

Development Investment Construction Joint Stock Company

Separate financial statements

For the year ended 31 December 2019

Development Investment Construction Joint Stock Company

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Development Investment Construction Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Development Investment Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate (BRC) No. 3500101107 issued by the Department of Planning and Investment ("DPI") of Ba Ria - Vung Tau Province on 13 March 2008, and as amended:

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange pursuant to Decision No. 94/QD-SGDHCM on 12 August 2009.

The current principal activities of the Company are to invest and develop new urban areas and industrial zones; to invest, develop and trade real estate and technical infrastructure of urban areas, transportation construction, and irrigation projects; to consult investments, manage projects; trade construction materials; and to provide traveling services and monitor construction and technical infrastructure projects.

The Company's registered head office is located at 265 Le Hong Phong Street, Vung Tau City, Ba Ria - Vung Tau Province, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Thien Tuan	Chairman	
Mr Nguyen Hung Cuong	Deputy Chairman	
Mr Tran Minh Phu	Deputy Chairman	appointed on 15 July 2019
Mr Nguyen Quang Tin	Member	
Mr Hoang Van Tang	Member	
Mr Dinh Quang Hoan	Member	
Ms Phan Thi Mai Huong	Member	

INTERNAL AUDIT

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

Mr Dinh Quang Hoan	Head
Mr Nguyen Hung Cuong	Member
Ms Le Thu Trang	Member

MANAGEMENT

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

Mr Hoang Van Tang	General Director	appointed on 15 July 2019
	Deputy General Director	resigned on 15 July 2019
Mr Tran Minh Phu	General Director	resigned on 15 July 2019
Mr Bui Van Su	Deputy General Director	
Mr Pham Van Thanh	Deputy General Director	resigned on 4 March 2020
Ms Nguyen Thi Thanh Huyen	Deputy General Director	
Mr Nguyen Van Tung	Deputy General Director	

Development Investment Construction Joint Stock Company

GENERAL INFORMATION (continued)

INVESTMENT COUNCIL

Members of the Investment council during the year and on the date of this report are:

Mr Nguyen Thien Tuan	Head
Mr Nguyen Hung Cuong	Member
Mr Hoang Van Tang	Member
Mr Dinh Quang Hoan	Member
Mr Vu Huu Dien	Member

SUBMISSION OF HUMAN RESOURCES AND WAGES

Members of the Submission of Human Resources and Wages during the year and on the date of this report are:

Ms Phan Thi Mai Huong	Head
Mr Nguyen Quang Tin	Member
Mr Hoang Duy Thinh	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and on the date of this report is Mr Nguyen Thien Tuan.

Mr Hoang Van Tang, General Director of the Company, is authorized by Mr Nguyen Thien Tuan, Chairman, to sign the accompany separate financial statements for the year ended 31 December 2019 with the Letter of Authorization No. 15^A/UQ-DIC Corp on 15 July 2019.

AUDITORS

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

Reference: 61208332/21163878

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Development Investment Construction Joint Stock Company

We have audited the accompanying separate financial statements of Development Investment Construction Joint Stock Company ("the Company"), as prepared on 30 March 2020 and as set out on pages 6 to 40 which comprise the separate balance sheet as at 31 December 2019, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2019, and of the results of its separate operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the separate financial statements.

Ernst & Young Vietnam Limited



Tran Nam Dung
Deputy General Director
Audit Practicing Registration Certificate
No. 3021-2019-004-1



Duong Thi Nu
Auditor
Audit Practicing Registration Certificate
No. 3796-2016-004-1

Ho Chi Minh City, Vietnam

30 March 2020

SEPARATE BALANCE SHEET
as at 31 December 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		6,671,089,063,174	5,161,394,504,270
110	I. Cash and cash equivalents	4	575,237,634,714	716,666,189,148
111	1. Cash		456,733,114,229	381,541,991,600
112	2. Cash equivalents		118,504,520,485	335,124,197,548
120	II. Short-term investment		225,000,000,000	-
123	1. Held-to-maturity investments	5	225,000,000,000	-
130	III. Current accounts receivable		1,797,944,170,779	1,513,557,665,027
131	1. Short-term trade receivables	6	876,808,757,574	975,234,300,554
132	2. Short-term advances to suppliers	7	241,883,997,223	274,067,244,039
135	3. Short-term loan receivables	8	65,042,000,352	23,323,000,000
136	4. Other short-term receivables	9	620,733,372,534	247,457,077,338
137	5. Provision for doubtful short-term receivables		(6,523,956,904)	(6,523,956,904)
140	IV. Inventory	10	3,927,975,889,773	2,871,355,783,149
141	1. Inventories		3,927,975,889,773	2,871,355,783,149
150	V. Other current assets		144,931,367,908	59,814,866,946
151	1. Short-term prepaid expenses	11	127,684,201,166	57,203,847,559
152	2. Value-added tax deductible		472,451,616	-
153	3. Tax and other receivables from the State	18	16,774,715,126	2,611,019,387

SEPARATE BALANCE SHEET (continued)
as at 31 December 2019

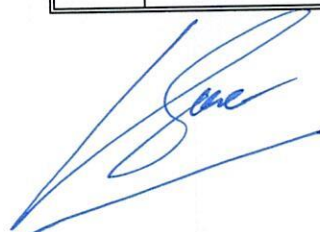
VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		1,144,342,096,388	1,249,882,807,796
210	I. Long-term receivables		142,999,999,999	167,076,385,905
211	1. Long-term trade receivables	6	8,318,000,000	8,318,000,000
215	2. Long-term loan receivables	8	60,000,000,000	75,758,385,906
216	3. Other long-term receivables	9	82,999,999,999	82,999,999,999
219	4. Provision for doubtful long-term receivables	6	(8,318,000,000)	-
220	II. Fixed assets		43,772,824,776	36,540,319,470
221	1. Tangible fixed assets	13	43,345,769,968	36,096,839,482
222	Cost		79,449,900,894	69,470,825,856
223	Accumulated depreciation		(36,104,130,926)	(33,373,986,374)
227	2. Intangible fixed assets		427,054,808	443,479,988
228	Cost		624,157,000	624,157,000
229	Accumulated amortization		(197,102,192)	(180,677,012)
230	III. Investment properties	14	155,826,457,411	160,288,894,055
231	1. Cost		189,189,510,678	189,875,012,128
232	2. Accumulated amortization		(33,363,053,267)	(29,586,118,073)
240	IV. Long-term asset in progress		1,173,048,503	1,173,048,503
242	1. Construction in progress		1,173,048,503	1,173,048,503
250	V. Long-term investments	15	799,547,575,895	884,804,159,863
251	1. Investments in subsidiaries		401,381,128,865	505,877,178,865
252	2. Investments in associates		360,249,748,500	324,739,077,152
253	3. Investments in other entities		117,988,909,000	246,418,909,000
254	4. Provision for long-term investments		(107,262,210,470)	(204,421,005,154)
255	5. Held-to-maturity investments		27,190,000,000	12,190,000,000
260	VI. Other long-term asset		1,022,189,804	-
261	1. Long-term prepaid expenses	11	1,022,189,804	-
270	TOTAL ASSETS		7,815,431,159,562	6,411,277,312,066

