

Hoang Anh Gia Lai Joint Stock Company

Separate financial statements

For the year ended 31 December 2018

Hoang Anh Gia Lai Joint Stock Company

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Hoang Anh Gia Lai Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Hoang Anh Gia Lai Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 3903000083 issued by the Department of Planning and Investment of Gia Lai Province on 1 June 2006 and thirty (30) BRC amendments.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code HAG in accordance with Decision No. 124/QĐ-SGDHCM issued by HOSE on 15 December 2008.

As at 31 December 2018, the Company has seven (7) direct subsidiaries, twenty nine (29) indirect subsidiaries, two (2) associates and five (5) branches.

The current principal activities of the Company are manufacturing; trading machineries and tools for cultivation and livestock; agricultural services; developing apartments for sale and lease; construction; mechanics; operating hotels and resorts; and sport and entertainment activities and trading cattle foods, fertilizers.

The Company's head office is located at No. 15 Truong Chinh Street, Phu Dong Ward, Pleiku City, Gia Lai Province, Vietnam.

THE BOARD OF DIRECTORS

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

<i>Name</i>	<i>Position</i>
Mr Doan Nguyen Duc	Chairman
Mr Vo Truong Son	Member
Mrs Vo Thi Huyen Lan	Member
Mr Doan Nguyen Thu	Member
Mr Nguyen Van Minh	Member
Mr Phan Thanh Thu	Member
Mrs Vo Thi My Hanh	Member

THE BOARD OF SUPERVISORS

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

<i>Name</i>	<i>Position</i>	
Mrs Do Tran Thuy Trang	Head	appointed on 18 July 2018
Mrs Truong Thi Kim Anh	Head	resigned on 18 July 2018
Mrs Nguyen Thi Huyen	Member	
Mr Nguyen Tan Anh	Member	

Hoang Anh Gia Lai Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

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

<i>Name</i>	<i>Position</i>
Mr Vo Truong Son	General Director
Mr Doan Nguyen Thu	Deputy General Director
Mr Nguyen Van Minh	Deputy General Director
Mrs Ho Thi Kim Chi	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Vo Truong Son.

AUDITORS

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

Hoang Anh Gia Lai Joint Stock Company

REPORT OF MANAGEMENT

Management of Hoang Anh Gia Lai Joint Stock Company ("the Company") is pleased to present its report and the separate financial statements of the Company for the year ended 31 December 2018.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

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

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

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

STATEMENT BY MANAGEMENT

Management does hereby state that, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2018 and of the separate results of its 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 separate financial statements.

The Company has subsidiaries as disclosed in note 13.1 in the separate financial statements. 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. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2018 dated 30 March 2019.

Users of these 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 as a whole.



Võ Trường Sơn
General Director

30 March 2019

Reference: 60752790/20263458

INDEPENDENT AUDITORS' REPORT

To: The Shareholders and the Board of Directors of Hoang Anh Gia Lai Joint Stock Company

We have audited the separate financial statements of Hoang Anh Gia Lai Joint Stock Company ("the Company"), as prepared on 30 March 2019 and set out on pages 6 to 64 which comprise the separate balance sheet as at 31 December 2018, and 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 Company's separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of separate financial statements, and for such internal control system 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 auditor considers 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 qualified audit opinion.

Basis for qualified opinion

As disclosed in Note 28.3 of the accompanying separate financial statements, as at 31 December 2018, the Company had short-term and long-term receivables due from related parties of An Phu Real Estate Investment Joint Stock Company in aggregating to VND'000 7,203,785,884 (31 December 2017: VND'000 4,659,211,206). Based on the available information, we have not been able to collect sufficient audit evidences to determine the recoverability of the total balance of VND'000 2,176,011,448 (31 December 2017: VND'000 358,912,957) which was included in these balances. Accordingly, we can not determine whether there is any necessary adjustments to be made and its effects to the separate financial statements of the Company for the year ended 31 December 2018.

Qualified opinion

In our opinion, except for the possible effects of the matter described in the "Basis for qualified opinion" paragraph, 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 2018, and of the separate results of its 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 separate financial statements.

Emphasis of matters

We draw attention to Note 2.1 to the separate financial statements, the Company incurred a net loss of VND'000 108,070,025 for the year ended 31 December 2018, and as at the day, the Company's cumulative loss was VND'000 22,479,240 and short term liabilities exceeded short-term assets by VND'000 173,459,190. In addition, as at 31 December 2018, the Company was also in violation of certain bond covenants as mentioned in Notes 20.2 of the separate financial statements. These factors indicate the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern.

We also draw attention to Note 2.1 to the separate financial statements, the Company prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2018 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements. We have audited these consolidated financial statements and our auditors' report dated 30 March 2019 expressed a qualified opinion relating to recoverability of receivables and an emphasis of matter relating to going concern assumption of the Group. Users of these 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.

Our opinion is not modified in respect of these matters.



Ernst & Young Vietnam Limited

Le Vu Trung

Deputy General Director

Audit Practicing Registration Certificate

No: 1588-2018-004-1



Nguyen Thi Nhu Quynh

Auditor

Audit Practicing Registration Certificate

No: 3040-2019-004-1

Ho Chi Minh City, Vietnam

30 March 2019

SEPARATE BALANCE SHEET
as at 31 December 2018


VND'000


Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		3,251,095,303	5,288,884,188
110	I. Cash		212,718,119	13,297,086
111	1. Cash	4	212,718,119	13,297,086
130	II. Current accounts receivable		2,968,015,884	5,160,712,956
131	1. Short-term trade receivables	5	148,062,928	250,622,228
132	2. Short-term advances to suppliers	6	53,223,639	49,349,094
135	3. Short-term loan receivables	7	1,685,257,537	3,382,257,494
136	4. Other short-term receivables	8	1,092,715,724	1,485,378,178
137	5. Provision for doubtful short-term receivables		(11,243,944)	(6,894,038)
140	III. Inventories	9	60,697,932	106,757,513
141	1. Inventories		60,972,250	115,012,143
149	2. Provision for obsolete inventories		(274,318)	(8,254,630)
150	IV. Other current assets		9,663,368	8,116,633
151	1. Short-term prepaid expenses		301,304	551,908
152	2. Value-added tax deductible		5,295,828	7,545,300
155	3. Other current assets		4,066,236	19,425
200	B. NON-CURRENT ASSETS		23,810,496,598	21,976,856,200
210	I. Long-term receivables		10,776,517,466	11,530,988,766
215	1. Long-term loan receivables	7	10,180,412,985	10,256,783,507
216	2. Other long-term receivables	8	596,104,481	1,274,205,259
220	II. Fixed assets		212,651,784	253,492,301
221	1. Tangible fixed assets	10	183,522,505	222,907,067
222	Cost		301,198,226	337,255,566
223	Accumulated depreciation		(117,675,721)	(114,348,499)
227	2. Intangible fixed assets	11	29,129,279	30,585,234
228	Cost		40,450,152	40,450,152
229	Accumulated amortisation		(11,320,873)	(9,864,918)
230	III. Investment properties	12	37,104,803	38,344,237
231	1. Cost		42,073,202	42,073,202
232	2. Accumulated depreciation		(4,968,399)	(3,728,965)
240	IV. Long-term assets in progress		9,583,389	9,583,389
242	1. Construction in progress		9,583,389	9,583,389
250	V. Long-term investments	13	12,763,110,626	10,130,729,229
251	1. Investments in subsidiaries		10,312,155,846	10,714,783,853
252	2. Investments in associates		3,258,537,647	5,000,000
253	3. Investment in other entities		7,360,041	7,360,041
254	4. Provision for long-term investments		(814,942,908)	(596,414,665)
260	VI. Other long-term assets		11,528,530	13,718,278
261	1. Long-term prepaid expenses	14	11,068,748	13,718,278
262	2. Deferred tax asset		459,782	-
270	TOTAL ASSETS		27,061,591,901	27,265,740,388


