693,635,395,548
210	Long-term receivables		291,832,510,655	298,161,671,208
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	34,297,310,808	40,698,803,794
216	Other long-term receivables	V.6	88,860,765,035	88,788,432,602
219	Provision for doubtful long-term debts (*)		-	-
220	Fixed assets		231,535,692,244	258,830,091,427
221	Tangible fixed assets	V.11	214,195,843,408	246,995,411,087
222	Cost		451,261,396,538	483,102,377,189
223	Accumulated depreciation (*)		(237,065,553,130)	(236,106,966,102)
227	Intangible fixed assets	V.12	17,339,848,836	11,834,680,340
228	Cost		18,196,510,097	12,635,194,097
229	Accumulated amortization (*)		(856,661,261)	(800,513,757)
230	Investment properties	V.13	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		67,997,970,133	68,781,763,243
241	Cost of work-in-progress		-	-
242	Cost of construction in progress	V.14	67,997,970,133	68,781,763,243
250	Long-term financial investments	V.2	533,887,083,148	894,838,088,598
251	Investment in subsidiaries		-	-
252	Investment in associates and joint-ventures		245,034,714,319	751,039,867,909
253	Investments into other units		301,202,915,784	150,793,688,973
254	Provision for devaluation of long-term financial investments (*)		(28,350,546,955)	(6,995,468,284)
255	Investment hold till maturity		16,000,000,000	-
260	Other long-term assets		29,975,471,390	51,921,641,163
261	Long-term prepaid expenses	V.9	25,522,991,259	30,940,737,957
262	Deferred income tax assets	V.15	4,452,480,131	20,980,903,206
263	Long-term equipment, materials, spare parts		-	-
268	Long-term sundry assets		-	-
269	Commercial advantage		-	-
270	TOTAL ASSETS		6,083,229,943,787	5,875,805,695,072

CONSOLIDATED BALANCE SHEET

As at 31 December 2017

(Continued)

Code	EQUITY AND LIABILITIES	Note	Currency: VND	
			Closing balance	Opening balance
300	LIABILITIES		3,192,668,780,809	3,077,744,741,352
310	Current liabilities		1,607,679,312,569	1,298,517,198,101
311	Short-term Trade payables	V.16	214,120,906,402	160,109,952,362
312	Advanced short-term payments from customers	V.17	760,253,405,046	513,518,552,032
313	Taxation and others payable to State budget	V.18	42,005,149,154	36,200,143,550
314	Payables to employees		23,146,523,680	21,169,457,524
315	Accrued short-term expenses	V.19	95,597,312,852	95,733,841,989
316	Internal short-term payables		-	-
317	Payables due to progression of construction contract plan		-	-
318	Short-term unearned revenue	V.20	3,374,235,992	5,457,677,373
319	Other short-term payables	V.21	106,920,573,206	162,833,304,178
320	Short-term borrowings and finance lease	V.22	364,231,604,737	306,516,839,111
321	Provision for short-term payables		-	-
322	Bonus and welfare funds	V.23	(1,970,398,500)	(3,022,570,018)
323	Price stability funds		-	-
324	Treasury bond futures		-	-
330	Non-current liabilities		1,584,989,468,240	1,779,227,543,251
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.20	156,950,623,988	309,614,748,860
337	Other long-term payables	V.21	1,092,524,500	1,411,929,462
338	Long-term borrowings and finance lease	V.22	1,395,463,815,466	1,430,867,580,735
339	Convertible bonds		-	-
340	Preferred shares		-	-
341	Deferred income tax liabilities	V.24	29,734,156,302	36,688,060,483
342	Provision for long-term payables	V.25	1,748,347,984	645,223,711
343	Science and technology development funds		-	-
400	EQUITY		2,890,561,162,978	2,798,060,953,720
410	Owners' equity	V.26	2,890,561,162,978	2,798,060,953,720
411	Contributed share capital		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		66,111,261,707	66,111,261,707
413	Bond conversion rights		-	-
414	Owners' other capitals		-	-


CONSOLIDATED BALANCE SHEET

As at 31 December 2017

(Continued)

Code	EQUITY AND LIABILITIES	Note	Closing balance	Opening balance
415	Treasury shares (*)		-	-
417	Foreign Exchange Reserve		-	-
418	Investment and development reserve		169,462,141,790	163,672,057,495
419	Corporate Restructuring Support Fund		-	-
420	Other funds belonging to owners' equity		-	-
421	Retained earnings		200,096,964,669	119,541,816,792
421a	Accumulated retained earnings until previous year-end		3,862,065,986	61,095,839,034
421b	Retained earnings during this financial year		196,234,898,683	58,445,977,758
422	Capital Investment funds		-	-
429	Uncontrolled shareholder interests		72,942,604,812	66,787,627,727
430	Expenditure funds		-	-
431	Expenditure funds		-	-
432	Non-business funds for fixed asset acquisition		-	-
440	TOTAL EQUITY AND LIABILITIES		6,083,229,943,787	5,875,805,695,072

Preparator



Le Thanh Hung

Chief accountant



Nguyen Quang Tin

General Director



Tran Minh Phu

Prepared on 30 March 2018

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

CONSOLIDATED STATEMENT OF INCOME

For the year ended 31 December 2017

Code	ITEMS	Note	Currency: VND	
			This year	Previous year
01	Revenue from sales of goods and rendering of services	VI.1	1,704,138,432,049	1,314,637,475,118
02	Sales returns, trade and other discounts	VI.2	110,427,915,190	162,708,886,794
10	Net revenue from sales of goods and rendering of services	VI.3	1,593,710,516,859	1,151,928,588,324
11	Cost of sales	VI.4	1,201,821,874,243	833,342,523,007
20	Gross profit from sales of goods and rendering of services		391,888,642,616	318,586,065,317
21	Financial incomes	VI.5	90,349,743,460	23,704,306,892
22	Financial expenses	VI.6	28,532,438,453	51,666,905,016
23	- in which: Interest expense		16,997,532,131	15,687,433,198
25	Profit or loss from joint ventures		(62,488,637,454)	(42,970,446,005)
26	Distribution and selling expenses	VI.7	90,652,232,333	74,474,032,977
27	Corporate administrative expenses	VI.8	93,751,545,087	82,419,435,982
30	Net profit from operation		206,813,532,749	90,759,552,229
31	Other incomes		52,900,607,699	6,767,645,282
32	Other expenses		4,370,483,447	5,710,185,630
40	Other profit	VI.9	48,530,124,252	1,057,459,652
50	Total profit before tax		255,343,657,001	91,817,011,881
51	Current corporate income tax expense	VI.10	39,192,766,796	31,547,425,874
52	Deferred corporate income tax expense	VI.11	13,761,014,437	(5,367,588,987)
60	Profit after coporate income tax for the year		202,389,875,768	65,637,174,994
61	Profit aftertax of the parent company		196,234,898,683	58,445,977,758
62	Profit aftertax of the uncontrolled shareholder		6,154,977,085	7,191,197,236
70	Basic earnings per share	VI.12	797	236

Preparator

Chief accountant

General Director


Le Thanh Hung


Nguyen Quang Tin


Tran Minh Phu

Prepared on 30 March 2018

CONSOLIDATED STATEMENT OF CASH FLOW

For the year ended 31 December 2017

(Indirect method)

Code	ITEMS	Note	This year	Previous year
<i>Currency: VND</i>				
Cash flows from operating activities				
01	Profit before Tax		255,343,657,001	91,817,011,881
Adjustments				
02	Depreciation expense of fixed assets and investment properties		19,227,668,529	22,497,102,856
03	Allowance expense		(8,485,232,499)	1,212,705,174
04	Profit, loss from foreign exchange due to revaluation of monetary items		(1,500,193)	21,055,708,232
05	Profit, loss from investment activities		(89,106,683,487)	(17,517,512,626)
06	Interest expense		15,976,314,243	15,687,433,198
07	Other adjustments		(5,095,371,039)	-
08	Profit from operating activities before change in working capital		187,858,852,555	134,752,448,715
09	Increase, decrease of account receivables		113,330,972,123	(293,715,748,755)
10	Increase, decrease of inventories		(513,846,839,370)	(421,839,126,054)
11	Increase, decrease of account payables		156,990,145,007	409,901,403,881
12	Increase, decrease of prepaid expenses		515,731,636	(39,174,568,393)
13	Increase, decrease of trading securities		-	-
14	Paid interest		(186,481,725,834)	(146,577,042,819)
15	Paid corporate income tax		(34,904,611,462)	(6,728,991,201)
16	Other receipts from operating activities		13,732,580,462	-
17	Other payments from operating activities		(171,412,070)	(1,825,886,876)
20	Net cash flows from operating activities		(262,976,306,953)	(365,207,511,502)
Cash flows from investing activities				
21	Payments for acquisition, construction in progress and other long-term assets		(17,885,424,412)	(21,428,470,462)
22	Proceeds from disposals of fixed and other long-term assets		1,023,681,817	487,563,636
23	Proceeds from lending and sales of debt instruments		(16,700,000,000)	(84,962,000,000)
24	Redemption of loans – sales of other debt instruments		-	77,586,834,247
25	Payments for investments in other entities		(139,552,826,811)	(870,498,847)
26	Returns from investments in other entities		374,520,680,000	82,639,524,860
27	Receipts of interest, dividends and profit distributed		88,403,380,544	17,122,176,444
30	Net cash flows from investing activities		289,809,491,138	70,575,129,878
Cash flows from financing activities				
31	Proceeds from share issuance and receipts from owners		81,510,000,000	65,000,000,000
32	Payments for capitals returns and shares buy-back		-	-
33	Proceeds from short-term and long-term borrowings		574,396,602,398	1,128,130,922,854
34	Repayments of loan principle		(545,604,407,154)	(783,584,877,177)
35	Payments to settle finance lease		-	-
36	Payments of profit distributed, dividends to owners		(113,689,370,100)	-
40	Net cash flows from financing activities		(3,387,174,856)	409,546,045,677