SEPARATE BALANCE SHEET (continued)
as at 31 December 2019

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		3,719,360,010,995	3,213,846,102,751
310	I. Current liabilities		2,844,375,933,339	2,665,312,132,294
311	1. Short-term trade payables	16	237,922,307,430	212,189,193,140
312	2. Short-term advances from customers	17	1,719,220,526,171	990,057,573,638
313	3. Statutory obligations	18	117,381,049,085	78,124,014,842
314	4. Payables to employees		10,191,437,157	13,929,430,012
315	5. Short-term accrued expenses	19	11,196,602,817	67,998,387,904
318	6. Short-term unearned revenues		3,374,235,992	3,418,599,628
319	7. Other short-term payables	20	360,415,626,457	224,105,449,963
320	8. Short-term loans	21	372,079,170,058	1,073,500,283,113
322	9. Bonus and welfare fund		12,594,978,172	1,989,200,054
330	II. Non-current liabilities		874,984,077,656	548,533,970,457
336	1. Long-term unearned revenues		127,939,751,348	131,313,987,340
337	2. Other long-term payables	20	19,600,000,000	-
338	3. Long-term loans	21	727,444,326,308	417,219,983,117
400	D. OWNERS' EQUITY		4,096,071,148,567	3,197,431,209,315
410	I. Capital	22	4,096,071,148,567	3,197,431,209,315
411	1. Share capital		3,149,436,010,000	2,524,847,830,000
411a	- Shares with voting rights		3,149,436,010,000	2,524,847,830,000
412	2. Share premium		208,157,989,707	66,111,261,707
418	3. Investment and development fund		189,048,239,781	172,217,135,115
421	4. Undistributed earnings		549,428,909,079	434,254,982,493
421a	- Undistributed earnings up to the end of prior years		73,901,855,061	153,736,571,386
421b	- Net profit of current year		475,527,054,018	280,518,411,107
440	TOTAL LIABILITIES AND OWNERS' EQUITY		7,815,431,159,562	6,411,277,312,066



Le Thanh Hung
Preparer



Nguyen Quang Tin
Chief Accountant



Hoàng Văn Tàng
General Director

30 March 2020

SEPARATE INCOME STATEMENT
for the year ended 31 December 2019

VND

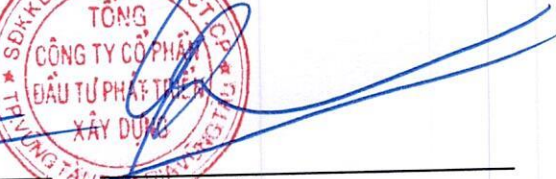
Code	ITEMS	Notes	Current year	Previous year
01	1. Revenues from sale of goods and rendering of services	23.1	1,574,067,823,475	2,098,637,373,286
02	2. Deductions	23.1	(22,456,444,350)	(113,026,778,037)
10	3. Net revenues from sale of goods and rendering of services	23.1	1,551,611,379,125	1,985,610,595,249
11	4. Cost of goods sold and services rendered	24	(991,122,016,814)	(1,489,576,456,752)
20	5. Gross profits from sale of goods and rendering of services		560,489,362,311	496,034,138,497
21	6. Finance income	23.2	165,504,632,690	157,299,222,905
22	7. Finance expenses	25	55,887,244,321	(120,840,532,883)
23	<i>In which: Interest expenses</i>		(23,564,793,465)	(11,888,865,533)
25	8. Selling expenses	26	(52,271,249,035)	(57,547,658,002)
26	9. General and administrative expenses	26	(109,998,967,395)	(109,230,534,140)
30	10. Operating profit		619,611,022,892	365,714,636,377
31	11. Other income	27	10,532,412,441	6,451,527,400
32	12. Other expenses	27	(29,091,488,046)	(13,175,096,642)
40	13. Other loss	27	(18,559,075,605)	(6,723,569,242)
50	14. Accounting profit before tax		601,051,947,287	358,991,067,135
51	15. Current corporate income tax expense	29.1	(125,524,893,269)	(86,142,430,173)
52	16. Deferred tax income		-	7,669,774,145
60	17. Net profit after tax		475,527,054,018	280,518,411,107



Le Thanh Hung
Preparer



Nguyen Quang Tin
Chief Accountant



Hoang Van Tang
General Director



30 March 2020

SEPARATE CASH FLOW STATEMENT
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		601,051,947,287	358,991,067,135
	<i>Adjustments for:</i>			
02	Depreciation and amortization		8,826,870,069	7,667,120,045
03	(Reversal of provisions) provision		(2,668,631,517)	67,597,928,441
05	Profits from investing activities		(238,607,489,543)	(157,298,643,111)
06	Interest expenses	25	23,564,793,465	11,888,865,533
08	Operating profit before changes in working capital		392,167,489,761	288,846,338,043
09	Increase in receivables		(252,440,670,259)	(514,686,290,926)
10	(Increase) decrease in inventories		(1,055,934,605,174)	514,144,133,623
11	Increase in payables		1,039,737,776,253	472,874,485,681
12	Increase in prepaid expenses		(71,502,543,411)	(7,060,444,594)
14	Interest paid		(169,008,121,197)	(182,731,740,757)
15	Corporate income tax paid	18	(98,012,920,928)	(53,716,057,711)
17	Other cash outflows for operating activities		(6,225,326,548)	(3,313,386,700)
20	Net cash flows (used in) from operating activities		(221,218,921,503)	514,357,036,659
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(12,282,440,181)	(13,324,403,181)
23	Loans to other entities		(303,750,768,652)	(347,623,000,000)
24	Collections from borrowers		32,043,053,256	325,747,803,794
25	Payments for investments in other entities		(82,200,000,000)	(118,499,348,652)
26	Proceeds from sale of investments in other entities		353,422,296,103	231,760,326,298
27	Interest and dividends received		45,014,657,777	60,927,296,625
30	Net cash flows from investing activities		32,246,798,303	138,988,674,884
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares	22.1	616,683,338,000	-
33	Drawdown of borrowings	21	1,209,496,660,447	441,100,401,377
34	Repayment of borrowings	21	(1,601,897,081,581)	(565,783,158,797)
36	Dividend paid	22.2	(176,739,348,100)	-
40	Net cash flows from (used in) financing activities		47,543,568,766	(124,682,757,420)

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 31 December 2019

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net (decrease) increase in cash		(141,428,554,434)	528,662,954,123
60	Cash and cash equivalents at beginning of year		716,666,189,148	188,003,235,025
70	Cash and cash equivalents at end of year	4	575,237,634,714	716,666,189,148



Le Thanh Hung
Preparer



Nguyen Quang Tin
Chief Accountant




Hoang Van Tang
General Director

30 March 2020

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at 31 December 2019 and for the year then ended

1. CORPORATE INFORMATION

Development Investment Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 3500101107 issued by the Department of Planning and Investment ("DPI") of Ba Ria - Vung Tau Province on 13 March 2008, and as amended.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange pursuant to Decision No. 94/QD-SGDHCM on 12 August 2009.

The current principal activities of the Company are to invest and develop new urban areas and industrial zones; to invest, develop and trade real estate and technical infrastructure of urban areas, transportation construction, and irrigation projects; to consult investments, manage projects; trade construction materials; and to provide traveling services and monitor construction and technical infrastructure projects.