SEPARATE BALANCE SHEET (continued)
as at 31 December 2018

VND'000

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		14,266,324,224	14,361,475,686
310	I. Current liabilities		3,424,554,493	3,018,884,761
311	1. Short-term trade payables	15	34,626,192	107,875,868
312	2. Short-term advances from customers	16	3,933,938	426,361,574
313	3. Statutory obligations	17	3,659,623	61,262,589
314	4. Payables to employees		8,312,678	9,628,044
315	5. Short-term accrued expenses	18	553,114,180	145,805,941
318	6. Short-term unearned revenue		228,667	-
319	7. Other short-term payables	19	1,002,721,830	1,928,010,284
320	8. Short-term loans	20	1,817,853,875	339,381,873
322	9. Bonus and welfare fund		103,510	558,588
330	II. Non-current liabilities		10,841,769,731	11,342,590,925
333	1. Long-term accrued expenses	18	1,374,149,901	948,576,222
337	2. Other long-term payables	19	570,075,796	-
338	3. Long-term loans	20	8,891,914,013	10,381,774,860
341	4. Deferred tax liabilities	27.2	-	6,596,322
342	5. Long-term provisions		5,630,021	5,643,521
400	D. OWNERS' EQUITY		12,795,267,677	12,904,264,702
410	I. Capital	21.1	12,795,267,677	12,904,264,702
411	1. Share capital		9,274,679,470	9,274,679,470
411a	- Shares with voting rights		9,274,679,470	9,274,679,470
412	2. Share premium		3,263,858,784	3,263,858,784
415	3. Treasury shares		(686,640)	(686,640)
418	4. Investment and development fund		279,895,303	279,895,303
421	5. (Accumulated losses) undistributed earnings		(22,479,240)	86,517,785
421a	- Undistributed earnings by the end of prior year		85,590,785	561,569,778
421b	- Losses of the year		(108,070,025)	(475,051,993)
440	TOTAL LIABILITIES AND OWNERS' EQUITY		27,061,591,901	27,265,740,388


Tran Thi Thanh Hieu
Preparer


Le Truong Y Tram
Chief Accountant

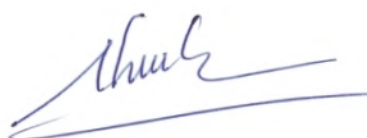

Vo Truong Son
General Director


30 March 2019

SEPARATE INCOME STATEMENT
for the year ended 31 December 2018

VND'000

Code	ITEMS	Notes	Current year	Previous year
10	1. Net revenues from sale of goods and rendering of services	22.1	150,747,273	223,540,379
11	2. Cost of goods sold and services rendered	23	(122,765,299)	(191,205,673)
20	3. Gross profit from sale of goods and rendering of services		27,981,974	32,334,706
21	4. Finance income	22.2	1,393,240,909	1,125,471,884
22	5. Finance expenses	24	(1,329,038,372)	(1,529,355,621)
23	In which: Interest expenses		(1,077,816,296)	(1,010,887,348)
25	6. Selling expenses	25	(5,557,393)	(4,695,357)
26	7. General and administrative expenses	25	(213,379,470)	(88,802,931)
30	8. Operating loss		(126,752,352)	(465,047,319)
31	9. Other income	26	25,692,529	2,826,081
32	10. Other expenses	26	(9,999,364)	(7,651,933)
40	11. Other profit (loss)		15,693,165	(4,825,852)
50	12. Accounting losses before tax		(111,059,187)	(469,873,171)
51	13. Current corporate income tax expense	27	(4,066,942)	(912,141)
52	14. Deferred tax income (expense)	27	7,056,104	(4,266,681)
60	15. Net losses after tax		(108,070,025)	(475,051,993)


Tran Thi Thanh Hieu
Preparer

Le Truong Y Tram
Chief AccountantVo Truong Son
General Director

30 March 2019

SEPARATE CASH FLOW STATEMENT
for the year ended 31 December 2018

VND'000

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting losses before tax		(111,059,187)	(469,873,171)
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	10, 11, 12	19,232,945	20,245,315
03	Provisions		214,897,837	511,395,775
04	Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currencies		21,190,788	1,697,211
05	Profits from investing activities		(1,370,044,503)	(1,108,075,279)
06	Interest expense	24	1,077,816,296	1,010,887,348
	Other income		-	(14,418,900)
08	Operating losses before changes in working capital		(147,965,824)	(48,141,701)
09	Decrease in receivables		527,802,497	1,086,384,985
10	Decrease (increase) in inventories		54,039,893	(5,852,298)
11	Decrease in payables		(1,382,409,990)	(1,254,076,140)
12	Decrease (increase) in prepaid expenses		2,900,134	(562,924)
14	Interest paid		(336,677,729)	(271,324,396)
15	Corporate income tax paid	17	(49,839,924)	(3,055,370)
17	Other cash outflows from operating activities		(1,423,684)	(3,667,035)
20	Net cash flows used in operating activities		(1,333,574,627)	(500,294,879)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(309,545)	(14,140,680)
22	Proceeds from disposals of fixed assets and other long-term assets		-	10,191,229
23	Loans to other entities		(4,534,472,229)	(6,983,633,153)
24	Collections from borrowers		4,674,851,401	5,392,388,267
25	Payments for investments in other entities		(376,313,640)	(2,550,000)
26	Proceeds from sale of investments in other entities		2,550,000	1,665,782
27	Interest received		1,145,906,722	958,505,082
30	Net cash flows from (used in) investing activities		912,212,709	(637,573,473)

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 31 December 2018

VND'000

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		925,824,600	1,782,561,369
34	Repayment of borrowings		(305,041,649)	(923,127,374)
40	Net cash flows from financing activities		620,782,951	859,433,995
50	Net increase (decrease) in cash for the year		199,421,033	(278,434,357)
60	Cash at beginning of year	4	13,297,086	291,731,443
70	Cash at end of year	4	212,718,119	13,297,086


Tran Thi Thanh Hieu
Preparer

Le Truong Y Tram
Chief AccountantVo Truong Son
General Director

30 March 2019

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at 31 December 2018 and for the year then ended

1. THE COMPANY

Hoang Anh Gia Lai Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate No. 3903000083 issued by the Department of Planning and Investment of Gia Lai Province on 1 June 2006 and thirty (30) BRC amendments.

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The current principal activities of the Company are trading machineries and tools for cultivation and livestock; agricultural services; developing apartments for sale and lease; construction; mechanics; operating hotels and resorts; manufacturing and trading cattle food and fertilizers.

The head office of the Company is located at No. 15 Truong Chinh Street, Phu Dong Ward, Pleiku City, Gia Lai Province, Vietnam. The locations of the Company's branches are Gia Lai Province and Quy Nhon City, Binh Dinh Province, Viet Nam.

The number of the Company's employees as at 31 December 2018 is 285 (31 December 2017: 527).

As at 31 December 2018, the Company has seven (7) direct subsidiaries, twenty nine (29) indirect subsidiaries, two (2) associates and five (5) branches. Details are as follows:

<i>Name of subsidiaries</i>	<i>Location</i>	<i>Status of operation</i>	<i>% holding (direct and indirect)</i>
Energy			
(1) Hoang Anh Gia Lai Hydropower Joint Stock Company ("DHA")	Gia Lai, Vietnam	Operating	99.40
(2) Hoang Anh Attapeu Power Co., Ltd ("NK2")	Vientiane, Laos	Available for sales	99.40
(3) Nam Kong 3 Electric Co., Ltd ("NK3")	Attapeu, Laos	Available for sales	99.40
(4) Hoang Anh Sai Gon Hydropower JSC	Ho Chi Minh, Vietnam	Available for sales	99.00
Agriculture plantation			
(5) Hoang Anh Gia Lai Agricultural Joint Stock Company ("HNG")	Gia Lai, Vietnam	Operating	62.49
(6) Hoang Anh Gia Lai Import - Export Trading One member Co., Ltd	Gia Lai, Vietnam	Operating	62.49
(7) Hoang Anh - Quang Minh Rubber Joint Stock Company	Gia Lai, Vietnam	Operating	61.09
(8) Hoang Anh - Quang Minh Rubber Industrial and Agricultural Co., Ltd	Attapeu, Laos	Operating	61.09
(9) Hoang Anh Dak Lak Joint Stock Company	Dak Lak, Vietnam	Operating	62.20
(10) Hoang Anh Attapeu Agriculture Development Co., Ltd ("HAA")	Attapeu, Laos	Operating	62.49
(11) Hoang Anh Andong Meas Co., Ltd	Ratanakiri, Campuchia	Pre-operating	61.09