CONSOLIDATED STATEMENT OF CASH FLOW

For the year ended 31 December 2017

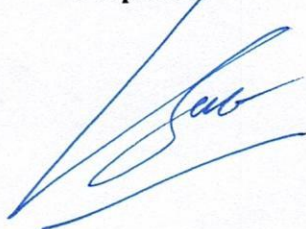
(Indirect method)

(Continued)

Currency: VND

Code	ITEMS	Note	This year	Previous year
50	Net cash flows in the period		23,446,009,329	114,913,664,053
60	Cash and cash equivalent at the beginning of year		179,462,187,815	64,549,207,165
61	Impacts of exchange rate fluctuation		1,500,193	(683,403)
70	Cash and cash equivalent at the end of year	V.1	202,909,697,337	179,462,187,815

Preparator



Le Thanh Hung

Chief accountant



Nguyen Quang Tin

General Director



Tran Minh Phu

Prepared on 30 March 2018

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2017

(These notes are an integral part and must be read with Consolidated 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
DIC No. 2 JSC	Investment in construction, production and trading of materials, real estate business.	50.07

Name	Core business activities	Rate of ownership (%)
Northern DIC 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
DIC 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 Ceramics JSC	Producing and trading ceramic tiles, mining minerals...	40.83
DIC 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 consolidated 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 Consolidated 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 Consolidated Financial Statements.

3. **Basis of preparation the consolidated financial statements**

Consolidated financial statements are prepared and presented based on the basic principles and accounting method: accrual concept, going concern concept, historical cost convention, matching concept, consistency, prudence concept, materiality concept, compensation and comparable. Consolidated financial statements prepared by the Company are not intended to reflect the financial position, financial results and its cash flows in accordance with accounting standards, accounting regulations or the accounting rules and practices generally accepted in countries other than Vietnam.

IV. **APPLIED ACCOUNTING POLICIES**

1. **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.

2. **Financial Investment**

2.1. **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.

2.2. 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 security and calculated by the following formula:

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

3. Receivables

3.1. 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 consolidated 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.

3.2. 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 consolidated 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".

4. Inventories

4.1. 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.

4.2. The method of valuation of inventories

Inventories value is calculated by weighted average method.

4.3. The method of inventory accounting

Inventory is recorded by perpetual method.

4.4. 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.

5. 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:

5.1. 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.

5.2. 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.

6. Recognition and depreciation of fixed assets

6.1. 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	:	04 - 08 years
- Transportation	:	06 - 10 years
- Office and administration equipment	:	03 - 08 years
- Other fixed assets	:	03 - 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.

6.2. 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 with indefinite term are not amortized.

Prepaid land rents for land lease contracts that took effect before 2003 and were issued with a land use right certificate are depreciated for a period of 38 years.

7. Investment properties

7.1. 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.

7.2. 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:

Long-term land use rights:	Not applicable
Land use right:	50 years

8. 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.

9. 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.

10. 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 188,629,312,935
In which:		
Borrowing costs recognized in Income Statement	:	VND 16,997,532,131
Borrowing costs capitalized	:	VND 171,631,780,804

11. 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.

12. 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.

13. 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.

14. **Recognition of owners' equity**

14.1. **Owners' equity**

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

14.2. **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.

14.3. **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'.

14.4. **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.

15. **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.

16. **Revenue recognition**

16.1. **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.

16.2. **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.

16.3. 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.

16.4. 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.

16.5. 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.

16.6. 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.

16.7. 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.

17. 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).

18. 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.

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

19.1. 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.

19.2. 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.

20. Other profit

20.1. Other incomes

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

20.2. Other expenses

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

21. 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 2017.

22. 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.

23. 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.

24. 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.

25. Basis for preparation of Consolidated Financial Statements

Consolidated financial statements are prepared and presented based on the basic principles and accounting method: accrual concept, going concern concept, historical cost convention, matching concept, consistency, prudence concept, materiality concept, compensation and comparable. Consolidated financial statements prepared by the Corporation are not intended to reflect the financial position, financial results and its cash flows in accordance with accounting standards, accounting regulations or the accounting rules and practices generally accepted in countries other than Vietnam.

Consolidated financial statements of the Corporation are prepared on the basis of combination between Financial Statements of Parent company and its subsidiary companies. Companies are identified as a subsidiary companies of the Corporation when they are able to control the financial policies and operating of companies receiving investment to obtain benefits from the activities of those companies.

Accounting policies of subsidiary companies could be adjusted to ensure accounting policies applied at Parent company and subsidiary companies having no significant difference.

All transactions and principal balances among subsidiaries in the same Group are eliminated in preparing the consolidated financial statements.

The value of the Corporation's investment in associates is reflected in the consolidated financial statements in accordance with the equity method. As a result, investments in associates are presented in the consolidated balance sheet as cost, be adjusted for changes in the Corporation's share capital into the

net assets of associates after the date of purchase the investment. Losses at respective associates exceed the Coporation's contributed capital in these companies, are not recognized.

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

1. Cash and cash equivalents	Closing balance VND	Opening balance VND
Cash on hand	4,954,389,491	16,376,157,225
Cash in banks	119,208,083,003	163,003,945,838
Cash in transit	86,323,222	32,084,752
Cash equivalents	78,660,901,621	50,000,000
HCM City Development Joint Stock Commercial Bank	10,084,901,621	-
Joint Stock Commercial Bank for Investment and Development of Vietnam	3,000,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	550,000,000	50,000,000
Asia Commercial Joint Stock Bank	65,026,000,000	-
Total	202,909,697,337	179,462,187,815

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	40,700,000,000	-	40,700,000,000	40,000,000,000	-	40,000,000,000
Vietnam Maritime Commercial JSB ⁽ⁱ⁾	40,000,000,000	-	40,000,000,000	40,000,000,000	-	40,000,000,000
Asia Commercial Joint Stock Bank	700,000,000	-	700,000,000	-	-	-
Bonds	-	-	-	-	-	-
Total	40,700,000,000	-	40,700,000,000	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 associates			245,034,714,319	-	245,034,714,319			751,039,867,909	-	751,039,867,909
Vina Dai Phuoc JSC	-	-	-	-	-	45,080,000	28,00	440,097,428,136	-	440,097,428,136
Southern Development Investment JSC	18,920,000	43.00	92,083,217,607	-	92,083,217,607	18,920,000	43,00	152,039,450,663	-	152,039,450,663
Viet Thien Lam Investment JSC	862,203	22.00	83,465,845,094	-	83,465,845,094	8,622,034	22,00	83,465,845,094	-	83,465,845,094
Brother Ceramics JSC	7,350,000	40.83	1,618,046,920	-	1,618,046,920	7,350,000	40,83	7,848,245,739	-	7,848,245,739
Development Investment Construction Concrete JSC	1,259,994	36.00	28,850,896,591	-	28,850,896,591	1,259,994	36,00	28,288,816,911	-	28,288,816,911
Development Investment Construction Sport Tourist JSC	1,793,856	23.92	17,239,348,045	-	17,239,348,045	1,793,856	24,86	17,292,430,335	-	17,292,430,335
Hoi An DIC JSC	899,100	29.97	15,660,080,897	-	15,660,080,897	899,100	29,97	15,935,135,961	-	15,935,135,961
DIC Real Estate JSC	481,500	42.67	6,117,279,165	-	6,117,279,165	481,500	42,67	6,072,515,070	-	6,072,515,070