The Company's registered head office is located at 265 Le Hong Phong Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province, Vietnam.

The number of the Company's employees as at 31 December 2019 was 272 (31 December 2018: 288).

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in Note 15.1. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 155/2015/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2019 dated 30 March 2020.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

2.2 *Accounting standards and system*

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

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

3.2 *Inventories*

Inventory properties

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value.

Cost includes:

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

Net realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

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

Other inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value. Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Provision for obsolete inventories

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

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Receivables*

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

The provision for doubtful receivables represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded into general and administrative expense account in the separate income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 *Intangible assets*

Intangible assets are stated at cost less accumulated amortization.

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

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

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

Land use rights

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible asset according to Circular No. 45/2013/TT-BTC ("Circular 45") issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets.

3.6 *Depreciation and amortization*

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

Land use rights	38 years
Buildings and structures	7 - 35 years
Machinery and equipment	4 - 10 years
Means of transportation	6 - 10 years
Office equipment	4 - 10 years
Other fixed assets	5 years

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties*

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

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

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

Land use rights	50 years
Buildings and structures	50 years

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

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

3.8 *Borrowing costs*

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

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

3.9 *Prepaid expenses*

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

The following types of expenses are recorded as long-term prepaid expense and are amortized to the separate income statement over 2 to 5 years or recognized consistently with revenue:

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other investments are stated at their acquisition costs.

Provision for investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded into finance expense account in the separate income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognized as finance expense in the separate income statement and deducted against the value of such investments.

3.11 *Payables and accruals*

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

3.12 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval at the shareholders' meeting, and after making appropriations to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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

Investment and development fund

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

Bonus and welfare fund

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Revenue recognition

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

Sales of real estate properties

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognized only when all the significant conditions are satisfied.

Rendering of real estate brokerage and other services

Revenue is recognized when services have been rendered and completed.

Interest

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

Dividends

Income is recognized when the Company's entitlement as an investor to receive the dividend is established.

Rental income

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

3.14 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Taxation* (continued)

Deferred tax (continued)

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Company intends either settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.15 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

4. CASH AND CASH EQUIVALENTS

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Cash on hand	3,302,595,544	733,830,545
Cash in bank	453,430,518,685	380,808,161,055
Cash equivalents (*)	118,504,520,485	335,124,197,548
TOTAL	<u>575,237,634,714</u>	<u>716,666,189,148</u>

(*) Cash equivalents mainly represent short-term bank deposits with original maturity of less than three months and earn interest from 5.0% to 5.3% per annum.

5. HELD-TO-MATURITY INVESTMENTS

The ending balance represented bank deposits with original maturity of more than three (3) months at commercial banks and earn interest at rates ranging from 5.3% to 6.9% per annum.

6. TRADE RECEIVABLES

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Short-term	876,808,757,574	975,234,300,554
Customers of Nam Vinh Yen New Urban Area Project	301,913,033,179	424,717,918,211
Customers of Phoenix High-Class Commercial Apartment (*)	268,776,436,753	367,743,105,401
Customers of Vung Tau Gateway Apartment Project	231,309,483,587	-
Customers of Chi Linh Urban Area Project	23,528,032,041	22,736,281,041
Customers of Thuy Tien Project	13,235,275,947	13,514,369,947
DCP Asia Company Limited	9,176,047,500	63,709,082,663
Development Investment Construction Number 4 Joint Stock Company	3,382,402,000	1,900,000,000
Others	25,488,046,567	80,913,543,291
Long-term	8,318,000,000	8,318,000,000
Mr Le Van Huong	8,318,000,000	8,318,000,000
TOTAL	885,126,757,574	983,552,300,554
Provision for long-term trade receivables	(8,318,000,000)	-
NET	<u>876,808,757,574</u>	<u>983,552,300,554</u>
<i>In which:</i>		
Due from other parties	846,264,600,792	980,224,774,877
Due from related parties (Note 30)	30,544,156,782	3,327,525,677

(*) The value of receivables arising from sales of this project were pledged to secure long-term loans as described in Note 21.2.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Southern Development Investment Joint Stock Company	187,601,084,910	189,685,905,922
A & T Trading Construction Joint Stock Company	20,536,820,495	-
Phuong Nguyen Commercial Service and Construction Company Limited	11,336,730,634	-
Thien Quang Trading Development Joint Stock Company	6,728,630,014	39,576,555,031
Mitsubishi Elevator Vietnam Co., Ltd.	-	14,113,500,000
Others	15,680,731,170	30,691,283,086
TOTAL	<u>241,883,997,223</u>	<u>274,067,244,039</u>
<i>In which:</i>		
<i>Due from related parties (Note 30)</i>	187,601,084,910	191,615,951,440
<i>Due from other parties</i>	54,282,912,313	82,451,292,599

8. LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
Short-term	65,042,000,352	23,323,000,000
Southern Development And Investment Joint Stock Company	55,950,768,652	-
Phuoc An Construction Development Investment Corporation	9,091,231,700	10,000,000,000
DIC Central Minerals Joint Stock Company	-	13,323,000,000
Long-term	60,000,000,000	75,758,385,906
Brothers DIC Ceramic Joint Stock Company	60,000,000,000	70,000,000,000
DIC Eastern Concrete Structure Joint-Stock Company	-	3,538,379,756
DIC Building Materials Joint Stock Company	-	2,220,006,150
TOTAL	<u>125,042,000,352</u>	<u>99,081,385,906</u>
<i>In which:</i>		
<i>Due from related parties (Note 30)</i>	115,950,768,652	89,081,385,906
<i>Due from other parties</i>	9,091,231,700	10,000,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

9. OTHER RECEIVABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
Short-term	620,733,372,534	247,457,077,338
Advanced compensation for Board of Compensation	502,667,181,263	192,788,753,263
<i>In which:</i>		
<i>Long Tan Project</i>	315,910,617,600	78,409,455,600
<i>North Vung Tau Project</i>	179,078,845,600	111,511,579,600
<i>Hiep Phuoc Project</i>	4,810,000,000	-
<i>Bau Trung Project</i>	2,000,000,000	2,000,000,000
<i>Chi Linh Project</i>	867,718,063	867,718,063
Interest receivables	18,136,477,242	13,731,094,746
Staff advances	94,692,690,860	35,236,710,342
Others	5,237,023,169	5,700,518,987
Long-term	82,999,999,999	82,999,999,999
A.T.A Construction Investment Joint Stock Company	79,999,999,999	79,999,999,999
DIC Construction and Investment Corporation	3,000,000,000	3,000,000,000
TOTAL	703,733,372,533	330,457,077,337
Provision for other short term receivables	(6,523,956,904)	(6,523,956,904)
NET	697,209,415,629	323,933,120,433
<i>In which:</i>		
<i>Due from other parties</i>	677,342,289,228	307,199,949,107
<i>Due from related parties (Note 30)</i>	19,867,126,401	16,733,171,326