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

1. THE COMPANY (continued)

<i>Name of subsidiaries</i>	<i>Location</i>	<i>Status of operation</i>	<i>% holding (direct and indirect)</i>
<i>Agriculture plantation</i> (continued)			
(12) Hoang Anh Oyadav Co., Ltd	Ratanakiri, Cambodia	Pre-operating	62.49
(13) Heng Brothers Co., Ltd	Ratanakiri, Cambodia	Pre-operating	62.49
(14) CRD Co., Ltd	Ratanakiri, Cambodia	Pre-operating	62.49
(15) Hoang Anh Rattanakiri Co., Ltd	Ratanakiri, Cambodia	Pre-operating	62.49
(16) Highland Dairy Cattle Joint Stock Company	Gia Lai, Vietnam	Operating	61.87
(17) An Dong Mia Joint Stock Company	Gia Lai, Vietnam	Operating	63.40
(18) Hoang Anh Lumphat Co., Ltd	Ratanakiri, Cambodia	Pre-operating	63.40
(19) Dong Penh Joint Stock Company	Gia Lai, Vietnam	Operating	62.43
(20) Duan Penh Agrico Co., Ltd	Ratanakiri, Cambodia	Pre-operating	62.43
(21) Indochina Rubber Investment and Development Co., Ltd	Ho Chi Minh City, Vietnam	Pre-operating	62.49
(22) Eastern Europe Rubber Investment Co., Ltd	Ho Chi Minh City, Vietnam	Pre-operating	62.49
(23) Eastern Rubber (Cambodia) Co., Ltd	Kratie, Cambodia	Pre-operating	62.49
(24) Binh Phuoc Kratie Rubber 2 Co., Ltd	Kratie, Cambodia	Pre-operating	62.49
(25) Sovann Vuthy Co., Ltd	Kratie, Cambodia	Pre-operating	62.49
(26) Trung Nguyen Rubber Joint Stock Company	Gia Lai, Vietnam	Operating	62.44
(27) Hung Thang Loi Gia Lai Joint Stock Company	Gia Lai, Vietnam	Operating	98.00
(28) Dai Thang Agricultural Development Co., Ltd	Champasak, Laos	Operating	98.00

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

1. THE COMPANY (continued)

<i>Name of subsidiaries</i>	<i>Location</i>	<i>Status of operation</i>	<i>% holding (direct and indirect)</i>
Mining			
(29) Hoang Anh Gia Lai Mineral Co., Ltd	Gia Lai, Vietnam	Discontinued operations	99.40
(30) Hoang Anh GL - Kontum Mineral Co., Ltd	Kontum, Vietnam	Discontinued operations	99.40
(31) Hoang Anh Xekong Mineral Co., Ltd	Attapeu, Laos	Discontinued operations	99.40
Construction, trading and services			
(32) Hoang Anh Gia Lai Sport Joint Stock Company	Gia Lai, Vietnam	Operating	69.85
(33) Hoang Anh Gia Lai Hospital Joint Stock Company	Gia Lai, Vietnam	Operating	99.00
(34) V&H Corporation (Lao) Co., Ltd	Vientiane, Laos	Pre-operating	80.00
(35) V&H Corporation Co., Ltd	Vientiane, Laos	Pre-operating	100.00
(36) Hoang Anh Gia Lai Vientiane Co., Ltd	Vientiane, Laos	Pre-operating	100.00
Dependent branches			
Services - Construction			
(1) Branch Materials - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-
(2) Branch Mechanical engineering - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-
(3) Branch Fruit Processing - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-
Real estate management and property			
(4) Quy Nhon Real estate Management	Binh Dinh, Vietnam	Operating	-
(5) Hoang Anh Gia Lai Hotel	Gia Lai, Vietnam	Operating	-
Associated companies			
Consulting			
(1) East Asia Investment and Construction Consultant Joint Stock Company	Ho Chi Minh City, Vietnam	Operating	25.00
Real estate			
(1) Hoang Anh Housing Development and Construction Joint Stock Company ("HAN")	Ho Chi Minh City, Vietnam	Operating	47.89

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

2. BASIS OF PREPARATION

2.1 *Going concern assumption*

The separate financial statements have been prepared on a going concern basis, which presumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of operations for the foreseeable future.

As mentioned in the separate financial statements, the Company incurred a net loss of VND'000 108,070,025 for the year ended 31 December 2018 and as at the same day, the Company's accumulated losses were VND'000 22,479,240 and short term liabilities exceeded short-term assets by VND'000 173,459,190. In addition, as at 31 December 2018, the Company was also in violation of certain bond covenants as mentioned in Notes 20.2 of the separate financial statements. These basis are showed the existence of unsurable materiality, which led to the suspicion of the Company's ability to continue as a going concern.

As at the date of these separate financial statements, the Company has prepared projected cash flows for the next 12 months expected to be generated from restructuring investments and on-going projects and accordingly, the Company is able to settle on due payables and continue to operate in the next fiscal year. Based on this basic, the management still prepared the separate financial statements on going concern basic.

Accordingly, the separate financial statements do not include any adjustments to assets and liabilities that may be necessary if the Company is unable to continue as a going concern.

2.2 *Accounting standards and system*

The separate financial statements of the Company expressed in thousands of Vietnam Dong ("VND'000"), 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 utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The Company has subsidiaries as disclosed in Note 13. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2018.

Users of these separate financial statements should read them together with the consolidated financial statements of the Group for the year ended 31 December 2018 in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group as a whole.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 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 Vietnam Dong ("VND") which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash

Cash comprises cash on hand and cash in banks.

3.2 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered, in accordance with the guidance under Circular No. 228/2009/TT-BTC date 7 December 2009. Increases and decreases to the provision balance are recorded as general and administrative expense in the separate income statement.

3.3 Inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable 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.

The perpetual method is used to record inventories, which are valued as follows:

Raw and construction materials tools and supplies and merchandise goods	- Cost of purchase on a weighted average basis.
Finished goods and work-in-process	- Cost of direct materials and labour plus attributable overheads based on the normal level of activities.

Apartments for sale under construction are carried at the lower of cost and net realizable value. Costs include all expenditures including borrowing costs, directly attributable to the development and construction of the apartments. Net realisable value represents current selling price less estimated cost to complete and estimated selling and marketing expenses.

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 raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases and 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 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of 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 fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed 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 issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets. The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use.

Computer software

Computer software which is not an integral part of hardware is recorded as intangible asset and amortised over the term of benefits.

3.6 Depreciation and amortisation

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

Buildings and structures	5 - 50 years
Machinery and equipment	5 - 15 years
Means of transportation	6 - 10 years
Office equipment	3 - 10 years
Perennial trees	7 years
Software	8 years
Other assets	6 years

Land use rights with indefinite useful life will not be amortised.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 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.

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

Buildings and structures	50 years
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Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal.

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 Construction in progress

Construction in progress represents costs attributable directly to the construction of the Company's buildings, offices for lease which have not yet been completed as at the date of these separate financial statements.

3.9 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Where the Company is the lessee

Rentals under operating leases are charged to the separate income statement on a straight-line basis over the term of the lease.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred. Lease income is recognised in the separate income statement on a straight-line basis over the lease term.

In case of long-term lease, lease income is recognised in the separate income statement on a one-time recognition of the entire amount received in advance when the conditions are met in accordance with Circular 200/2014/TT-BTC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of fund.

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

Borrowing costs that are directly attributable to the acquisition, construction or production of a particular asset are capitalised as part of the cost of the asset. Capitalisation of borrowing costs is suspended during extended periods in which active development of the asset is interrupted unless such interruption is considered necessary. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale is complete.

3.11 Prepaid expenses

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

The following types of expenses are recorded as long-term prepaid expenses and are amortised to the separate income statement:

- ▶ Prepaid land rentals are amortised over the lease period; and
- ▶ Tools and supplies are amortised to the separate income statement in a maximum period of three (3) years.

3.12 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 recognised 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 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 recognised 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 entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision is made for any diminution in value of investments in capital of other entities at the separate balance sheet date in accordance with the guidance under Circular No. 228/2009/TT-BTC dated 7 December 2009 and Circular No. 89/2013/TT-BTC dated 26 June 2013 issued by the Ministry of Finance. Increases and decreases to the provision balance are recorded as finance expense in the separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables and accruals

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

3.14 Accrual for severance pay

The severance pay to employee is accrued at the end of each reporting period for all employees who have been being in service more than 12 months up to 31 December 2008 at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labor Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting year following the average monthly salary of the 6-month period up to the reporting date. Any increase or decrease to the accrued amount will be taken to the separate income statement.