b) Long-term financial investments

	Closing balance				Opening balance					
	Quantity	%	Original Cost	Provision	Fair value	Quantity	%	Original Cost	Provision	Fair value
Investment in other entities			301,202,915,784	(28,350,546,955)	272,852,368,829			150,793,688,973	(6,995,468,284)	143,798,220,689
No. 4 DIC 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	3,992,577	14.75	41,104,911,284	-	41,104,911,284	2,683.259	10.09	33,062,084,473	(899,960,377)	32,162,124,096
Vina Dai Phuoc JSC	12,880,000	8.00	128,800,000,000	(7,481,277,466)	121,318,722,534	-	-	-	-	-
Military Commercial Joint Stock Bank	-	-	-	-	-	1,090.909	-	24,000,000,000	-	24,000,000,000
Thanh Binh DIC JSC	143,000	9.02	1,240,000,000	(783,914,553)	456,085,447	143.000	9.02	1,240,000,000	(783,914,553)	456,085,447
Song Da Ha Noi JSC	600,000	15.00	6,000,000,000	-	6,000,000,000	600.000	15.00	6,000,000,000	-	6,000,000,000
Kratie Phu Rieng Rubber JSC	2,000,000	5.00	20,000,000,000	(20,000,000,000)	-	2,000.000	5.00	20,000,000,000	-	20,000,000,000
J&D Dai An Co., Ltd	-	5.00	8,469,000,000	(6,124,754)	8,462,875,246	-	5.00	8,469,000,000	(6,124,754)	8,462,875,246
Taekwang – DIC Co., Ltd	-	10.00	38,025,000,000	-	38,025,000,000	-	10.00	38,025,000,000	-	38,025,000,000
Phu Quoc Urban Development JSC	5,000,000	6.67	50,000,000,000	-	50,000,000,000	-	-	-	-	-
Investment Trust – Code DIC	-	-	-	-	-	1,239.318	6.44	11,733,600,000	(5,239,573,680)	6,494,026,320
Saigon Beer-Alcohol-Beverages Cor.	-	0.01	-	-	-	-	0.01	700,000,000	-	700,000,000
Sabeco Commercial JSC	-	0.01	43,000,000	-	43,000,000	-	0.01	43,000,000	-	43,000,000
Others	-	-	151,500,000	(79,230,182)	72,269,818	-	-	151,500,000	(65,894,920)	85,605,080
	882,397	14.55								
Total			546,237,630,103	(28,350,546,955)	517,887,083,148			901,833,556,882	(6,995,468,284)	894,838,088,598

c) Long-term investments held to maturity

	Closing balance			Opening balance	
	Original Cost	Provision	Fair value	Original Cost	Original Cost
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 VND 10,000. 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	
	VND		VND	
	Original Cost	Provision	Original Cost	Original Cost
Trade receivables from related parties	136,536,841,004	-	347,615,946,067	-
DIC Concrete JSC	89,405,388	-	548,804,532	-
Southern DI JSC	2,341,428,700	-	5,005,192,643	-
DIC Real Estate JSC	299,677,500	-	343,625,021	-
Vina Dai Phuoc JSC	77,485,045	-	193,780,686,855	-
Viet Thien Lam Investment JSC	79,745,598,078	-	79,745,598,078	-
Brother Ceramics JSC	-	-	3,807,100	-
Thanh Binh DIC JSC	-	-	88,758,302	-
No. 4 DIC JSC	52,500,000,000	-	64,269,286,888	-
J&D Dai An Co., Ltd	93,082,175	-	93,082,175	-
A.T.A IC JSC	1,390,164,118	-	3,732,653,048	-
DIC Sport Tourist JSC	-	-	4,451,425	-
Other trade receivables	566,715,214,708	(12,183,752,360)	366,338,777,482	(21,341,602,305)
Construction Project Management Department of BR-VT Province	31,061,301,282	-	26,333,844,214	-
Phuoc An Co., Ltd	60,463,000,000	-	60,463,000,000	-
PhuocThanhConstruction JSC	3,990,985,117	-	3,305,000,000	-
UNA JSC	1,258,914,113	-	1,586,514,113	-
Chan Long Co., Ltd	634,189,672	-	1,563,862,533	-
Vietnam Dairy Products JSC	2,029,530,792	-	-	-
Pacific Petroleum JSC	1,582,480,000	-	-	-
Petroleum Industrial and Civil Construction JSC	1,389,985,264	-	-	-
Blue Sky Education JSC	1,232,205,956	-	-	-
Other customers	463,072,622,512	(12,183,752,360)	273,086,556,622	(21,341,602,305)
Total	703,252,055,712	(12,183,752,360)	713,954,723,549	(21,341,602,305)

b) Long-term trade receivables

	Closing balance		Opening balance	
	VND		VND	
	Original Cost	Provision	Original Cost	Provision
Trade receivables from related parties				
Viet Thien Lam Investment JSC	119,618,397,118	-	119,618,397,118	-

b) Long-term trade receivables	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
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	-	146,720,368,600	-
DIC Real Estate JSC	-	-	3,470,381,534	-
Southern Development Investment JSC	7,335,286,419	-	143,249,987,066	-
Other advances to suppliers	41,218,644,143	(1,127,106,180)	56,780,631,885	(1,127,106,180)
Phuoc An Development Investment Construction JSC	-	-	12,586,641,114	-
Phuoc An Co., Ltd	7,035,975,501	-	3,382,964,777	-
68 Traffic Engineering JSC	10,312,541,774	-	10,312,541,774	-
Viet Industry Technical Trading Services JSC	-	-	6,374,848,000	-
Other suppliers	23,870,126,868	(1,127,106,180)	24,123,636,220	(1,127,106,180)
Total	48,553,930,562	(1,127,106,180)	203,501,000,485	(1,127,106,180)

5. Loan receivable

a) Short-term loan receivable	Closing balance	Opening balance
	VND	VND
DIC Mien Dong Concrete JSC	1,755,480,742	-
Southern Development Investment JSC	35,700,000,000	12,700,000,000
Development Investment Construction Sport Tourist JSC	-	18,000,000,000
Total	37,455,480,742	30,700,000,000

b) Long-term loan receivable	Closing balance	Opening balance
	VND	VND
Brother Ceramics JSC	10,000,000,000	10,000,000,000
DIC Mien Dong Concrete JSC	8,054,507,014	-
Branch of A.T.A Construction Investment JSC - A.T.A Project	16,242,803,794	26,242,803,794

b) Long-term loan receivable	Closing balance VND	Opening balance VND
Management Board A.T.A Construction Investment JSC	-	4,456,000,000
Total	34,297,310,808	40,698,803,794

6. Other receivables

a) Other short-term receivables	Closing balance VND		Opening balance VND	
	Original Cost	Provision	Original Cost	Provision
Advances	23,291,103,036	(6,641,704,220)	32,537,288,221	(6,717,607,815)
Short- term deposits	333,610,000	-	379,510,000	-
Others receivables	183,225,809,178	(31,996,190)	94,858,628,402	(31,996,190)
Related party receivables	9,621,263,009	-	34,549,629,936	-
Bank deposit interest receivables	78,070,753	-	-	-
Compensation advance of Bau Trung project	2,000,000,000	-	28,217,555,600	-
Compensation advance of Long Tan project	40,412,625,600	-	10,075,000,000	-
Compensation advance of North Vung Tau project	13,025,000,000	-	-	-
Others	118,088,849,816	(31,996,190)	22,016,442,866	(31,996,190)
Total	206,850,522,214	(6,673,700,410)	127,775,426,623	(6,749,604,005)

b) Other long-term receivables	Closing balance VND		Opening balance VND	
	Original Cost	Provision	Original Cost	Provision
Long- term deposits	1,542,405,267	-	1,470,072,834	-
Others receivables	87,318,359,768	-	87,318,359,768	-
DIC Trading and Investment JSC	3,000,000,000	-	3,000,000,000	-
A.T.A Construction Investment JSC	84,318,359,768	-	84,318,359,768	-
Total	88,860,765,035	-	88,788,432,602	-

7. Shortage of assets awaiting resolution	Closing balance VND	Opening balance VND
Inventories (Tourist and Trade DIC JSC)	53,098,990	34,403,830
Total	53,098,990	34,403,830

8. Inventory	Closing balance		Opening balance	
	Original Cost	VND Provision	Original Cost	VND Provision
Goods in transit	1,653,302,880	-	-	-
Raw materials	17,925,815,061	-	16,810,381,977	-
Tools and supplies	724,891,423	-	932,126,041	-
Work in progress (*)	3,466,799,872,954	-	2,797,138,619,849	-
Finished goods	14,945,747,515	(598,896,130)	19,566,318,090	(598,896,130)
Real estate finished goods	19,740,307,834	-	16,177,240,961	-
Goods	16,153,134,998	-	8,044,239,389	-
Outward goods on consignment	248,983,582	-	314,022,259	-
Total	3,538,192,056,247	(598,896,130)	2,858,982,948,566	(598,896,130)