10. INVENTORIES

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
Real estate in progress (*)	3,539,552,223,153	2,627,586,951,313
Work in progress	278,506,919,867	225,022,719,914
Real estate finished goods	105,262,672,603	15,182,558,019
Raw materials	3,963,707,276	2,584,909,927
Finished goods	676,726,874	978,643,976
Tool and supplies	13,640,000	-
TOTAL	3,927,975,889,773	2,871,355,783,149

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

10. INVENTORIES (continued)

(*) Properties for sale in progress consist of the on-going projects as follows:

	VND	
	Ending balance	Beginning balance
Nam Vinh Yen New Urban Area Project (i)	1,039,401,917,761	537,323,619,060
Infrastructure for Dai Phuoc Urban Area Project (i)	769,371,454,628	758,085,388,285
Vung Tau Gateway Apartment Project	645,236,073,774	472,990,458,522
DIC Star – Vinh Yen Hotel Project	425,031,607,209	186,097,995,135
Hiep Phuoc Urban Area Project, Nhon Trach	181,069,127,502	97,979,075,670
Urban Area Project in Ward 4, Hau Giang (i)	176,839,312,066	107,096,935,492
Cap Saint Jacques Complex Project	116,218,207,979	40,637,097,533
Infrastructure for Chi Linh Centre, Vung Tau Project (i)	105,643,513,122	161,160,752,643
Long Tan Resort Project, Nhon Trach	40,804,763,274	15,357,058,742
51B Residential Project, Vung Tau	6,620,745,383	4,702,913,234
DIC Phoenix Luxury Apartment Project	-	229,227,498,155
Others	33,315,500,455	16,928,158,842
TOTAL	<u>3,539,552,223,153</u>	<u>2,627,586,951,313</u>

(i) The value of land use rights and assets formed from the loans of such projects were pledged to secure short-term and long-term loans as described in Note 21.1 and Note 21.2.

11. PREPAID EXPENSES

	VND	
	Ending balance	Beginning balance
Short-term	127,684,201,166	57,203,847,559
Brokerage fee	125,873,324,386	55,988,441,330
Tools and supplies	1,810,876,780	1,215,406,229
Long-term	1,022,189,804	-
Tools and supplies	1,022,189,804	-
TOTAL	<u>128,706,390,970</u>	<u>57,203,847,559</u>

12. CAPITALIZED BORROWING COSTS

During the year, the Company capitalized borrowing costs amounting to VND 88,500,885,366 to finance the construction in progress (for the year ended 31 December 2018: VND 154,602,274,731).

Development Investment Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Cost:						VND
Beginning balance	20,575,107,190	4,328,023,130	41,082,750,213	3,027,088,503	457,856,820	69,470,825,856
New purchase	-	586,320,909	10,260,309,272	1,435,810,000	-	12,282,440,181
Disposal	-	-	(2,303,365,143)	-	-	(2,303,365,143)
Ending balance	20,575,107,190	4,914,344,039	49,039,694,342	4,462,898,503	457,856,820	79,449,900,894
<i>In which:</i>						
Fully depreciated	869,652,944	34,080,000	10,348,188,279	1,571,511,587	334,954,546	13,158,387,356
Accumulated depreciation:						
Beginning balance	(9,562,890,298)	(2,389,684,179)	(19,212,601,841)	(1,847,226,680)	(361,583,376)	(33,373,986,374)
Depreciation for the year	(584,688,300)	(501,487,019)	(3,474,822,767)	(447,931,157)	(24,580,452)	(5,033,509,695)
Disposal	-	-	2,303,365,143	-	-	2,303,365,143
Ending balance	(10,147,578,598)	(2,891,171,198)	(20,384,059,465)	(2,295,157,837)	(386,163,828)	(36,104,130,926)
Net carrying amount:						
Beginning balance	11,012,216,892	1,938,338,951	21,870,148,372	1,179,861,823	96,273,444	36,096,839,482
Ending balance	10,427,528,592	2,023,172,841	28,655,634,877	2,167,740,666	71,692,992	43,345,769,968

Assets represented in the tangible fixed assets of the Company as at 31 December 2019 were pledged to secure short-term loans as described in Note 21.1.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

14. INVESTMENT PROPERTIES

	VND		
	<i>Land use rights and Infrastructure for lease</i>	<i>Buildings and structures</i>	<i>Total</i>
Cost:			
Beginning balance	144,455,832,878	45,419,179,250	189,875,012,128
Transferred from work in progress		(685,501,450)	(685,501,450)
Ending balance	<u>144,455,832,878</u>	<u>44,733,677,800</u>	<u>189,189,510,678</u>
Accumulated depreciation:			
Beginning balance	(29,131,926,281)	(454,191,792)	(29,586,118,073)
Depreciation for the year	(2,889,116,653)	(887,818,541)	(3,776,935,194)
Ending balance	<u>(32,021,042,934)</u>	<u>(1,342,010,333)</u>	<u>(33,363,053,267)</u>
Net carrying amount:			
Beginning balance	<u>115,323,906,597</u>	<u>44,964,987,458</u>	<u>160,288,894,055</u>
Ending balance	<u>112,434,789,944</u>	<u>43,391,667,467</u>	<u>155,826,457,411</u>

Additional disclosures:

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

	VND	
	<i>Current year</i>	<i>Previous year</i>
Rental income from investment properties	5,362,532,357	3,709,872,356
Direct operating expenses of investment properties that generated rental income during the year	(3,776,935,194)	(3,343,308,448)

Annual rental income receipts in the future was disclosed in *Note 31*.

The fair value of the investment properties was not formally assessed and determined as at 31 December 2019. However, given the present occupancy rate and market value of these properties, it is management's assessment that these properties' fair value is higher than their carrying value as at the balance sheet date.

15. LONG-TERM INVESTMENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (<i>Note 15.1</i>)	401,381,128,865	505,877,178,865
Investments in associates (<i>Note 15.2</i>)	360,249,748,500	324,739,077,152
Investments in other entities (<i>Note 15.3</i>)	117,988,909,000	246,418,909,000
Held-to-maturity investments (<i>Note 15.4</i>)	27,190,000,000	12,190,000,000
TOTAL	<u>906,809,786,365</u>	<u>1,089,225,165,017</u>
Provision for long-term investments	(107,262,210,470)	(204,421,005,154)
NET	<u>799,547,575,895</u>	<u>884,804,159,863</u>

Development Investment Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

15. LONG-TERM INVESTMENTS

15.1 Investments in subsidiaries

	31 December 2019			31 December 2018			VND
	Costs	Provision	%	Costs	Provision	%	
DIG Aquarium Joint Stock Company	147,250,000,000	(3,458,000)	95.00%	147,250,000,000	(3,458,000)	95.00%	
DIC Ha Nam Joint Stock Company	75,902,432,291	(7,856,552,218)	98.00%	75,902,432,291	(7,848,039,797)	98.00%	
DIC Tourist and Trade Joint Stock Company	75,389,000,000	-	68.58%	75,389,000,000	-	68.58%	
DIC Brothers Ceramic Joint Stock Company	75,250,000,000	(75,250,000,000)	89.03%	75,250,000,000	(75,250,000,000)	89.03%	
Development Investment Construction (DIC) Number 1 Joint Stock Company	14,726,900,000	-	51.67%	14,726,900,000	-	51.67%	
Development Investment Construction (DIC) Number 2 Joint Stock Company	12,862,796,574	(3,311,892,620)	50.07%	12,862,796,574	(3,456,640,952)	50.07%	
DIC Central Minerals Joint Stock Company	-	-	-	20,360,390,000	(20,360,390,000)	68.96%	
DIC Building Materials Joint Stock Company	-	-	-	84,135,660,000	(65,811,773,167)	96.36%	
TOTAL	401,381,128,865	(86,421,902,838)		505,877,178,865	(172,730,301,916)		