This accrued severance pay is used to settle the severance allowance to be paid to employee upon severance of their labor contract following Article 48 of the Labor Code.

3.15 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conduct transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conduct transactions regularly.

All foreign exchange differences incurred at year-end are taken to the separate income statement.

3.16 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Appropriation of net profit

Net profit after tax is available for appropriation to shareholders upon proposal by the Board of Directors and after approval by the shareholders in the annual general meeting, and after making appropriation 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 in-depth investments.

► *Welfare fund*

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

3.18 Revenue recognition

Revenue is recognised 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 recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Sale of apartments

For pre-completion sale of apartments, revenue is recognized when all of the following criteria have been effectively met:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the units;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the units sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Revenue from rendering of services is recognized when the services are rendered and is stated net of discounts, allowances and non-refundable taxes.

Construction contract

Where the outcome of a construction contract can be estimated reliably and certified by customers, revenue and costs are recognised by reference to the amount of work completed at the balance sheet date. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probably recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition (continued)

Interest

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

Rental income

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

Revenue from lease of long-term assets

The Company's change in accounting policy from straight line basis over lease term as applied in previous fiscal years to one - off sales recognition of total rent received in advance is appropriate if all of the following criteria are met as instructed by Circular 200/2014/TT-BTC:

- ▶ Lease term accounts for more than 90% of total economic life of the asset;
- ▶ Lessee has no right to cancel the lease and the lessor has no obligation to return the total amount received in advance under any circumstance and in any form;
- ▶ The total amount received in advance from the lease must not be less than 90% of the total lease amount expected to be collected under the contract during the lease term and the lessee must pay the entire rent within twelve (12) months from start of lease term;
- ▶ Substantially all the risks and rewards associated with ownership of the leased are transferred to the lessee; and
- ▶ The Company can reliably estimate total cost of leasing the asset.

Dividends

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

3.19 Taxation

Current income tax

Current income tax assets and liabilities for the current and Previous 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 separate balance sheet date.

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Taxation (continued)

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 purposes.

Deferred tax liabilities are recognised 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 temporary differences associated with investments in subsidiaries and associates 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.

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

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set 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 Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influences over the Company, key management personnel, including directors and officers of the Company and close members of the families of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

4. CASH

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	1,214,202	6,842,458
Cash in banks	211,503,917	6,454,628
TOTAL	212,718,119	13,297,086

5. SHORT-TERM TRADE RECEIVABLES

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Receivables from disposals of assets and investment properties	60,258,805	-
Receivables from sales of goods and services rendered	47,677,813	99,290,420
Receivables from construction services	34,415,390	145,140,765
Trade receivables from sales of apartments	5,710,920	6,191,043
TOTAL	148,062,928	250,622,228
<i>In which:</i>		
<i>Related parties (Note 28.2)</i>	138,649,839	169,292,304
<i>Others</i>	9,413,089	81,329,924

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

6. SHORT-TERM ADVANCES TO SUPPLIERS

	VND'000	
	Ending balance	Beginning balance
Short-term advances to suppliers	53,223,639	49,349,094
<i>In which</i>		
Advances to related parties (Note 28.2)	49,703,805	695,883
Advances to other parties	3,519,834	48,653,211

7. LOAN RECEIVABLES

	VND'000	
	Ending balance	Beginning balance
Short-term		
Short-term loans to related parties (Note 28.2) (i)	1,667,079,652	3,289,261,972
Short-term loans to other parties (ii)	18,177,885	92,995,522
	1,685,257,537	3,382,257,494
Long-term		
Long-term loans to related parties (Note 28.2) (i)	10,122,511,765	10,078,384,939
Long-term loans to other entities (ii)	42,880,908	8,809,503
Long-term loans to Laos Government for construction of Attapeu Airport (iii)	15,020,312	169,589,065
	10,180,412,985	10,256,783,507
TOTAL	11,865,670,522	13,639,041,001

(i) This represents unsecured loans to related parties with maturity dates to December 2023 and interest rates ranging from 6.00% to 12.50% per annum.

(ii) This represents unsecured loans to other parties with maturity dates from December 2018 to May 2020 and interest rates ranging from 9.75% to 14.00% per annum.

(iii) Interest-free loan to Laos Government - Attapeu International Airport project in accordance with the Credit Contract signed with the Laos Government on 23 May 2013 to finance the construction of Attapeu International Airport in Laos. This loan will be offset with tax payables and other obligations to the Laos Government in the future. Details are as follows:

	Current year	Previous year
Opening balance (USD)	7,482,421	7,482,421
Decrease (USD)	(6,833,595)	-
Ending balance (USD)	648,826	7,482,421
Ending (VND'000)	15,020,312	169,589,065

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

8. OTHER RECEIVABLES

	VND'000	
	Ending balance	Beginning balance
Short-term		
Payment on behalf	485,507,818	47,889,057
Interest receivable	327,125,093	1,398,953,738
Dividend receivable	242,001,200	-
Staff advances	3,626,658	11,087,640
Others	34,454,955	27,447,743
	<u>1,092,715,724</u>	<u>1,485,378,178</u>
<i>In which:</i>		
Due from related parties (Note 28.2)	1,082,052,198	1,445,166,764
Due from other parties	10,663,526	40,211,414
Long-term		
Interest receivable	530,650,354	589,983,768
Receivable from Business Cooperation Contract ("BCC")	-	514,788,889
Other receivables	65,454,127	169,432,602
	<u>596,104,481</u>	<u>1,274,205,259</u>
<i>In which:</i>		
Due from related parties (Note 28.2)	594,554,350	1,268,487,215
Due from other parties	1,550,131	5,718,044
TOTAL	<u>1,688,820,205</u>	<u>2,759,583,437</u>

9. INVENTORIES

	VND'000	
	Ending balance	Beginning balance
Apartments for sale under construction	32,002,629	50,826,541
Work in process	19,519,569	24,342,082
Merchandised goods	7,279,617	10,104,115
Raw materials	2,016,559	20,405,728
Tools and supplies	95,315	1,526,833
Finished goods	58,561	2,249,330
Goods in transit	-	5,557,514
TOTAL	<u>60,972,250</u>	<u>115,012,143</u>
Provision for obsolete inventories	(274,318)	(8,254,630)
NET	<u>60,697,932</u>	<u>106,757,513</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

10. TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery and equipment	Means of transportation	Office equipment	Perennial trees	Other assets	Total
	VND'000						
Cost							
Beginning balance	248,348,217	41,217,384	37,874,101	3,018,364	6,689,440	108,060	337,255,566
New purchase	2,321,276	9,543,599	1,179,490	-	-	-	13,044,365
Disposal	(23,522,343)	(22,057,524)	(3,521,838)	-	-	-	(49,101,705)
Ending balance	227,147,150	28,703,459	35,531,753	3,018,364	6,689,440	108,060	301,198,226
Accumulated depreciation							
Beginning balance	(58,062,315)	(24,120,372)	(22,867,556)	(2,550,282)	(6,689,440)	(58,534)	(114,348,499)
Depreciation for the year	(8,355,858)	(4,369,901)	(3,556,199)	(237,589)	-	(18,009)	(16,537,556)
Disposal	4,147,974	8,095,434	966,926	-	-	-	13,210,334
Ending balance	(62,270,199)	(20,394,839)	(25,456,829)	(2,787,871)	(6,689,440)	(76,543)	(117,675,721)
Net carrying amount							
Beginning balance	190,285,902	17,097,012	15,006,545	468,082	-	49,526	222,907,067
Ending balance	164,876,951	8,308,620	10,074,924	230,493	-	31,517	183,522,505
<i>In which:</i>							
<i>Pledged/mortgaged as securities for the Company and subsidiaries' bank loans</i>	164,876,949	8,308,620	5,331,477	-	-	-	178,517,046
<i>Fully depreciated</i>	112,993	2,051,311	6,308,951	1,013,285	6,689,440	-	16,175,980