(*) In which:	Closing balance	Opening balance
	VND	VND
Infrastructure Project in Chi Linh Center, Vung Tau	127,633,595,584	107,999,630,844
Dai Phuoc eco-tourism urban area project ⁽ⁱ⁾	823,210,933,139	805,899,965,460
51B street urban project, Vung Tau	2,358,537,215	1,774,950,578
B13 apartment project - Vung Tau Gateway	173,276,718,027	72,517,344,131
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
Nam Vinh Yen new urban area project	949,330,409,408	719,129,651,261
Residential project in Ward 4, Hau Giang	105,562,524,830	104,559,675,956
An Son Villa Project, Da Lat City	-	79,139,375,808
Long Tan Tourist Area, Nhon Trach	8,711,187,773	7,170,536,412
Residential project in Hiep Phuoc, Nhon Trach, Dong Nai ⁽ⁱ⁾	121,135,768,091	73,972,489,101
Ba Ria hospital construction contractor	3,374,999,080	3,279,349,747
An Thoi urban project, Phu Quoc, Kien Giang	-	20,368,115,022
Vinh Yen DIC Star Hotel	42,455,949,624	2,426,475,305
Block B of Pullman project	244,142,587,187	14,424,115,029
Cap Saint Jacques complex project	2,894,229,758	-
Others	97,669,585,205	86,779,704,027
Total	3,466,799,872,954	2,797,138,619,849

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

9. Prepaid expenses

a) Short-term prepaid expenses	Closing balance	Opening balance
	VND	VND
Usage tools and supplies	753,065,978	861,177,882
Pending allocation selling expenses	45,824,138,783	40,598,993,463
Short-term office rental expenses	-	204,587,628

a) Short-term prepaid expenses	Closing balance VND	Opening balance VND
Office completing expenses	-	26,234,452
Other pending allocation expenses	748,358,464	732,554,738
Total	47,325,563,225	42,423,548,163
b) Long-term prepaid expenses	Closing balance VND	Opening balance VND
Tools and supplies	11,757,610,597	11,459,178,013
Long-term office rental expenses	3,897,571,140	4,916,302,723
Office completing expenses	-	1,093,102,184
Repair expense periodically	1,934,900,483	6,503,638,119
Goodwill	-	890,317,565
Other pending allocation expenses	7,932,909,039	6,078,199,353
Total	25,522,991,259	30,940,737,957
10. Taxes and other receivables from State Budget	Closing balance VND	Opening balance VND
Deductible VAT	1,319,982,565	5,235,625,903
Taxes and other receivables from State Budget	3,160,364,320	9,917,643,210
Corporate income tax overpaid	2,460,299,583	-
Overpaid taxes to the State	700,064,737	9,917,643,210
Total	4,480,346,885	15,153,269,113

11. Tangible fixed assets	Houses - Buildings	Machineries - Equipments	Transport - instrument	Office equipment	Other fixed assets	Total VND
Cost						
Opening balance	248,577,352,481	171,322,888,203	41,516,372,977	8,959,568,787	12,726,194,741	483,102,377,189
Purchase during the year	93,976,000	1,598,796,190	4,942,565,454	492,721,000	161,736,273	7,289,794,917
Completed construction	1,571,005,698	5,097,805,340	-	-	-	6,668,811,038
Disposal	(273,300,880)	(779,016,469)	(2,053,005,715)	(112,870,212)	(90,500,000)	(3,308,693,276)
Other movements	(22,842,717,760)	(18,881,744,353)	(598,634,545)	-	(167,796,672)	(42,490,893,330)
Closing balance	227,126,315,539	158,358,728,911	43,807,298,171	9,339,419,575	12,629,634,342	451,261,396,538
Accumulated depreciation						
Opening balance	75,614,041,948	122,286,868,130	26,022,551,949	7,560,958,216	4,622,545,859	236,106,966,102
Depreciation for the year	7,403,474,589	6,476,198,870	3,367,689,099	399,765,471	662,791,824	18,309,919,853
Disposal	(273,300,880)	(604,756,947)	(2,000,594,992)	(112,870,212)	(48,783,348)	(3,040,306,379)
Other movements	(4,832,447,196)	(9,281,224,995)	(29,557,583)	-	(167,796,672)	(14,311,026,446)
Closing balance	77,911,768,461	118,877,085,058	27,360,088,473	7,847,853,475	5,068,757,663	237,065,553,130
Net book value						
At the opening balance	172,963,310,533	49,036,020,073	15,493,821,028	1,398,610,571	8,103,648,882	246,995,411,087
At the closing balance	149,214,547,078	39,481,643,853	16,447,209,698	1,491,566,100	7,560,876,679	214,195,843,408

Net book value at the year end of tangible fixed assets that were pledged as loan collaterals: VND 152,861,135,731.
Cost of tangible fixed assets that were fully depreciated at the year end but still in use: VND 100,055,794,377.

12. Intangible fixed assets	Land use rights	Computer software	Other fixed assets	Total VND
Cost				
Opening balance	12,262,142,281	141,321,000	231,730,816	12,635,194,097
Increase during the year	5,561,316,000	-	-	5,561,316,000
Closing balance	17,823,458,281	141,321,000	231,730,816	18,196,510,097
Accumulated depreciation				
Opening balance	568,431,522	141,321,000	90,761,235	800,513,757
Depreciation for the year	44,560,964	-	11,586,540	56,147,504
Closing balance	612,992,486	141,321,000	102,347,775	856,661,261
Net book value				
At the beginning of the year	11,693,710,759	-	140,969,581	11,834,680,340
At the end of the year	17,210,465,795	-	129,383,041	17,339,848,836

Net book value of the intangible fixed asset that were mortgaged the liabilities: VND15,982,683,013.

Cost of tangible fixed assets that were fully depreciated at the year end but still in use: VND265,680,000.

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

Net book value at the year end of investment properties that were pledged as loan collaterals: VND118,213,023,253.

14. Construction in progress expenses	Closing balance VND	Opening balance VND
Repairing Capsaint Jacques Hotel	-	1,193,299,736
Quarry in Gia Kiem, Thong Nhat - Dong Nai	1,173,048,503	1,023,048,503
Inland Clearance Depot	29,404,936,995	29,404,936,995
Ba Sao eco-tourism recreation area project	21,826,681,660	21,503,954,387
Other construction in progress expenses	15,593,302,975	15,611,302,713
Total	67,997,970,133	68,781,763,243
15. Deferred income tax assets	Closing balance VND	Opening balance VND
Unrealized profits from internal trading asset	-	733,214,947
Unrealized profits from capital contribution to associates	4,452,480,131	20,247,688,259
Total	4,452,480,131	20,980,903,206
16. Short-term trade payables	Closing balance VND	Opening balance VND
Xuan Vy Company Limited	2,592,612,614	2,025,885,297
Toan Tam Engineering Co., Ltd	4,333,824,000	6,814,375,000
B and H Company Limited	3,721,478,604	3,716,611,349
Thang Long Elevator Equipment Co., Ltd	-	19,371,000,000
Phuong Linh Construction Co., Ltd	1,662,862,000	7,543,765,000
Moc Dai Home Furnishings JSC	2,076,473,392	2,076,473,392
Viet Industry Technical Trading Services JSC	8,678,346,800	-
Phuoc An Development Investment Construction JSC	4,305,324,794	-
Nam A Investment Joint Stock Company	2,990,867,646	-
Joint venture of Le Huynh - Song La Company	2,690,489,000	-
Ngoc Ha Private Enterprise	183,621,355	2,181,932,770
Dat Loi Construction Co., Ltd	320,560,013	1,990,186,650
Kim Hung Phat Company Limited	1,863,735,720	6,847,981,626
An Dai Phat Commercial Services Limited Company	685,118,711	2,889,056,571
Duc Vinh Furniture Mechanical JSC	3,532,506,150	-
Hung Viet Trading & Service Co., Ltd	2,494,756,677	-
Infrastructure Construction Services JSC	1,048,120,406	-
OSC Technical Services Company Ltd	1,981,863,958	-
Thanh Dat Construction Co., Ltd	1,549,904,942	44,994,849
NT3 One Member Limited Company (Tin Nghia)	-	4,855,914,051
Le Nguyen Commercial Construction JSC	-	2,170,570,000
Nam Thanh Transportation Service Company Limited	-	2,075,452,461
No. 15 Construction Materials Trading JSC	3,136,150,476	3,112,651,476
PJ Vina Company Limited	-	3,961,266,919
Vietnam Dairy Products JSC	16,463,215,939	3,526,161,174
Quang Thanh Private Enterprise	1,235,151,974	-