As at 31 December 2019, the Company have six subsidiaries, as below:

DIG Aquarium Joint Stock Company ("DIG Aquarium")

As at 31 December 2019, the Company holds a 95.00% equity share in DIG Aquarium, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 3502326924 issued by the DPI of Ba Ria – Vung Tau Province on 24 Jan 2017 and as amended. The head office of DIG Aquarium is located at 265 Le Hong Phong Street, Ward 8, Vung Tau City, Ba Ria – Vung Tau Province, Vietnam. The principal activities of DIG Aquarium are to construction and trading of hotels and tourism; catering, entertainment, sport.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investments in subsidiaries (continued)

DIC Ha Nam Joint Stock Company ("DIC Ha Nam")

As at 31 December 2019, the Company holds a 98.00% equity share in DIC Ha Nam, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 0603000233 issued by the DPI of Ha Nam Province on 18 March 2008 and as amended. The head office of DIC Ha Nam is located at No. 583 Ly Thuong Kiet Street, Le Hong Phong Ward, Phu Ly City, Ha Nam Province. The principal activities of DIC Ha Nam are to invest in, trade and develop urban areas and industrial zones; invest in, trade, and develop real estate and technical infrastructure of urban areas, industrial zones, export processing zones, hi-tech parks, new economic zones; repair motorcycles, construction equipment and vehicles.

DIC Tourist and Trade Joint Stock Company ("DIC T&T")

As at 31 December 2019, the Company holds a 68.58% equity share in DIC T&T, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 3500592920 issued by the DPI of Ba Ria – Vung Tau Province on 27 July 2007 and as amended. The head office of DIC T&T is located at No. 169 Thuy Van, Vung Tau City, Ba Ria – Vung Tau Province. The principal activities of DIC T&T are to provide hospitality services, tourism; transport customers overland; provide domestic and foreign traveling tours.

Brothers DIC Ceramic Joint Stock Company ("DIC Brothers")

As at 31 December 2019, the Company holds a 89.03% equity share in DIC Brothers, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 4000450711 under the form of a shareholding company, issued by the DPI of Quang Nam Province on 24 November 2006 and as amended. The head office of DIC Brothers is located at North Chu Lai Industrial Zone, Tam Hiep Town, Nui Thanh District, Quang Nam Province, Vietnam. The principal activities of DIC Brothers are to production of ceramic products, wholesale materials, and mineral exploitation.

Development Investment Construction Number 1 Joint Stock Company ("DIC No.1")

As at 31 December 2019, the Company holds a 51.67% equity share in DIC No. 1, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 3500613828 issued by the DPI of Ba Ria – Vung Tau Province on 17 May 2007 and as amended. The head office of DIC No. 1 is located at No. 265 Le Hong Phong Street, Vung Tau City, Ba Ria – Vung Tau Province, Vietnam. The principal activities of DIC No. 1 are to invest in, trade and develop urban areas and industrial zones; invest in, trade, and develop real estate and technical infrastructure of urban areas, industrial zones, export processing zones, hi-tech parks, new economic zones; repair motorcycles, construction equipment and vehicles.

Development Investment Construction Number 2 Joint Stock Company ("DIC No. 2")

As at 31 December 2019, the Company holds a 50.07% equity share in DIC No. 2, a shareholding company incorporated under the Law of Enterprise of Vietnam pursuant to the BRC No. 3500707730 issued by the DPI of Ba Ria – Vung Tau Province on 28 June 2005 and as amended. The head office of DIC No. 2 is located at No. 5, Street 6, Chi Linh Urban Area, Thong Nhat Ward, Vung Tau City, Ba Ria – Vung Tau Province, Vietnam. The principal activities of DIC No. 2 are to manufacture and trade construction materials; construction of houses, traffic works, irrigation works; real estate business; warehouse rental.

Development Investment Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Investments in associates

Business Activities	31 December 2019			31 December 2018			VND
	Costs	Provision	%	Costs	Provision	%	
Southern Development Investment JSC ("DIC Southern")	225,400,000,000	-	45.75%	254,150,768,652	-	48.88%	
DIC No. 4 Joint Stock Company ("DIC No. 4")	109,602,184,500	-	39.29%	27,402,184,500	-	26.23%	
DIC Concrete Joint Stock Company ("DIC Concrete")	17,982,564,000	-	36.00%	17,982,564,000	-	36.00%	
DIC Real Estate Joint Stock Company ("DIC Resco")	4,815,000,000	-	21.34%	4,815,000,000	-	42.67%	
DIC Global Joint Stock Company ("DIC Global)	2,450,000,000	(613,002,198)	37.69%	2,450,000,000	(617,536,961)	49.00%	
Development Investment Construction Sport Tourist Joint Stock Company ("DIC Tourist")	-	-	-	17,938,560,000	(2,436,781,031)	23.92%	
TOTAL	360,249,748,500	(613,002,198)		324,739,077,152	(3,054,317,992)		

15.3 Investments in other entities

Business Activities	31 December 2019			31 December 2018			VND
	Costs	Provision	%	Costs	Provision	%	
Phu Quoc Urban Development Joint Stock Company	50,000,000,000	-	6.67%	50,000,000,000	-	6.67%	
DIC Investment and Trading Joint Stock Company	40,204,950,907	-	14.75%	40,204,950,907	-	14.75%	
Phu Rieng – Kratie Rubber Joint Stock Company	20,000,000,000	(20,000,000,000)	5.00%	20,000,000,000	(20,000,000,000)	5.00%	
Song Da-Hanoi Joint Stock Company	6,000,000,000	-	15.00%	6,000,000,000	-	15.00%	
Vina Dai Phuoc Corporation ("Vina Dai Phuoc")	1,610,000,000	(227,305,434)	0.10%	128,800,000,000	(7,481,277,466)	8.00%	
Development Investment Construction Hoi An JSC	173,958,093	-	0.27%	173,958,093	-	0.50%	
Thanh Binh Development Investment JSC	-	-	-	1,240,000,000	(1,155,107,780)	9.02%	
TOTAL	117,988,909,000	(20,227,305,434)		246,418,909,000	(28,636,385,246)		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.4 Held-to-maturity investments

	VND	
	Ending balance	Beginning balance
Joint Stock Commercial Bank for Investment and Development of Vietnam - Vung Tau Branch	14,190,000,000	4,190,000,000
Convertible bonds of DIC No. 4	8,000,000,000	8,000,000,000
Non-convertible bonds of Vietnam Bank for Agriculture and Rural Development – Dong Nai Branch	5,000,000,000	-
TOTAL	<u>27,190,000,000</u>	<u>12,190,000,000</u>