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

11. INTANGIBLE FIXED ASSETS

			VND'000
	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
Cost			
Beginning and ending balances	25,278,179	15,171,973	40,450,152
Accumulated amortisation			
Beginning balance	-	(9,864,918)	(9,864,918)
Amortization for the year	-	(1,455,955)	(1,455,955)
Ending balance	-	(11,320,873)	(11,320,873)
Net carrying amount			
Beginning balance	25,278,179	5,307,055	30,585,234
Ending balance	25,278,179	3,851,100	29,129,279
<i>In which:</i>			
<i>Pledged/mortgaged as securities for the Company and subsidiaries' loans</i>	25,278,179	-	25,278,179

12. INVESTMENT PROPERTIES

			VND'000
	<i>Land use right</i>	<i>Buildings and structures</i>	<i>Total</i>
Cost			
Beginning and ending balances	27,072,022	15,001,180	42,073,202
Accumulated depreciation			
Beginning balance	(1,478,788)	(2,250,177)	(3,728,965)
Depreciation for the year	(739,395)	(500,039)	(1,239,434)
Ending balance	(2,218,183)	(2,750,216)	(4,968,399)
Net carrying amount			
Beginning balance	25,593,234	12,751,003	38,344,237
Ending balance	24,853,839	12,250,964	37,104,803
<i>In which:</i>			
<i>Pledged/mortgaged as securities for the Company and subsidiaries' loans</i>	24,853,839	12,250,964	37,104,803

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

12. INVESTMENT PROPERTIES (continued)

Additional disclosures:

The rental income and operating expenses relating to investment properties were presented as follows:

		VND'000
	<i>Current year</i>	<i>Previous year</i>
Rental income from investment properties	6,549,508	5,573,569
Direct operating expenses of investment properties that generated rental income during the year	1,239,432	1,239,432

The fair value of the investment properties was not formally assessed and determined as at 31 December 2018. However, given the present high occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the balance sheet date.

13. LONG-TERM INVESTMENTS

		VND'000
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries	10,312,155,846	10,714,783,853
Investments in associates	3,258,537,647	5,000,000
Investments in other entities	7,360,041	7,360,041
TOTAL	13,578,053,534	10,727,143,894
Provision for long-term investments	(814,942,908)	(596,414,665)
NET	12,763,110,626	10,130,729,229

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

13. LONG-TERM INVESTMENTS (continued)

Details of the Company's investments were as follows:

Name of subsidiaries	Business activities	Ending balance			Beginning balance		
		% holding	Cost VND'000	Provision VND'000	% holding	Cost VND'000	Provision VND'000
Investments in subsidiaries:							
Hoang Anh Gia Lai Agricultural Joint Stock Company ("HNG")	Industrial and agricultural plantation, livestock	64.81	5,100,120,481	-	64.70	4,723,806,841	-
Hoang Anh Gia Lai Hydropower Joint Stock Company	Energy	99.40	2,532,179,575	(729,012,108)	99.40	2,532,179,575	(510,483,865)
Hung Thang Loi Gia Lai Joint Stock Company ("HTL")	Agricultural plantation	98.00	2,477,146,000	-	-	-	-
Hoang Anh Gia Lai Hospital Joint Stock Company	Hospital	99.00	99,000,000	-	99.00	99,000,000	-
Hoang Anh Gia Lai Sport Joint Stock Company	Football club	51.00	59,000,000	(59,000,000)	51.00	59,000,000	(59,000,000)
V&H Corporation (Laos) Co., Ltd	Rubber plantation	80.00	26,930,800	(26,930,800)	80.00	26,930,800	(26,930,800)
Hoang Anh Gia Lai Vientiane Co., Ltd ("HAGL Vientiane")	Real estate and hotel management	100.00	17,778,990	-	100.00	17,778,990	-
Hoang Anh Housing Development and Construction Joint Stock Company ("HAN") (*)	Real estate	-	-	-	68.90	3,253,537,647	-
Heygo Food Joint Stock Company	Trading	-	-	-	51.00	2,550,000	-
TOTAL			10,312,155,846	(814,942,908)		10,714,783,853	(596,414,665)

(*) On 12 September 2018, HAN issued 125,000,000 shares to a third party in accordance with the Resolution of General Meeting of Shareholders No. 06/NQ-DHCD18 dated 28 August 2018. Accordingly, the Company's percentage of ownership in HAN decreased from 68.90% to 47.89% and the Company reclassified the investment in HAN with total cost of VND'000 3,253,537,647 to "Investment in associates" (Note 13.2).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

13. LONG-TERM INVESTMENTS (continued)

Name of companies	Business activities	Ending balance		Beginning balance	
		% holding	Cost VND'000	% holding	Cost VND'000
13.2 Investment in associates:					
HAN (Note 13.1)	Real estate	47.89	3,253,537,647	-	-
East Asia Investment and Construction Consultant Joint Stock Company	Design and consultancy	25.00	5,000,000	25.00	5,000,000
TOTAL			3,258,537,647		5,000,000
13.3 Investment in other companies:					
Thanh Nien Media Corporation	Communication	2.00	6,200,000	2.00	6,200,000
Far East Aviation Joint Stock Company	Business and transportation	-	1,160,041	-	1,160,041
TOTAL			7,360,041		7,360,041

14. LONG-TERM PREPAID EXPENSES

	VND'000	
	Ending balance	Beginning balance
Land rental fees	9,151,939	9,423,363
Tools and supplies	909,734	3,373,251
Others	1,007,075	921,664
TOTAL	11,068,748	13,718,278

15. SHORT-TERM TRADE PAYABLES

	VND'000	
	Ending balance	Beginning balance
Trade payables for purchase of goods and services	34,626,192	107,875,868
In which:		
Van Loi Production and Investment Co., Ltd	4,032,948	4,173,658
Minh Duc Trading Co., Ltd	3,883,732	3,883,732
Other suppliers	26,709,512	99,818,478
TOTAL	34,626,192	107,875,868
In which		
Payables to other parties	34,150,134	69,645,254
Payables to related parties (Note 28.2)	476,058	38,230,614

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

16 SHORT-TERM ADVANCES FROM CUSTOMERS

	VND'000	
	Ending balance	Beginning balance
Advances from customers for purchase of apartments	1,755,189	1,839,311
Advances from customers for construction service	1,483,290	226,383,354
Advances from trade customers	695,459	198,138,909
TOTAL	3,933,938	426,361,574
<i>In which</i>		
Payables to related parties (Note 28.2)	2,105,950	423,568,992
Payables to other parties	1,827,988	2,792,582

17. STATUTORY OBLIGATIONS

	VND'000			
	Beginning balance	Payable in year	Payment in year	Ending balance
Corporate income tax	45,838,212	4,066,942	(49,839,924)	65,230
Personal income tax	2,245,372	4,410,748	(3,311,323)	3,344,797
Value-added tax	1,187,318	5,006,385	(5,944,107)	249,596
Others	11,991,687	6,995,466	(18,987,153)	-
TOTAL	61,262,589	20,479,541	(78,082,507)	3,659,623

18. ACCRUED EXPENSES

	VND'000	
	Ending balance	Beginning balance
Short-term		
Interest expenses	383,223,801	110,133,511
Bond issuance fees	21,414,660	21,414,660
Operating costs	5,579,859	4,732,191
Others	142,895,860	9,525,579
	553,114,180	145,805,941
Long-term		
Interest expenses	1,374,149,901	948,576,222
TOTAL	1,927,264,081	1,094,382,163
<i>In which:</i>		
Payables to related parties (Note 28.2)	25,861,970	15,424,254
Payables to other parties	1,901,402,111	1,078,957,909

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

19. OTHER SHORT-TERM PAYABLES

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Free-interest borrowings from other companies	900,523,794	489,940,305
Land rental payable on behalf of subsidiaries	4,070,503	82,428,607
Payment on behalf	68,755,647	193,948,611
Apartment maintainance fee	9,573,496	11,736,624
Payables to other individuals	4,755,139	12,273,984
Dividend payables	366,416	366,416
Payables for business cooperation	-	1,132,500,000
Others	14,676,835	4,815,737
	<u>1,002,721,830</u>	<u>1,928,010,284</u>
<i>In which:</i>		
<i>Due to related parties (Note 28.2)</i>	899,390,923	1,719,241,504
<i>Due to other parties</i>	103,330,907	208,768,780
Long-term		
Payables for business cooperation (*)	285,000,000	-
Payment on behalf	220,075,796	-
Others	65,000,000	-
	<u>570,075,796</u>	<u>-</u>
<i>In which:</i>		
<i>Due to related parties (Note 28.2)</i>	570,075,796	-
TOTAL	<u>1,572,797,626</u>	<u>1,928,010,284</u>