16. Short-term trade payables	Closing balance VND	Opening balance VND
Thinh Nhat Trading Service Co., Ltd	1,348,309,349	-
Duc Tan Transportation Investment Construction JSC	1,145,461,635	-
Tuan Tan Phat Joint Stock Company	1,175,793,700	-
Ngoc An Company Limited	2,171,999,214	-
Co-operative Youth Building Materials	2,620,280,000	-
Hanoi Steel Materials JSC	1,451,046,372	-
Dai Tan Co., Ltd	2,049,128,750	-
Quy Dan Electromechanical Equipment Co., Ltd	1,179,465,370	-
Other suppliers	56,610,468,180	63,738,930,330
Payable to related party	76,821,968,661	21,166,743,447
Development Investment Construction Concrete JSC	9,179,836,250	324,626,850
DIC Real Estate JSC	10,115,029,158	2,313,913,226
Thanh Binh Development Investment Construction JSC	9,246,430,292	8,821,471,067
No. 4 DIC JSC	48,280,672,961	9,706,732,304
Total	214,120,906,402	160,109,952,362

17. Short-term advances from customers	Closing balance VND	Opening balance VND
Taekwang Vina Industrial JSC	-	11,331,120,000
Song Khue International Joint Stock Company	2,090,283,720	-
Real estate customers	754,143,843,363	496,366,373,973
Other customers	4,019,277,963	5,821,058,059
Total	760,253,405,046	513,518,552,032

18. Tax				
a) Tax and receivables from State Budget	Opening balance VND	Receivables VND	Paid VND	Closing balance VND
Corporate income tax overpaid	-	2,774,559,284	5,234,858,867	2,460,299,583
Overpaid taxes to the State	9,917,643,210	9,547,669,269	330,090,796	700,064,737
Total	9,917,643,210	12,322,228,553	5,564,949,663	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)	6,194,971,190	39,706,256,958	39,143,373,216	6,757,854,932

b) Taxes and other payables to State Budget	Opening balance VND	Payable amount VND	Paid VND	Closing balance VND
Special-consumption tax	3,356,643	25,174,828	26,651,541	1,879,930
Corporate income tax	27,953,089,091	39,192,766,796	34,904,611,462	32,241,244,425
Personal income tax	188,412,790	4,055,779,821	3,588,923,230	655,269,381
Natural resource tax	726,617,679	2,500,312,145	2,517,815,824	709,114,000
Property and lease-hold property taxes	530,953,500	2,747,664,772	3,090,198,387	188,419,885
Excise tax	114,105,006			114,105,006
Other kinds of tax	426,851,197	20,000,000	20,000,000	426,851,197
Fees, charges and sundry payable	61,786,454	2,586,054,533	1,737,430,589	910,410,398
Total	36,200,143,550	90,834,009,853	85,029,004,249	42,005,149,154

The Corporation'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.

19. Short-term accrued expenses	Closing balance VND	Opening balance VND
Bond interest payable	66,406,250,000	66,718,750,000
Load interest payable	18,442,561,836	17,450,750,333
Investment expense of 34ha area - under Taekwang obligation Phu Quoc Vocational Training School, Kien Giang Province	-	1,052,245,085
Phoenix prestressing steel strand phoenix A.T.A Company's technical infrastructure	319,272,727	6,407,155,605
Other expenses	-	326,357,714
	10,429,228,289	1,680,763,636
	2,097,819,616	
Total	95,597,312,852	95,733,841,989

20. Unearned revenue	Closing balance VND	Opening balance VND
a) Short-term unearned revenue		
Revenue from leasing assets received in advance	3,374,235,992	3,374,235,992
Others	-	2,083,441,381
Total	3,374,235,992	5,457,677,373

b) Long-term unearned revenue	Closing balance VND	Opening balance VND
Revenue from leasing assets received in advance	134,688,223,332	138,062,459,324
Deferred income on capital contribution by land use rights	22,262,400,656	171,552,289,536
Total	156,950,623,988	309,614,748,860

21. Other payables

a) Other short- term payables	Closing balance VND	Opening balance VND
Surplus of assets awaiting resolution	29,431,596	32,898,830
Trade union fees	943,639,586	681,220,061
Social, Health, Unemployment insurance	1,136,459,794	1,334,129,575
Payables on privatization	-	34,082,760,007
Short-term collaterals and deposits	3,986,338,160	1,347,265,609
Dividend payables	1,262,019,737	1,170,929,355
Other short- term payables	99,562,684,333	124,184,100,741
Compensation board, projects clearance	53,034,154,726	56,499,293,289
Registration fees and apartment maintenance fees	34,313,329,501	27,332,993,660
DIC Real Estate JSC	-	7,111,697,483
Thanh Binh Investment Development Construction JSC	-	2,459,351,231
Kim Ngan Phat Investment Services JSC	-	5,588,450,000
Other short - term payables	12,215,200,106	25,192,315,078
Total	106,920,573,206	162,833,304,178
b) Other long- term payables	Closing balance VND	Opening balance VND
Long-term collaterals and deposits	1,092,524,500	1,411,929,462
Development Investment Construction Concrete JSC	-	116,274,962
Other long-term collaterals and deposits	1,092,524,500	1,295,654,500
Other long- term payables	-	-
Total	1,092,524,500	1,411,929,462

22. Borrowings

a) Short-term borrowings

	Closing balance VND		During the year VND		Opening balance VND	
	Amount	Repayable amount	Increase	Decrease	Amount	Repayable number
Bank for Investment and Development of Vietnam ⁽ⁱ⁾	147,226,617,484	147,226,617,484	308,235,243,705	254,405,344,127	93,396,717,906	93,396,717,906
Vietnam Bank of Agriculture and Rural Development, Dong Nai Province Branch	-	-	-	81,500,000,000	81,500,000,000	81,500,000,000
Bank for Foreign Trade of Vietnam ⁽ⁱⁱ⁾	10,437,141,145	10,437,141,145	20,576,621,854	20,130,514,965	9,991,034,256	9,991,034,256
Ho Chi Minh City Development Bank ⁽ⁱⁱⁱ⁾	105,972,171,196	105,972,171,196	106,296,171,196	68,265,791,397	67,941,791,397	67,941,791,397
Vietnam Joint Stock Commercial Bank for Industry and Trade ^(iv)	2,106,009,789	2,106,009,789	-	253,500,000	2,359,509,789	2,359,509,789
Lien Viet Post Commercial Joint Stock Bank ^(v)	16,031,590,096	16,031,590,096	16,031,590,096	3,074,729,166	3,074,729,166	3,074,729,166
Vietnam Maritime Commercial Joint Stock Bank, Vung Tau Branch ^(vi)	35,000,000,000	35,000,000,000	35,000,000,000	39,200,000,000	39,200,000,000	39,200,000,000
Orient Commercial Joint Stock Bank, Vung Tau Branch	-	-	46,256,402,000	50,669,395,000	4,412,993,000	4,412,993,000
Asia Commercial JSB, Vung Tau Branch ^(vii)	41,962,494,180	41,962,494,180	41,962,494,180	-	-	-
Saigon Thuong Tin Commercial Joint Stock Bank	-	-	-	153,085,818	153,085,818	153,085,818
Personal Loan ^(viii)	5,495,580,847	5,495,580,847	16,433,803,068	15,425,200,000	4,486,977,779	4,486,977,779
Total	364,231,604,737	364,231,604,737	590,792,326,099	533,077,560,473	306,516,839,111	306,516,839,111

(i) Bank for Investment and Development of Vietnam, Ba Ria-Vung Tau Province Branch

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.

Credit Contract No. 01/2017/600331/HDTD dated 12/08/2016. The loan limit is VND 35,000,000,000. Loan purpose is to supplement working capital. The loan term is from 12/08/2016 to 06/08/2017. Loan balance at 31/12/2017 is: VND 6,970,000,000.

Classification of long term loan Medium Term Credit No 01/2014/600331/HDTH dated 29/12/2014 on short-term loans is VND 1,896,000,000.

Classification of long-term loan Medium Term Credit No 01/2016/600331/HDTH dated 19/02/2016 on short-term loans is VND 132,553,469.

Credit Contract No. 02/2016/600371/HDTD dated 16/3/2016 and amendment of credit agreement No. 01/2017/600371/HDTD.GD dated 10/4/2017. Term of loan: from 16/3/2016 until the end of 30/09/2017, loan limit: VND 30,000,000,000. Loan purpose: Issue under construction contract of Vocational Training School in Phu Quoc Island under construction contract No 09/HDXD/Taekwang-DIC No1 dated 09/01/2016. Loan balance at 31/12/2017: VND 2,133,558,336. Interest rate: 6.5% per year. Secured asset: All right to claim arrears arising from construction contract No. 09/HDXD/Teakwang-DIC No1 dated 09/01/2016.