16. SHORT-TERM TRADE PAYABLES

	VND	
	Ending balance	Beginning balance
DIC No. 1	68,207,711,411	45,573,673,803
DIC No. 4	45,657,066,360	35,213,568,836
DIC No. 2	26,461,744,880	20,913,510,182
Phuoc An Construction Development Investment Corporation	13,852,235,433	13,852,235,433
Ha Noi CPM Construction Corporation	9,884,406,406	2,133,420,845
Hoa Binh Trading and Constructions Company Limited	7,047,212,053	1,237,848,984
Hung Viet Trading and Services Company Limited	6,802,179,884	7,250,691,525
Others	60,009,751,003	86,014,243,532
TOTAL	<u>237,922,307,430</u>	<u>212,189,193,140</u>
<i>In which:</i>		
<i>Due to related parties (Note 30)</i>	145,937,824,347	113,291,788,366
<i>Due to other parties</i>	91,984,483,083	98,897,404,774

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	Ending balance	Beginning balance
Customers of Vung Tau Gateway Apartment Project	1,063,819,221,995	356,764,589,157
Customers of Hiep Phuoc Urban Area Project, Nhon Trach	260,056,852,506	129,192,192,664
Customers from Nam Vinh Yen New Urban Area Project	187,500,137,640	275,810,455,004
Customers of Dai Phuoc Urban Area Project	85,495,963,848	73,157,280,834
Customers of DIC Phoenix Luxury Apartment Project	65,255,731,327	113,772,503,061
Customers of Chi Linh Center, Vung Tau Project	45,526,306,909	30,799,863,491
Customers of other projects	11,566,311,946	10,560,689,427
TOTAL	<u>1,719,220,526,171</u>	<u>990,057,573,638</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

18. TAXATION

	<i>Beginning balance</i>	<i>Increase in year</i>	<i>Decrease in year</i>	<i>VND Ending balance</i>
Receivables				
Advances				
corporate				
income tax	2,611,019,387	12,981,632,450	-	15,592,651,837
Value-added				
tax	-	1,182,063,289	-	1,182,063,289
TOTAL	2,611,019,387	14,163,695,739	-	16,774,715,126
Payables				
Corporate				
income tax	72,944,997,544	125,524,893,269	(85,031,288,478)	113,438,602,335
Value-added				
tax	4,963,960,639	97,392,377,022	(100,734,991,366)	1,621,346,295
Personal				
income tax	215,056,659	8,569,590,880	(6,536,648,156)	2,247,999,383
Other taxes	-	680,973,055	(607,871,983)	73,101,072
TOTAL	78,124,014,842	232,167,834,226	(192,910,799,983)	117,381,049,085

19. SHORT-TERM ACCRUED EXPENSES

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Loan interest	3,994,591,993	60,411,577,710
Operating expenses	7,202,010,824	7,586,810,194
TOTAL	11,196,602,817	67,998,387,904

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

20. OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance	VND
Short-term	360,415,626,457	224,105,449,963	
Profit shared from BCC	116,288,584,457	77,186,043,598	
Borrowing from subsidiaries	91,154,153,576	31,654,153,576	
Registration fee, apartment maintenance fee	64,649,068,187	50,043,227,956	
Compensation payables	32,477,783,890	36,228,655,209	
Deposit from customers	20,550,000,000	-	
Deposit received	5,867,927,500	6,087,907,500	
Others	29,428,108,847	22,905,462,124	
Long-term	19,600,000,000	-	
Receive capital contribution from Business			
Cooperation of real estate projects	19,600,000,000	-	
TOTAL	380,015,626,457	224,105,449,963	
<i>In which:</i>			
Due to other parties	288,861,472,881	192,451,296,387	
Due to related parties (Note 30)	91,154,153,576	31,654,153,576	

21. LOANS

	Beginning balance	Drawdown	Repayment	Ending balance	VND
Short-term loans from banks (Note 21.1)	120,000,000,000	442,112,587,669	(542,756,877,791)	19,355,709,878	
Long-term loans from banks (Note 21.2)	571,923,917,500	767,384,072,778	(259,140,203,790)	1,080,167,786,488	
Non-convertible bonds	800,000,000,000	-	(800,000,000,000)	-	
Non-convertible bonds issuance expenses	(1,203,651,270)	-	1,203,651,270	-	
TOTAL	1,490,720,266,230	1,209,496,660,447	(1,600,693,430,311)	1,099,523,496,366	
<i>In which:</i>					
Short-term loans	1,073,500,283,113			372,079,170,058	
Long-term loans	417,219,983,117			727,444,326,308	

21.1 Short-term loan from bank

Bank	Ending balance	Principal and interest repayment term	Interest rate	Collaterals
	VND		(% p.a.)	
Joint stock Commercial Bank for Investment & Development of Vietnam – Ba Ria - Vung Tau Branch	19,355,709,878	From 15 Jun 2020 to 30 November 2020	9.0%	Total collaterals equal VND 22,766,000,000 including: Land use rights for business purpose at Ward 5, Vung Tau City; asset on land: Tien Sa Villa; Office at 265 Le Hong Phong, Vung Tau City

Development Investment Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

21. LOANS (continued)

21.2 Long-term loans from banks

Banks	As at 31 December 2019	Principal and interest repayment term	Interest rate (% p.a.)	Collaterals
	VND			
Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	614,000,000,000	From 25 February 2020 to 1 November 2028; and From 25 March 2021 to 25 December 2024	8.8% - 10.5%	Land use rights, asset on land and rights arising of land No 667 with an area of 7,920 m ² in Khai Quang Ward, Vinh Yen City, Vinh Phuc Province, Map No. 16, land lot No. 805 and 806 with an area of 17,341 m ² in Thanh Tru Commune, Vinh Yen City, Vinh Phuc Province and all property rights arising from the DIC Star Hotel Complex Project; 95 land use rights of Division 1, phase 1 - Nam Vinh Yen Urban Area Project owned by Development Investment Construction Joint Stock Company with a total area of 17,162 m ²
Joint Stock Commercial Bank for Investment & Development of Vietnam - Ba Ria - Vung Tau Branch	342,088,046,993	From 23 March 2020 to 14 December 2022	9.5% - 9.8%	Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/ or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of the Development Investment Construction Corporation arising from Division 2.3, Phase 1 of the Nam Vinh Yen Urban Area project
Ho Chi Minh City Development Joint Stock Commercial Bank – Vung Tau Branch	106,013,319,436	From 22 January 2019 to 7 October 2020	10.5% - 10.8%	The certificate of land use rights No. AL 622002 issued by the People's Committee of Ba Ria Vung Tau on 31 January 2008
Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch	18,066,420,059	From 25 October 2020 to 25 January 2021	9.5%	Land use rights of the projects include: 1 lot of land with an area of 26,895.1 m ² and future assets of Phoenix I and Phoenix II Project, 43 lots in Dai Phuoc Ecotourism Urban Area with an area of 55,064 m ² , 43 lots in residential area, commercial area of Ward 4, Hau Giang with an area of 201,702.8 m ² Receivables and rights arising from sales/leasing contracts from Block B - Pullman Project and Vung Tau International Exhibition Center, deposit contract of Asia Commercial Joint Stock Bank – Ho Chi Minh City Branch and 18,920,000 ordinary shares of Southern Development Investment Joint Stock Company
TOTAL	1,080,167,786,488			