(*) This amount represented the contribution of partners in the BCCs dated 29 September 2018 with individuals for investment in fruit plantation projects of the Group. These BCCs do not require to establish separate legal entity and profit from the projects will be shared based on the business result of the projects for three (3) year term from the contract date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS

	VND'000			
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Short-term loan				
Current portion of long-term bank loans (Note 20.1)	25,000,000	774,410,226	(23,647,109)	775,763,117
Current portion of straight bonds (Note 20.2)	314,381,873	429,095,758	(314,381,873)	429,095,758
Short-term loans from related parties (Note 20.3)	-	774,735,570	(161,740,570)	612,995,000
	<u>339,381,873</u>	<u>1,978,241,554</u>	<u>(499,769,552)</u>	<u>1,817,853,875</u>
Long-term loan				
Straight bonds (Note 20.2)	8,935,477,868	9,759,739	(429,144,330)	8,516,093,277
Long-term bank loans (Note 20.1)	849,974,506	-	(772,974,506)	77,000,000
Long-term loans from related parties (Note 20.3)	596,322,486	152,729,600	(450,231,350)	298,820,736
	<u>10,381,774,860</u>	<u>162,489,339</u>	<u>(1,652,350,186)</u>	<u>8,891,914,013</u>
TOTAL	<u>10,721,156,733</u>	<u>2,140,730,893</u>	<u>(2,152,119,738)</u>	<u>10,709,767,888</u>

20.1 Long-term bank loans

	VND'000	
<i>Banks</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Bank for Investment and Development of Vietnam ("BIDV")	553,056,660	575,268,050
Ho Chi Minh City Development Joint Stock Commercial Bank ("HD Bank")	299,706,457	299,706,456
TOTAL	<u>852,763,117</u>	<u>874,974,506</u>
<i>In which:</i>		
Current portion	775,763,117	25,000,000
Non-current portion	77,000,000	849,974,506

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.1 Long-term bank loans (continued)

Details as follow:

Banks' names	Ending balance VND'000	Original		Term and maturity date	Interest rate (% p.a.)	Collaterals
		VND'000	USD			
BIDV - Gia Lai Branch	553,056,660	449,725,354	5,522,001	From 18 February 2019 to 20 October 2020	VND: 11.60; USD: 8.24 - 8.84	7 cars owned by the Company; 1 car owned by DHA; 3,310,000 HNG shares owned by the Company; Land use and exploitation right of 1,194.74 ha rubber plantation in Po To Commune, Ia Pa District, Gia Lai Province, Vietnam owned by Trung Nguyen Rubber Joint Stock Company; Hoang Anh Gia Lai - Arsenal JMG Academy Complex; University of Medicine and Pharmacy Hospital owned by the Company.
<i>In which:</i>						
Current portion	553,056,660					
HD Bank - Dong Nai Branch	299,706,457	299,706,457		- From 1 August 2019 to 30 August 2020	10.50 - 11.00	196,368,090 HAN shares owned by the Company.
<i>In which:</i>						
Current portion	222,706,457					
Non-current portion	77,000,000					

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.2 Straight bonds

	VND'000	
<i>Arrangement organizations</i>	<i>Ending balance</i>	<i>Beginning balance</i>
BIDV and BIDV Securities Company ("BSC")	5,876,000,000	5,876,000,000
ACB Securities Limited Company ("ACBS")	300,000,000	516,649,915
Viet Capital Bank	180,000,000	240,000,000
Phu Gia Securities Joint Stock Company ("PHUGIASC")	930,000,000	930,000,000
VPBank Securities ("VPBS")	991,000,000	991,000,000
IB Securities Joint Stock Company ("IBSC")	145,268,041	183,000,000
FPT Securities ("FPTS") and Vietnam Prosperity Joint Stock Commercial Bank ("VPB")	594,000,000	594,000,000
Bond issuance expenses	(71,079,006)	(80,790,174)
TOTAL	8,945,189,035	9,249,859,741
<i>In which:</i>		
<i>Non-current portion</i>	8,516,093,277	8,935,477,868
<i>Current portion</i>	429,095,758	314,381,873

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.2 *Straight bonds* (continued)

Arrangement organizations	Owner	Amount VND'000	Interest rate (% p.a.)	Due Date	Purpose	Description of collateral
BIDV and BSC	BIDV	5,876,000,000	The average of 30 December interest rate of individual saving deposit in VND with the term of twelve (12) months announced by branches of four (4) commercial banks at Gia Lai Province including Agribank, BIDV, Vietcombank and Vietinbank plus margin of 3.00 for subsequent periods (2018: 9.70 p.a)	30 December 2026	To finance capital for Investment projects and restructure Group's loans	Land lease right and related assets, as below: 4,852.74 ha in Attapeu Province, Laos owned by Hoang Anh - Quang Minh Rubber Industrial and Agricultural Co., Ltd; 9,996.9 ha (rubber) in Attapeu Province, Laos; 5,588 ha (rubber) and 2,093 ha (palm oil) in Attapeu Province, Laos owned by Hoang Anh Attapeu Agriculture Development Co., Ltd.; 9,380.9 ha in Ratanakiri Province, Cambodia owned by Hoang Anh Andong Meas Co., Ltd.; 1,960.91 ha in Ratanakiri Province, Cambodia owned by Heng Brothers Co., Ltd.; 3,283.66 ha in Ratanakiri Province, Cambodia owned by CRD Co., Ltd.; All assets affixed to the land and all rights, interests and benefits associated with or arising from such assets related to the land; The right of ownership and compensation when insured events arise under insurance contracts for related assets as mentioned above; 44,926,000 HAG shares held by the Chairman.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.2 **Straight bonds** (continued)

Arrangement organizations Owner	Amount VND '000	Interest rate (% p.a.)	Due Date	Purpose	Description of collateral
Viet Capital Bank	180,000,000	The first year of 10.00, the second year the interest rate will be equal to the average interest rate of 13- month corporate savings in VND plus the margin of 3.50 (2018: 10.90)	From 30 June 2018 to 30 June 2020	To finance the Group's investment projects including the project of planting 10,000 ha of new rubber plantation (Ratanakiri Province, Cambodia); Nam Kong 2 hydropower project (Attapeu Province, Laos) and restructure the Group's loans	12,960,000 HAG shares owned by the Chairman; 13,405,675 HNG shares owned by the Company.
<i>In which</i>					
Current portion	60,000,000				
Non-current portion	120,000,000				
ACBS	300,000,000	13-month deposit interest rate of Tien Phong bank plus margin of 4.50 (2018: 10.00)	18 June 2023	To finance capital for the investment projects and restructure the Group's loans	196,368,900 HAN shares owned by the Company.
<i>In which:</i>					
Non-current portion	300,000,000				

(*) As at 31 December 2018 and the date of these separate financial statements, the Group's current ratio was less than one (1) which violated one of the bond covenants.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.2 *Straight bonds* (continued)

<i>Arrangement organizations</i>	<i>Owner</i>	<i>Amount</i> VND '000	<i>Interest rate</i> (% p.a.)	<i>Due date</i>	<i>Purpose</i>	<i>Description of collateral</i>
PHUGIASC	HD Bank - Dong Nai Branch	930,000,000	Adjust one every three months and cost of finance rate VND twelve (12) months announced by BIDV plus margin of 3.50 (2018: 11.30)	31 December 2023	To finance capital for investment projects and restructure the Group's loans	74,070,455 HNG shares owned by the Company; 10,800,000 HAG shares owned by Chairman; 196,368,900 shares HAN owned by the Company.
<i>In which</i>						
<i>Non-current portion</i>		930,000,000				
VPBS	VPB	991,000,000	The interest rate for company savings in VND with the term of twelve (12) months announced by VPB plus margin of 3.50 and 3.25 for subsequent periods (2018: 11.20)	From 28 July 2019 to 28 December 2021	For business co- operation in beef and dairy cattle breeding project with Gia Lai Livestock Joint Stock Company (VND 600 billion) and to finance working capital of the Company (VND 400 billion)	110,628,505 HNG shares owned by the Company; 4,700,000 HAG shares owned by the Chairman; 19,940,000 HNG shares at Dong Penh JSC and Daun Penh project with total area of 737.6 ha at Ratanakiri Province, Cambodia owned by Daun Penh Agrico Co., Ltd.
<i>In which</i>						
<i>Current portion</i>		191,000,000				
<i>Non-current portion</i>		800,000,000				