Credit Contract No. 02/2017/600371/HDTD dated 23/06/2017. The credit term is from 23/06/2017 to 23/02/2018, the loan limit is VND 25,000,000,000. Purpose of loan: Guarantee and supplement working capital to construct underground package (Block A) - Vung Tau Gateway under construction contract No. 10/2017/HD-DIC Corp-BQDT dated 14/04/2017. Loan balance at 31/12/2017 is: VND 24,884,363,805. Interest rate is 6.5% per year. Asset security is the right to claim future construction and installation proceeds arising from the Construction Contract No. 10/2017/HD-DIC Corp-BQDT dated 14/04/2017. The value of the security was VND 53,232,000,000.

Credit Contract No. 03/2017/600371/HDTD dated 23/11/2017. The credit term is from 23/11/2017 to 23/11/2018, the loan limit is VND 40,000,000,000. Loan purpose: Guarantee and supplement working capital for construction. Loan balance at 31/12/2017 is: VND 36,050,839,960. Interest rate is 6% per year. Asset security is the property under the real estate mortgage contract No. 01/2015/600371/HDBS dated 01/06/2015, property mortgage contract No. 01/0017/600371/HDBD dated 27/02/2017, property mortgage contract No. 04/2017/600371/HDBD dated 15/08/2017, real estate mortgage contract No. 06/2017/600371/HDBD dated 08/11/2017. The value of collateral is: VND 38,131,000,000.

Credit limit contract with a limit of VND 12,000,000,000. Credit term is 06 months from the date of withdrawing capital under each credit contract. Loan purpose: Working capital supplement, loan balance at 31/12/2017 is: VND 10,626,386,446. The interest rate for each debenture certificate ranges from 6% to 9%. Asset security are Excavator TCM 850-2, Cone cone 2, Brick press, Stone crusher 250 tons per hour, Automatic equipment production line Terrazo tiles and concrete tiles, Whole property associated with land use rights No. AN849937 and AN 849939 issued by People's Committee of Ba Ria Vung Tau Province on 19/12/2008: Means of Transportation: 01 Ford Flagship Vehicle No. 72A-159.17 issued by BRVT Provincial Police on 09/12/2015, Stone crushers 250T per hour, 110Kw motor, new fixed belt 100% brand new Shanghai-China.

Credit Contract No: 01/2017/600370/HDTD dated 03/03/2017. Loan term: 12 months from 03/03/2017 to 03/03/2018. Supplement working capital guarantee implementation of DIC Phoenix project phase 1 in Chi Linh Center Vung Tau City. Loan limit: VND 18,000,000,000. The floating interest rate specified in each

credit contract is based on the bank interest rate regime in each period, the interest rate in 2017 is 7% per year. Asset security is the right to terminate the construction contract in the future from construction contract No. 43/HD-DIC Corp-BQLDT dated 28/12/2016.

Credit Contract No. 02/2017/600370/HDTD dated 30/06/2017. Loan term: 10 months from 30/06/2017 to 30/04/2018. Purpose of loan: Supplement working capital guarantee for construction works of DIC Phoenix Block C in Chi Linh Center Vung Tau City. Loan limit: VND 12,500,000,000. Interest rate: Floating rate, specified in each credit contract in accordance with the bank interest rate regime in each period, the interest rate in 2017 is 7% per year. Asset security is the right to terminate the construction contract in the future from construction contract No. 09/2017/HD-DIC Corp-BQLDT dated 20/04/2017.

Credit Contract No. 03/2017/600370/HDTD dated 10/07/2017. Loan term: 12 months, from 10/07/2017 to 10/07/2018. Purpose of loan: Additional working capital guarantee for works other than DIC Phoenix Block C and underwriting warranty for DIC Phoenix Block C. Loan limit: VND 10,000,000,000. Interest rate: Floating rate, specified in each credit contract in accordance with the bank interest rate regime in each period, the interest rate in 2017 is 6.5% per year. Asset security is real estate at land No. 239, Map No 37, Lot A4, address No. 05, Road 06, Thang Nhat Ward, Vung Tau City, owned by Construction Investment Development JSC - DIC No. 2. And the assets used to secure loan under the mortgage contract include: YZY400D hydraulic pile press, QTZ5013D tower crane, Toyota 72N-8605, DB B26-800, YZY600H hydraulic pile press, YZY400D hydraulic pile press and counterweight, NTP QTZ6015 tower crane, YZY600H hydraulic press brake.

Classification from long-term loans to short-term loan credit contract No. 02/2016/600370/HDTD loan amount is VND 1,205,000,000.

(ii) Bank for Foreign Trade of Vietnam, Vung Tau Branch

Contracts for loans under the limit No. 2017-DIC/HDHM dated 27/12/2017; Loan limit: 6 billion dong; Loan term: 06 months from the date of withdrawal of each debenture; Loan purpose: Supplementary working capital; Interest rate: 6% to 7% per year.

Collateral: Whole workshop, machinery, equipment, structures of Long Huong Tuynel Brick Factory and the My Xuan 3 clay mining right acting follow the provisions of DIC-2003/HDTC-TUYNEL property mortgage contract signed on 14/07/2003 between Development Investment Construction JS Corporation and the lending bank; Contract No. 01/2011/NHNT.TUYNEL in December 2011 between Development Investment Construction JS Corporation and the lending bank. Time deposit accounts under pledge agreement No. 01/2016-DIC-HDCC dated 08/12/2016, 01/2017-DIC/HDCC dated 17/01/2017 and 02/2017-DIC/HDCC dated 26/12/2016. Total mortgage value: VND 14,488,000,000.

Limit credit contract No. 2016/DIC/HDMH dated 15/12/2016; Loan limit: 6 billion dong; Loan term: 06 months from the date of withdrawal with each Debt certificate; Loan purpose: Working capital supplement; Interest rate: 6% per year; Collateral: Whole workshop, machinery, equipment, structures of Long Huong Tuynel Brick Factory and the My Xuan 3 clay mining right and Term deposit account No. 0085000279717 valued VND 50,000,000 under asset mortgage contract No. 01/2016-DIC/HDCC dated 8/12/2016 with two minutes of asset valuation on 25/11/2016 and 08/12/2016; Total mortgage value: VND 14,929,000,000.

Contract No. 6500H1/21/17/015/VCB dated 18/01/2017 Credit limit is 4.5 billion dong, the interest rate for each withdrawal, the loan term is 09 months from the withdrawal date. The collateral for these loans are land use rights, means of transport, machinery and equipment specified in the loan agreement of total value VND 35,919,838,738.

(iii) Ho Chi Minh City Development Bank, Vung Tau Branch

Classification from long-term loans to current portion: VND 105,972,171,196. 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.

(iv) Short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade, Quang Nam Branch under Credit contract No. 6500J1/NHNT dated 20/03/2009 and contract 6500J6/09018. The loan interest rate calculated on each debt acknowledgment. By the time of 31/12/2017, this short-term principal loan was overdue. The collateral for this loan is house and building materials.

(v) 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. Classification from long-term loans to current portion: VND 16,031,590,096.

(vi) 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.

(vii) Classification from long-term loans to current portion: VND 41,962,494,180 of 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 apartment sale/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. Classification from long-term loans to current portion: VND 41,962,494,180.

(viii) Loans from other organizations and individuals.

Loan Ngo Thi Thanh Chau under capital loan contract dated 01/12/2017. Interest rate is 0.5% per month, loan term is less than 12 months. Borrowing to supplement working capital. Form of loan guarantee is unsecured. Loan balance at 31/12/2017 is VND 1,248,000,000.

Loan Nguyen Thi Tuyet Binh under capital loan contract dated 01/12/2017. Interest rate is 0.5% per month, loan term is less than 12 months. Borrowing to supplement working capital. Form of loan guarantee is unsecured. Loan balance at 31/12/2017 is VND 529,200,000.

Loan from the Environmental Protection Fund of Ba Ria Vung Tau Province under capital loan contract No. 01/2013/HDVV dated 20/06/2013. Credit limit is 2.5 billion dong. Interest rate is 5.4% per year, loan term is 60 months from 06/07/2013. Loan to invest in wastewater treatment system DIC Star-Cap Saint Jacques 4 star hotels, capacity of 120m³/day of DIC Tourism and Trade JSC. The form of loan guarantee is the third party guarantee - Vietnam Development Investment Fund, Ba Ria Vung Tau Branch. Reclassification of long-term loans on short-term loans is VND 148,000,000.

Loan Ha Thi Thuy Van under loan contract dated 21/11/2017 amount of VND 50,000,000, interest rate 7.5% per year, loan term of 3 months from 21/11/2017 to 21/02/2018, purpose of loan: supplement working capital.

Loan Ha Thi Thuy Van under loan contract dated 29/12/2017 amount of VND 350,000,000, interest rate 6.5% per year, loan term of one month from 29/12/2017 to 29/01/2018, purpose of loan: supplement working capital.