In which:

Non-current portion	727,444,326,308
Current portion	352,723,460,180



Development Investment Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

22. OWNERS' EQUITY

22.1 Movements in owners' equity

	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
For the year ended 31 December 2018					
Beginning balance	2,381,948,190,000	66,111,261,707	164,514,693,105	312,041,095,406	2,924,615,240,218
Dividend declaration	142,899,640,000	-	-	(142,899,640,000)	-
Net profit for the year	-	-	-	280,518,411,107	280,518,411,107
Transfer to bonus and welfare fund	-	-	7,702,442,010	(7,702,442,010)	-
Transfer to investment and development fund	-	-	-	(7,702,442,010)	(7,702,442,010)
Ending balance	2,524,847,830,000	66,111,261,707	172,217,135,115	434,254,982,493	3,197,431,209,315
For the year ended 31 December 2019					
Beginning balance	2,524,847,830,000	66,111,261,707	172,217,135,115	434,254,982,493	3,197,431,209,315
Issuance of new shares (*)	474,636,610,000	142,046,728,000	-	-	616,683,338,000
Shares dividends (**)	149,951,570,000	-	-	(149,951,570,000)	-
Cash dividends	-	-	-	(176,739,348,100)	(176,739,348,100)
Net profit for the year	-	-	-	475,527,054,018	475,527,054,018
Transfer to investment and development fund	-	-	16,831,104,666	(16,831,104,666)	-
Transfer to bonus and welfare fund	-	-	-	(16,831,104,666)	(16,831,104,666)
Ending balance	3,149,436,010,000	208,157,989,707	189,048,239,781	549,428,909,079	4,096,071,148,567

(*) On 8 April 2019, the Company issued 47,463,661 shares at VND 10,000 per share to existing shareholders, in accordance with the Resolution of the General Meeting No. 02/2018/NQ-DHCD dated 24 April 2018. Accordingly, the Company's share capital increased from VND 2,524,847,830,000 to VND 2,999,484,440,000. On 7 May 2019, the Department of Planning and Investment of Ba Ria - Vung Tau Province granted the 14th amended Business Registration Certificate, approving the said increase of the Company's share capital.

(**) On 26 August 2019, the Company issued 14,995,157 shares at 10,000 VND per share to pay dividend to existing shareholders, in accordance with the Resolution of the General Meeting 65/NQ-DHCD dated 26 August 2019. Accordingly, the Company's share capital increased from VND 2,999,484,440,000 to VND 3,149,436,010,000. On 13 September 2019, the Department of Planning and Investment of Ba Ria - Vung Tau Province granted the 15th amended Business Registration Certificate, approving the said increase of the Company's share capital.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

22. OWNERS' EQUITY (continued)

22.2 Capital transactions with owners

	Current year	VND Previous year
Contributed capital		
Beginning balance	2,524,847,830,000	2,381,948,190,000
Increase	<u>624,588,180,000</u>	<u>142,899,640,000</u>
Ending balance	<u>3,149,436,010,000</u>	<u>2,524,847,830,000</u>
Dividends declared	326,690,918,100	142,899,640,000
Dividend paid by cash	176,739,348,100	-
Dividend paid by shares	149,951,570,000	142,899,640,000

22.3 Shares

	Quantity	
	Ending balance	Beginning balance
Authorized shares	314,943,601	252,484,783
Issued shares		
<i>Ordinary shares</i>	314,943,601	252,484,783
Shares in circulation		
<i>Ordinary shares</i>	314,943,601	252,484,783

23. REVENUES

23.1 Revenues from sale of goods and rendering of services

	Current year	VND Previous year
Gross revenue	1,574,067,823,475	2,098,637,373,286
<i>In which:</i>		
<i>Sale of real estate</i>	1,488,209,039,672	2,087,222,090,477
<i>Rendering of services</i>	85,716,261,985	10,764,027,530
<i>Construction contracts</i>	142,521,818	651,255,279
Less	(22,456,444,350)	(113,026,778,037)
Sales returns	<u>(22,456,444,350)</u>	<u>(113,026,778,037)</u>
Net revenue	<u>1,551,611,379,125</u>	<u>1,985,610,595,249</u>
<i>In which:</i>		
<i>Sale of real estate</i>	1,465,752,595,322	1,974,195,312,440
<i>Rendering of services</i>	85,716,261,985	10,764,027,530
<i>Construction contracts</i>	142,521,818	651,255,279

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

23. REVENUES (continued)

23.2 Finance income

	VND	
	<i>Current year</i>	<i>Previous year</i>
Gain from disposal of investments	116,084,380,132	125,833,431,200
Interest income from cash deposits and loans	44,568,173,073	21,795,849,611
Dividends	4,851,867,200	9,669,362,300
Foreign exchange gains	212,285	579,794
TOTAL	<u>165,504,632,690</u>	<u>157,299,222,905</u>

24. COSTS OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of real estate	937,538,063,550	1,482,977,898,274
Cost of services rendered	53,441,431,446	6,598,558,478
Cost of construction contracts	142,521,818	-
TOTAL	<u>991,122,016,814</u>	<u>1,489,576,456,752</u>

25. FINANCE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest expenses	23,564,793,465	11,888,865,533
Losses from disposals of investments	17,569,094,029	-
Loss of exchange rate difference (Reversal of provision) provision for investments	-	38,331,485,968
	(97,158,794,684)	70,524,112,996
Others	137,662,869	96,068,386
TOTAL	<u>(55,887,244,321)</u>	<u>120,840,532,883</u>

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses	52,271,249,035	57,547,658,002
Commission	48,701,599,971	53,260,712,630
Advertisement	347,636,363	1,972,934,462
Others	3,222,012,701	2,314,010,910
General and administrative expenses	109,998,967,395	109,230,534,140
Salary expenses	44,224,465,869	47,425,747,326
Business expenses	19,424,307,108	29,930,363,000
Depreciation and amortization	4,253,614,079	3,843,890,731
Others	42,096,580,339	28,030,533,083
TOTAL	<u>162,270,216,430</u>	<u>166,778,192,142</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

27. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Other income	10,532,412,441	6,451,527,400
Gain from late payment penalty	4,435,054,415	-
Proceeds from fines of contract violation	4,191,250,234	4,240,977,163
Others	1,906,107,792	2,210,550,237
Other expenses	(29,091,488,046)	(13,175,096,642)
Penalties	(18,069,930,582)	(7,234,659,309)
Expenses from dissolution of branch	-	(3,231,930,809)
Others	(11,021,557,464)	(2,708,506,524)
NET	<u>(18,559,075,605)</u>	<u>(6,723,569,242)</u>

28. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of real estate	937,538,063,550	1,482,977,898,274
Expenses for external services	50,268,651,078	56,669,310,036
Labor costs	44,224,465,869	47,425,747,326
Business expenses	19,424,307,108	29,930,363,000
Depreciation and amortization	8,826,870,069	7,667,120,045
Cost of services rendered	49,807,018,070	2,558,160,750
Others	43,302,857,500	29,126,049,463
TOTAL	<u>1,153,392,233,244</u>	<u>1,656,354,648,894</u>

29. CORPORATE INCOME TAX

The Company has the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable profits.