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.2 Straight bonds (continued)

Arrangement organizations	Owner	Amount VND'000	Interest rate (% p.a.)	Due date	Purpose	Description of collateral
IBSC	VPB	145,268,041	The interest rate of company savings in VND with the term of twelve (12) months announced by VPB plus margin of 4.00 (2018: 11.30)	29 December 2020	To finance capital for investment projects and restructure Group's loans	166,345,440 HNG shares owned by the Company; 7,376.08 ha of oil palm in Chey Ou Dom Commune, Lumphat District, Ratanakiri Province, Cambodia owned by Daun Penh Agrico Co., Ltd. and 4,700,000 HAG shares owned by Chairman.
<i>In which:</i>						
Current portion		64,095,758				
Non-current portion		81,172,283				
FPTS and VPB	VPB	594,000,000	The interest rate of company savings in VND with the term of twelve (12) months announced by VPB plus margin of 4.00 (2018: 11.20)	27 December 2021	To implement beef cattle breeding project with Highland Dairy Cattle JSC in la Bang Ward, Chu Prong District, Gia Lai Province, Vietnam under BCC	196,368,900 shares of HAN owned by the Company; assets formed from construction of the Myanmar Trade Zone belonged to Hoang Anh Gia Lai Myanmar Co., Ltd; contributed capital of USD 51 million in Hoang Anh Gia Lai Myanmar Co., Ltd by HAN; 225,970,000 shares of DHA; 166,345,440 HNG shares owned by the Company; 19,940,000 shares of HNG at Dong Penh JSC and 7,376.08 ha of oil palm planted by Daun Penh Agrico Co., Ltd. in Chey Ou Dom Commune, Lumphat District, Ratanakiri Province, Cambodia.
<i>In which</i>						
Current portion		114,000,000				
Non-current portion		480,000,000				

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

20. LOANS (continued)

20.3 Loans from related parties

Details of short-term and long-term loans from related parties are as below:

<i>Creditors</i>	<i>Amount</i> <i>VND'000</i>	<i>Interest rate</i> <i>(% p.a.)</i>	<i>Due date</i>	<i>Purpose</i>	<i>Collateral</i>
Short-term					
Mr. Doan Nguyen Duc	612,995,000	6.00 - 10.50	10 December 2019	To finance working capital	Unsecured
Long-term					
Hoang Anh Gia Lai Hydropower Joint Stock Company	169,111,136	5.00 - 10.00	From 16 June 2022 to 8 November 2023	To repay Bac A bond and finance working capital	Unsecured
Mr. Doan Nguyen Duc	129,709,600	6.00 - 10.00	10 October 2021	To finance working capital	Unsecured
TOTAL	298,820,736				

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

21. OWNERS' EQUITY

21.1 Movement in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings (Accumulated losses)	Total
						VND'000
Previous year						
Beginning balance	7,899,679,470	3,539,078,784	(686,640)	279,895,303	561,569,778	12,279,536,695
Capital contribution	1,375,000,000	(275,220,000)	-	-	-	1,099,780,000
Net losses for the year	-	-	-	-	(475,051,993)	(475,051,993)
Ending balance	<u>9,274,679,470</u>	<u>3,263,858,784</u>	<u>(686,640)</u>	<u>279,895,303</u>	<u>86,517,785</u>	<u>12,904,264,702</u>
Current year						
Beginning balance	9,274,679,470	3,263,858,784	(686,640)	279,895,303	86,517,785	12,904,264,702
Net losses for the year	-	-	-	-	(108,070,025)	(108,070,025)
BOD and BOS compensation	-	-	-	-	(927,000)	(927,000)
Ending balance	<u>9,274,679,470</u>	<u>3,263,858,784</u>	<u>(686,640)</u>	<u>279,895,303</u>	<u>(22,479,240)</u>	<u>12,795,267,677</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

21. OWNERS' EQUITY (continued)

21.2 Shares

	Shares	
	Ending balance	Beginning balance
Shares authorised to be issued	927,467,947	927,467,947
Shares issued and fully paid	927,467,947	927,467,947
<i>Ordinary shares</i>	927,467,947	927,467,947
Outstanding shares	927,399,283	927,399,283
<i>Ordinary shares</i>	927,399,283	927,399,283
Treasury shares	68,664	68,664
<i>Ordinary shares</i>	68,664	68,664

22. REVENUES

22.1 Revenue from sale of goods and rendering of services

	VND'000	
	Current year	Previous year
Gross revenue	150,747,273	223,540,379
Of which:		
Sale of goods	52,034,845	100,666,338
Revenue from rendering of services	44,875,334	29,246,483
Sale of apartments	31,169,750	5,173,688
Revenue from construction services	22,667,344	88,453,870
Of which:		
Sale to others	56,742,195	112,791,963
Sale to related parties	94,005,078	110,748,416

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

22. REVENUES (continued)

22.2 Finance income

	VND'000	
	Current year	Previous year
Interest income from loans	1,127,540,551	1,106,613,010
Dividend income	242,081,177	120,000
Foreign exchange gains	23,195,720	1,382,834
Interest income from bank deposits	423,461	2,750,690
Gain on exchangeable bonds	-	14,418,900
Others	-	186,450
TOTAL	1,393,240,909	1,125,471,884
Of which		
Income from related parties	1,366,498,759	1,090,559,527
Income from other parties	19,482,226	34,912,357

23. COST OF GOODS SOLD AND SERVICES RENDERED

	VND'000	
	Current year	Previous year
Cost of goods sold	49,172,547	94,096,239
Cost of services rendered	37,283,259	27,184,095
Cost of apartments sold	10,843,600	3,946,480
Cost of construction contracts	25,465,893	65,978,859
TOTAL	122,765,299	191,205,673

24. FINANCE EXPENSES

	VND'000	
	Current year	Previous year
Interest expense	1,077,816,296	1,010,887,348
Provision for impairment of investments in subsidiaries	218,528,242	510,483,865
Foreign exchange losses	28,602,926	3,697,752
Loss from disposal of investment	-	1,408,421
Others	4,090,908	2,878,235
TOTAL	1,329,038,372	1,529,355,621

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND'000	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses		
External services	4,120,034	2,168,933
Labour costs	220,335	987,532
Others	1,217,024	1,538,892
	<u>5,557,393</u>	<u>4,695,357</u>
General and administrative expenses		
Labour costs	42,946,600	46,307,035
External services	13,961,586	13,226,974
Depreciation and amortisation	7,900,652	8,845,527
Provision for bad debt	6,849,962	637,592
Others	141,720,670	19,785,803
	<u>213,379,470</u>	<u>88,802,931</u>
TOTAL	<u>218,936,863</u>	<u>93,498,288</u>

26. OTHER INCOME AND EXPENSES

	VND'000	
	<i>Current year</i>	<i>Previous year</i>
Other income	25,692,529	2,826,081
Gain from disposal of assets	20,337,469	107,922
Others	5,355,060	2,718,159
Other expenses	9,999,364	7,651,933
Penalties	4,436,193	6,154,024
Depreciation expense of non-used assets	-	959,234
Others	5,563,171	538,675
NET OTHER PROFIT (LOSS)	<u>15,693,165</u>	<u>(4,825,852)</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

27. CORPORATE INCOME TAX

The CIT rate applicable to the Company is 20% of taxable profits.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could change at a later date upon final determination by the tax authorities.

	VND'000	
	Current year	Previous year
Current CIT expense	4,066,942	912,141
Deferred tax (income) expense	(7,056,104)	4,266,681
TOTAL	(2,989,162)	5,178,822

27.1 Current CIT

The current tax payable is based on taxable profit for the current 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 years 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 separate balance sheet date.