Other individuals, interest rates are from 7.5%/year to 8%/year, loan period is 6 months.

b) Long-term borrowings

	Closing balance VND		During the year VND		Opening balance VND	
	Amount	Repayable amount	Increase	Decrease	Amount	Repayable number
Bank for Investment and Development of Vietnam, Vung Tau Branch ⁽ⁱ⁾	4,901,197,070	4,901,197,070	-	3,101,000,000	8,002,197,070	8,002,197,070
Bank for Foreign Trade of Vietnam, Quang Nam Branch ⁽ⁱⁱ⁾	1,988,000,000	1,988,000,000	480,000,000	1,351,000,000	2,859,000,000	2,859,000,000
Asia Commercial Joint Stock Bank, HCM Branch ⁽ⁱⁱⁱ⁾	144,537,479,952	144,537,479,952	43,249,987,066	41,962,494,180	143,249,987,066	143,249,987,066
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
Ho Chi Minh City Development Bank, Vung Tau Branch ^(v)	211,985,490,631	211,985,490,631	87,686,014,810	123,509,508,197	247,808,984,018	247,808,984,018

b) Long-term borrowings

	Closing balance VND		During the year VND		Opening balance VND	
	Amount	Repayable amount	Increase	Decrease	Amount	Repayable number
Other individual loans	-	-	-	148,000,000	148,000,000	148,000,000
Total	399,877,203,464	399,877,203,464	147,917,478,476	186,530,980,473	438,490,705,461	438,490,705,461

(i) Bank for Investment and Development of Vietnam, Ba Ria - Vung Tau Branch

Medium-term credit contract No. 01/2014/600331/HDTH dated 29/12/2014. Loan interest rate is 11% per year, loan term is 60 months, from the first withdrawal date is 06/02/2015. Borrowing to renovate and upgrade technical facilities, replace equipment and supplies for Vung Tau Hotel. The form of loan guarantee is mortgage. Total value of collateral: 79 billion dong. Loan balance at 31/12/2017 is VND 2,608,147,070.

Credit Contract No. 02/2016/600370/HDTD. Term of loan: 54 months, from 19/07/2016 to 19/01/2021. Loan purpose: payment for ZYJ860 hydraulic pile press. Loan amount: VND 5,200,000,000. Interest rate: 7.5% per year at the time of first withdrawal, then adjusted every 6 months. Collateral: ZYJ860 Hydraulic Piling Press. Loan balance at 31/12/2017 is VND 2,293,050,000.

(ii) Long-term loan from Bank for Foreign Trade of Vietnam, Quang Nam Branch under Credit Contract No. 6500J1/21/17/017 dated 18/01/2017, the interest rate is from the date of receiving the first loan and the term of the loan is 60 months. Assets under the Mortgage Agreement No. 21/17/023/VCB/ are means transportation and machinery. Loan balance at 31/12/2017 is: VND 1,988,000,000.

(iii) 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; all rights, benefits of Dic-Corp under long term apartment sale/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. Classification from long-term loans to current portion: VND 41,962,494,180.

(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) 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.

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: (a) Capital restructure of the Corporation for Nam Vinh Yen new urban area project and Dai Phuoc eco-tourism urban area project; (b) 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.

23. Bonus and welfare fund	Closing balance VND	Opening balance VND
Bonus fund	(555,262,392)	(1,096,926,221)
Welfare fund	(1,415,136,108)	(1,925,643,797)
Total	(1,970,398,500)	(3,022,570,018)
24. Deferred tax liabilities	Closing balance VND	Opening balance VND
Reversal provision of subsidiaries and associates	13,863,831,087	20,817,735,268
Foreign exchange differences arising from revaluation of monetary items denominated in foreign currencies	15,870,325,215	15,870,325,215
Total	29,734,156,302	36,688,060,483
25. Long-term provisions payable	Closing balance VND	Opening balance VND
Product warranty provisions	748,347,984	645,223,711
DIC Building Material JSC	748,347,984	645,223,711
Construction work warranty provisions	1,000,000,000	-
Total	1,748,347,984	645,223,711

26. Owners' equity

a) Changes in owners' equity

Item	Owners' equity	Capital surplus	Development Investment Fund	Undistributed profit after tax	Uncontrolled shareholder interests	Total VND
Previous year opening balance	2,145,337,930,000	237,736,521,707	161,961,502,413	66,073,619,772	45,226,873,372	2,656,336,447,264
Issuing bonus shares	171,610,260,000	(171,610,260,000)	-	-	-	-
Issuing individual stocks	65,000,000,000	-	-	-	-	-
Profit for previous year	-	-	-	58,445,977,758	7,191,197,236	65,637,174,994
Funding	-	-	476,211,891	(5,576,211,891)	-	(5,100,000,000)
Dividend by shares	-	-	-	-	-	-
Other movements	-	(15,000,000)	1,234,343,191	598,431,153	14,369,557,119	16,187,331,462
Previous year closing balance	2,381,948,190,000	66,111,261,707	163,672,057,495	119,541,816,792	66,787,627,727	2,798,060,953,720
This year opening balance	2,381,948,190,000	66,111,261,707	163,672,057,495	119,541,816,792	66,787,627,727	2,798,060,953,720
Profit for this year	-	-	-	196,234,898,683	6,154,977,085	202,389,875,768
Funding	-	-	5,790,084,295	(12,114,965,772)	-	(6,324,881,477)
Dividend by shares	-	-	-	(107,187,668,550)	-	(107,187,668,550)
Other movements	-	-	-	3,622,883,516	-	3,622,883,516
This year closing balance	2,381,948,190,000	66,111,261,707	169,462,141,790	200,096,964,669	72,942,604,812	2,890,561,162,978

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
Capital contributed by organizations	898,828,300,000	37.74	-	-
Capital contributed by other shareholders	1,483,119,890,000	62.26	1,199,345,580,000	50.35
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 sold 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 (Stock code DIG)**

	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	:	20,000,000shares

issuance		
The value of registration issued	:	VND 200,000,000,000
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

By changing the investment plan of An Thoi Urban Area, on 03/08/2017, the Board of Directors approved Resolution No. 83/NQ-HDQT DIC Corp, adjusting the purpose of using the second capital, accordingly, 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 to 31/12/2017

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	-

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
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Total		VND 64,985,000,000
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f.2. Using capital to issue shares in 2016 that be used to 31/12/2017

Invest in Long Tan ecotourism project, Nhon Trach, Dong Nai	:	VND 12,312,124,000
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27. 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 sales of goods	306,223,880,382	316,711,728,581
Revenues from sales of semi-finished products	83,644,183,854	145,705,823,464
Revenues from rendering of services	58,151,699,844	60,632,103,723
Revenues from construction contracts	111,626,927,293	183,181,434,858
Revenues from real estate	1,144,491,740,676	608,406,384,492
Total	1,704,138,432,049	1,314,637,475,118
2. Revenue deductions	This year VND	Previous year VND
Trade discount	1,355,844,223	-
Sales returns	109,072,070,967	162,708,886,794
Total	110,427,915,190	162,708,886,794
3. Net revenue from sales of goods and rendering of services	This year VND	Previous year VND
Net revenue from sales of goods	306,223,880,382	316,711,728,581
Net revenue from rendering of services	83,628,033,854	145,705,823,464
Net revenue from construction contracts	58,151,699,844	60,632,103,723
Net revenue from construction contracts	110,271,083,070	183,181,434,858
Net revenue from sales of real estate	1,035,435,819,709	445,697,497,698
Total	1,593,710,516,859	1,151,928,588,324
4. Cost of goods sold	This year VND	Previous year VND
Cost of goods sold	284,439,290,475	292,158,109,491
Cost of semi-finished products sold	75,378,489,842	118,993,015,249
Cost of services rendered	6,629,138,033	13,808,485,581
Cost of construction contracts	73,371,848,304	145,449,621,367
Cost of real estate business	762,003,107,589	262,784,641,319
Provision for decline in inventories	-	148,650,000
Total	1,201,821,874,243	833,342,523,007