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

29.1 CIT expenses

	VND	
	<i>Current year</i>	<i>Previous year</i>
Current CIT expense	131,977,932,209	86,142,430,173
Over accrual of tax from prior year	(6,453,038,940)	-
Total current CIT expense	125,524,893,269	86,142,430,173
Deferred income tax income	-	(7,669,774,145)
TOTAL	<u>125,524,893,269</u>	<u>78,472,656,028</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.1 CIT expenses (continued)

A reconciliation between the profit before tax in the separate income statement and taxable profit for the year is presented below:

	Current year	VND Previous year
Accounting profit before tax	601,051,947,287	358,991,067,135
At CIT rate of 20%	120,210,389,457	71,798,213,427
<i>Adjustments:</i>		
Non-deductible expenses	16,108,991,970	9,656,563,310
Dividend received	(970,373,440)	(1,933,872,460)
Provision (reversal of provision)	1,663,600,000	(585,236,911)
Profit from joint - venture contract	(5,034,675,778)	(463,011,338)
Over accrual of tax from prior years	(6,453,038,940)	-
CIT expenses	125,524,893,269	78,472,656,028

29.2 Current tax

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

30. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties in current year and prior year were as follows:

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
DIC No. 1	Subsidiary	Construction cost	254,413,762,011	201,645,592,615
		Lending	-	27,500,000,000
		Rendering of services	-	4,039,730,962
DIC No. 4	Associate	Construction cost	183,425,628,502	201,811,025,455
		Transfer land use rights	26,988,339,945	-
		Transfer shares	9,144,142,000	-
DIG Aquarium	Subsidiary	Capital contribution	-	67,250,000,000
DIC No. 2	Subsidiary	Construction cost	129,837,094,532	72,876,880,286
		Lending	-	11,300,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties in current year and prior year were as follows:
(continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>VND</i>	
			<i>Current year</i>	<i>Previous year</i>
DIC Resco	Associate	Brokerage costs	102,427,940,573	51,970,822,285
		Transfer land use rights	85,825,634,960	-
		Sale of apartment	20,549,525,369	-
		Construction cost	3,373,387,268	-
DIC Southern	Associate	Lending	-	6,600,000,000
		Loan interest received	2,039,460,285	-
		Business expense	1,444,851,493	-
		Services rendered	-	3,429,218,702
DIC T&T	Subsidiary	Services rendered	7,067,704,738	8,344,312,341
		Dividend received	-	3,872,686,500
DIC Brothers	Subsidiary	Lending	-	60,000,000,000
		Loan interest	4,681,084,444	-
Vina Dai Phuoc	Affiliate	Rendering of services	3,362,304,100	739,265,856

As at the balance sheet date, amounts due from the related parties were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>VND</i>	
			<i>Ending balance</i>	<i>Beginning balance</i>
<i>Short-term trade receivables</i>				
DIC Resco	Associate	Sale of goods and rendering of services	24,819,697,200	-
DIC No. 4	Associate	Rendering of services	3,382,402,000	1,900,000,000
Vina Dai Phuoc	Affiliate	Rendering of services	1,024,764,990	781,678,376
DIC No.1	Subsidiary	Sale of goods and rendering of services	461,879,918	84,268,318
Southern DIC	Associate	Rendering of services	302,714,457	302,714,457
DIC Concrete	Associate	Rendering of services	201,231,453	109,773,300
DIC T&T	Subsidiary	Rendering of services	196,282,000	-
DIC No. 2	Subsidiary	Rendering of services	155,184,764	13,369,000
DIC Tourist	Formerly associate	Rendering of services	-	135,722,226
			<u>30,544,156,782</u>	<u>3,327,525,677</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

As at the balance sheet date, amounts due from the related parties were as follows:
(continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>VND Beginning balance</i>
Short-term advances to suppliers				
Southern DIC	Associate	Advance for Project	187,601,084,910	189,685,905,922
DIC Resco	Associate	Rendering of services	-	1,930,045,518
			187,601,084,910	191,615,951,440
Short-term loan receivables				
Southern DIC	Associate	Lending	55,950,768,652	-
DIC Central Minerals	Subsidiary	Lending	-	13,323,000,000
Long-term loan receivables				
DIC Brothers	Subsidiary	Lending	60,000,000,000	70,000,000,000
DIC Concrete	Affiliate	Lending	-	3,538,379,756
DIC Building Materials	Formerly subsidiary	Lending	-	2,220,006,150
			115,950,768,652	89,081,385,906
Other short-term receivables				
DIC Brothers	Subsidiary	Lending interest	14,275,356,110	9,594,261,666
DIC Southern	Associate	Lending interest	2,142,126,952	102,666,667
DIC No. 4	Associate	Bond interest	427,954,339	430,146,119
DIC Resco	Associate	Dividend	21,689,000	-
DIC Building Materials	Formerly subsidiary	Lending interest	-	2,860,716,265
DIC Central Minerals	Formerly subsidiary	Lending interest	-	743,304,029
DIC Ha Nam	Subsidiary	Payment on behalf	-	2,076,580
Other long-term receivables				
DIC Investment and Trading Joint Stock Company	Affiliate	Contribution received for BCC	3,000,000,000	3,000,000,000
			19,867,126,401	16,733,171,326

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

As at the balance sheet date, amounts due to the related parties were as follows:

Related parties	Relationship	Transactions	VND	
			Ending balance	Beginning balance
Short-term trade payables				
DIC No. 1	Subsidiary	Construction cost	68,207,711,411	45,591,436,803
DIC No. 4	Associate	Construction cost	45,657,066,360	35,213,568,836
DIC No. 2	Subsidiary	Construction cost	26,461,744,880	20,913,510,182
DIC Resco	Associate	Brokerage	4,733,148,958	6,174,732,086
DIC T&T	Subsidiary	Render of service	878,152,738	1,656,377,176
DIC Building Materials	Formerly subsidiary	Purchase of material	-	3,742,163,283
			145,937,824,347	113,291,788,366
Other short-term payables				
DIG Aquarium	Subsidiary	Borrowing	84,500,000,000	25,000,000,000
DIC Ha Nam	Subsidiary	Borrowing	6,654,153,576	6,654,153,576
			91,154,153,576	31,654,153,576

Transactions with other related parties

Remuneration to members of Board of Directors, Management and the Board of Supervision during the year were as follows:

	VND	
	Current year	Previous year
Salary and other benefits	7,734,736,230	5,755,902,053

31. OPERATING LEASE COMMITMENTS

The Company leases out its certain assets under operating lease arrangements. The minimum rental receivable as at the balance sheet dates under the operating lease agreements is as follows:

	VND	
	Ending balance	Beginning balance
Less than 1 year	5,362,532,357	4,381,145,084
From 1 - 5 years	21,450,129,428	17,524,580,336
Over 5 years	159,842,271,063	141,563,346,140
TOTAL	186,654,932,848	163,469,071,560

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2019 and for the year then ended

32. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.

Le Thanh Hung
Preparer

Nguyen Quang Tin
Chief Accountant



Hoang Van Tang
General Director

30 March 2020