5. Income from financial activities	This year VND	Previous year VND
Interest income from bank deposits, loans	17,891,509,388	10,985,639,359
Sale off financial investments	69,723,321,466	4,216,000,000
Proceeds from dividends and distributed profit	2,416,835,500	6,136,537,085
Exchange rate difference	318,024,680	2,364,453,443
Income from discount rate	27,256	1,677,005
Other income from financial activities	25,170	-
Total	90,349,743,460	23,704,306,892
6. Financial incomes	This year VND	Previous year VND
Deposit interest and lending interest	16,997,532,131	15,687,433,198
Cash discount allowed and interest on hire purchases	99,155,303	27,324,528
Losses from disposal of financial investments	12,598,303,924	4,224,168,113
Realized foreign exchange losses	37,391	896,453
Unrealized foreign exchange losses	-	23,419,265,222
Provision for devaluation of investments	(1,313,318,418)	8,091,297,389
Others	150,728,122	216,520,113
Total	28,532,438,453	51,666,905,016
7. Selling expenses	This year VND	Previous year VND
Sales staff expenses	29,202,591,039	26,678,926,874
Tools and equipment expenses	9,058,952,432	10,008,972,813
Depreciation expenses	5,623,544,104	5,328,993,557
Material expenses	1,400,664,182	1,092,503,986
Brokerage expenses	25,646,586,234	7,015,924,657
Marketing, advertising expenses	603,847,752	621,153,818
Repairing expenses	706,709,463	-
Electricity and water expenses	4,460,749,845	4,536,055,454
Transportation expenses	2,632,525,948	6,724,631,941
Other expenses	11,316,061,334	12,466,869,877
Total	90,652,232,333	74,474,032,977
8. General administration expenses	This year VND	Previous year VND
Management staff expenses	45,475,738,221	40,555,349,826
Meeting and reception expenses	3,342,512,340	4,125,204,548
Provision for bad receivables	-	1,036,967,735

8. General administration expenses	This year VND	Previous year VND
Fuel expenses	1,394,979,237	860,271,629
Tools and equipment expenses	898,395,424	751,030,157
Depreciation expenses	3,499,951,600	2,963,153,789
Land renting expenses	269,695,100	-
Provision for doubtful receivables	1,008,880,933	-
Outsourced expenses	1,069,901,467	1,600,552,493
Other expenses	36,791,490,765	30,526,905,805
Total	93,751,545,087	82,419,435,982
9. Other profit	This year VND	Previous year VND
Other incomes	52,900,607,699	6,767,645,282
Discount, promotion	2,596,613,745	2,925,099,212
Payables written off	152,462,161	-
Receipt of penalty for breach of contract	3,112,894,977	1,734,099,480
Gain on disposal of fixed assets, tools	783,433,932	393,939,044
Receipt of interest penalty for late payment	923,683,227	616,337,002
Receipt of payment on behalf	625,525,238	-
Difference due to assessment of capital contributed assets	29,634,531,796	-
Adjustment prepaid revenue of associated companies	13,377,562,624	-
Other incomes	1,693,899,999	1,098,170,544
Other expenses	4,370,483,447	5,710,185,630
Net book value of fixed assets disposed	25,724,023	3,790,332,903
Penalty for administrative violation	1,517,822,708	45,000,000
Penalty for liquidation of contracts	1,046,972,545	-
Pay on behalf	604,938,874	-
Other expenses	1,175,025,297	1,874,852,727
Other profit	48,530,124,252	1,057,459,652
10. Current corporate income tax expense	This year VND	Previous year VND
Profit before tax	255,343,657,001	91,817,011,881
Items added in (less out)	92,786,115,251	69,047,664,805
Profit (loss) from subsidiaries	13,776,414,860	16,398,419,556
Reversal of allowance from subsidiaries, associates	(8,351,404,091)	(3,061,074,396)
Profit (loss) in Joint Venture, associates	62,488,637,454	42,970,446,005
Unrealized gain on sale of property	(458,259,344)	(458,259,342)
Non-deducted expenses	25,360,547,846	3,208,458,667

10. Current corporate income tax expense	This year VND	Previous year VND
Vina Dai Phuoc loss exchange rate difference	13,706,551,071	23,419,265,222
Penalties	25,779,609	102,056,353
Remuneration of the Board of Directors, Inspection Committee	247,000,000	246,000,000
Provision for bad receivables	1,024,688,314	49,902,917
Transfer losses from the following years	6,082,665,178	-
Transfer losses from previous years	(3,558,553,087)	(5,326,920,720)
Reversal of provision for doubtful debts	(9,223,129,348)	-
Exchange rate difference	-	(2,364,092,372)
Dividend	(8,334,823,211)	(6,136,537,085)
Total taxable profit	348,129,772,252	160,864,676,686
Current corporate income tax expense	39,192,766,796	31,547,425,874
Deferred corporate income tax expenses	13,761,014,437	(5,459,240,856)
Corporate income tax expense	52,953,781,233	37,006,666,730
11. Deferred corporate income tax expense	This year VND	Previous year VND
Deferred corporate income tax has been recognized	13,761,014,437	(5,367,588,987)
Total	13,761,014,437	(5,367,588,987)
12. Basic earning per share(DIG)	This year VND	Previous year VND
Profit after tax of the Parent company	196,234,898,683	58,445,977,758
Adjustment to taxable profit	(6,324,881,477)	(5,100,000,000)
Profit distributed to shareholders	189,910,017,206	53,345,977,758
Weighted average number of shares traded during the year	238,194,819	223,665,594
Basic earning per share	797	236
13. Operating costs by elements	This year VND	Previous year VND
Purchases of raw materials	977,645,352,921	288,135,812,771
Salary and wages	155,574,593,674	181,042,366,981
Fixed assets depreciation expense	20,893,792,299	23,768,823,401
Cost of services outsourced	134,244,498,008	797,517,537,028
Others	729,729,157,626	103,062,076,357
Total	2,018,087,394,528	1,393,526,616,538

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, 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	Services	Construction	Real estate	Total VND
Segment revenue	389,851,914,236	58,151,699,844	110,271,083,070	1,035,435,819,709	1,593,710,516,859
Segment expense	(359,817,780,317)	(6,629,138,033)	(73,371,848,304)	(762,003,107,589)	(1,201,821,874,243)
Segment income statement	30,034,133,919	51,522,561,811	36,899,234,766	273,432,712,120	391,888,642,616
Financial income					90,349,743,460
Financial expense					(28,532,438,453)
Profit or loss in joint ventures, associates					(62,488,637,454)

For this year	Trade	Services	Construction	Real estate	Total VND
Selling expenses					(90,652,232,333)
General administration expenses					(93,751,545,087)
Other incomes					52,900,607,699
Other expenses					(4,370,483,447)
Current corporate income tax					(39,192,766,796)
Deferred corporate income tax					(13,761,014,437)
Profit after tax					202,389,875,768

For previous year	Trade	Services	Construction	Real estate	Total VND
Segment revenue	462,417,552,045	183,181,434,858	60,632,103,723	445,697,497,698	1,151,928,588,324
Segment expense	(411,299,774,740)	(145,449,621,367)	(13,808,485,581)	(262,784,641,319)	(833,342,523,007)
Segment income statement	51,117,777,305	37,731,813,491	46,823,618,142	182,912,856,379	318,586,065,317

Financial income					23,704,306,892
Financial expense					(51,666,905,016)
Profit or loss in joint ventures, associates					(42,970,446,005)
Selling expenses					(74,474,032,977)
General administration expenses					(82,419,435,982)
Other incomes					6,767,645,282
Other expenses					(5,710,185,630)
Current corporate income tax					(31,547,425,874)
Deferred corporate income tax					5,367,588,987
Profit after tax					65,637,174,994

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 consolidated 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 consolidated 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
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Short-term selling goods and services receivables

Transaction/Related parties	Relationship	Transaction value for this year VND	Amount at closing balance receivable/(payable) VND
DIC Real Estate JSC	Associate	396,192,500	299,677,500
Vina Dai Phuoc JSC	Associate	388,529,027	77,485,045
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
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			
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
Other short-term receivables			
DIC Real Estate JSC	Associate	14,951,324	-
Southern Development Investment JSC	Associate	657,258,861	469,344,944
Brother Ceramics JSC	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 Sport Tourist JSC	Associate	2,500,000,000	-
Southern Development Investment JSC	Associate	29,000,000,000	35,700,000,000
Thien Tan Development Investment JSC	Shareholder	4,000,000,000	-
Receivable on long-term loans		-	42,722,316,958
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
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

Transaction/Related parties	Relationship	Transaction value for this year VND	Amount at closing balance receivable/(payable) VND
Purchasing services short-term payables			
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

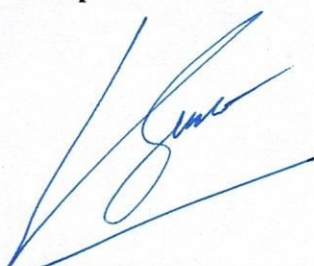
During the period, the Corporation paid income to members of the Board of Management and Board of General Directors of the Corporation, details are as follows:

Transaction	This year VND	Previous year VND
Wages and bonus	4,667,184,594	4,501,644,516

5. Comparative figures

Comparative figures were taken from the set of consolidated financial statements for the financial year ended 31 December 2016, which were audited by TTP Auditing Company.

Preparator



Le Thanh Hung

Chief accountant



Nguyen Quang Tin

General Director



Tran Minh Phu

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