A reconciliation between the profit before tax and taxable profit is presented below:

	VND'000	
	Current year	Previous year
Accounting losses before tax	(111,059,187)	(469,873,171)
At CIT rate of 20% applicable to the Company	(22,211,837)	(93,974,634)
<i>Adjustments to increase (decrease) accounting profit</i>		
Non-deductible expense	27,994,874	253,414
CIT expense from sale of apartments	4,066,942	912,141
Penalties	-	3,031,544
Foreign exchange gain	-	4,266,681
Dividend income	(48,416,235)	(24,000)
Tax loss carried forward	35,577,093	90,713,676
CIT expense	(2,989,162)	5,178,822

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

27. CORPORATE INCOME TAX (continued)

27.2 Deferred tax

The following comprise the Company's deferred tax assets (deferred tax liabilities) recognized by the Group and the movements thereon during the year:

	VND'000			
	Separate balance sheet		Separate income statement	
	Ending balance	Beginning balance	Current year	Previous year
Provision for bad debt	1,269,183	-	1,269,183	-
Foreign exchange gain arising from revaluation of monetary accounts denominated in foreign currencies	(809,401)	(8,192,352)	7,382,951	(4,266,681)
Provision for inventories	-	1,596,030	(1,596,030)	-
Net deferred tax assets (liabilities)	459,782	(6,596,322)		
Deferred tax income (expense)			7,056,104	(4,266,681)

Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable profits arising within five (5) years subsequent to the year in which the loss incurred. At the balance sheet date, the Company has aggregated accumulated tax losses of VND'000 652,787,250 (2017: VND'000 474,901,783) available for offset against future taxable profits. Details are as follows:

		VND'000			
<i>Originating year</i>	<i>Can be utilized up to</i>	<i>Tax loss amount</i>	<i>Utilized up to 31 Dec 2018</i>	<i>Forfeited</i>	<i>Unutilized at 31 Dec 2018</i>
2017	2022	474,901,783	-	-	474,901,783
2018	2023	177,885,467	-	-	177,885,467
TOTAL		652,787,250	-	-	652,787,250

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES

28.1 Significant transactions

Significant transactions with related parties during the year were as follows:

Related parties	Relationship	Transactions	VND'000	
			Current year	Previous year
Le Me JSC	Related party	Lending	2,256,438,360	-
		Collection of loan receivables	729,091,049	-
		Interest income	70,281,827	-
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	Interest income	105,217,774	144,322,646
		Sale of goods and rendering services	-	617,546
Trung Nguyen Rubber JSC	Subsidiary	Interest income	1,418,266	12,951,112
		Sale of goods and rendering services	2,003,908	13,824,953
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	Interest income	84,479,616	108,699,443
		Sale of goods and rendering services	9,940,276	29,558,962
An Dong Mia JSC	Subsidiary	Interest income	40,460,334	3,447,987
Hoang Anh Gia Lai Sport JSC	Subsidiary	Interest income	26,005,829	27,418,296
		Sale of goods and rendering services	2,390,403	-
Highland Dairy Cattle JSC	Subsidiary	Interest income	13,828,487	71,783,998
		Sale of goods and rendering services	3,320,816	12,146,031
Hoang Anh Gia Lai Agricultural JSC - Fruit processing Branch	Subsidiary	Disposal of fixed assets	34,922,295	-
		Sale of goods and rendering services	6,024,326	-
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	Interest income	122,891,707	188,735,979
		Sale of goods and rendering services	55,422,345	14,853,050
		Purchase of goods	7,165,382	15,165,844
		Lending	1,559,796,279	75,996,000
		Collection of loan receivables	1,102,378,077	2,667,869,784

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.1 Significant transactions (continued)

Significant transactions with related parties during the year were as follows: (continued)

Related parties	Relationship	Transactions	VND'000	
			Current year	Previous year
Phu Hoang Anh JSC	Related party	Interest income	15,803,788	23,673,524
Gia Lai Livestock JSC	Related party	Interest income	429,075,118	240,767,558
Mr. Doan Nguyen Duc	Chairman	Interest expense Interest income	6,391,122 2,967,516	28,909,696 -
Huynh De Construction JSC	Related party	Interest income	19,946,349	14,109,705
Hoanh Anh Gia Lai Wooden Furniture JSC	Related party	Disposal of fixed assets	26,033,893	-
		Interest income	19,265,094	12,428,087
		Lending	100,000,000	-
Thanh Binh Construction Investment and Consultant Co., Ltd	Related party	Interest income Rendering construction service	15,269,167 -	16,661,083 27,069,912
An Tien Co., Ltd	Related party	Interest income	9,429,167	10,116,917
Dai Thang Agricultural Development Co., Ltd	Subsidiary	Interest income	4,764,824	-
		Sale of goods and rendering services	586,999	23,325,639
Hung Thang Loi Gia Lai JSC	Subsidiary	Dividend income	242,001,200	-
		Interest expense	8,561,000	-
Hoang Anh Housing Development and Construction JSC	Associate	Interest income	131,396,952	118,172,422
		Lending	189,902,902	-
		Collection of loan receivables	1,621,741,470	137,409,842
		Collection of interest receivables	148,102,850	3,110,607
An Phu Real Estate Investment JSC	Related party	Interest income	-	33,387,832
Hoang Tho Material Co., Ltd.	Related party	Interest income	-	11,893,703

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**28. TRANSACTIONS WITH RELATED PARTIES (continued)****28.2 Balance of receivables and payables**

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables (Note 5)				
An Phu Group (*)	Related parties	(*)	62,613,584	61,457,875
Hoang Anh Gia Lai Agricultural JSC - Fruit processing Branch	Subsidiary	Sale of fixed assets, goods and rendering services	41,078,201	-
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	Sale of goods and rendering services	13,026,522	14,829,198
Hoang Anh Andong Meas Co., Ltd	Subsidiary	Sale of goods and rendering services	7,086,336	-
IAPACCO JSC	Related party	Rendering construction services	2,930,603	2,930,603
		Rendering services	1,010,461	1,010,461
Hoang Anh Gia Lai Sport JSC	Subsidiary	Sale of goods and rendering services	3,815,536	1,194,518
Dai Thang Agricultural Development Co., Ltd	Subsidiary	Sale of goods and rendering services	2,311,412	12,350,729
Trung Nguyen Rubber JSC	Subsidiary	Sale of goods and rendering services	1,393,695	13,502,517
		Rendering construction services	-	16,399,585
Tay Nguyen Agrico Co., Ltd	Related party	Sale of goods and rendering services	1,300,000	-
Hoang Anh Dak Lak JSC	Subsidiary	Sale of goods and rendering services	320,818	2,617,317
Highland Dairy Cattle JSC	Subsidiary	Sale of goods and rendering services	127,346	1,418,474
Hoang Anh Gia Lai Hospital JSC	Subsidiary	Rendering construction services	4,554	5,888,019
Hoang Anh Lumphat Co., Ltd	Subsidiary	Sale of goods	-	14,523,252

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**28. TRANSACTIONS WITH RELATED PARTIES (continued)****28.2 Balance of receivables and payables (continued)**

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables (Note 5) (continued)				
Daun Penh Agrico Co., Ltd	Subsidiary	Sale of goods	-	9,999,240
An Dong Mia JSC	Subsidiary	Sales of goods and rendering services	-	8,781,328
		Rendering construction services	-	676,543
Others	Related parties	Others	1,630,771	1,712,645
TOTAL			138,649,839	169,292,304

(*) Details of amounts due from An Phu Group were as follows:

			VND'000	
<i>An Phu Group</i>		<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Thanh Binh Construction Investment Consultant Co., Ltd		Rendering construction services	27,595,944	27,595,944
		Sale of goods	2,180,959	2,180,959
Hoang Anh Gia Lai Wooden Furniture JSC		Sale of goods and rendering services	26,346,782	539,695
Minh Tuan Trading and Services Co., Ltd.		Rendering construction services	5,501,714	5,501,714
Gia Lai Livestock JSC		Rendering services	988,185	7,554,790
		Rendering construction services	-	18,084,773
TOTAL			62,613,584	61,457,875

Short-term advances to suppliers (Note 6)

Dai Thang Agricultural Development Co., Ltd	Subsidiary	Advances for purchase of goods	49,703,805	-
Hoang Anh Housing Development and Construction JSC	Associate	Advances for purchase of goods	-	695,883
TOTAL			49,703,805	695,883

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**28. TRANSACTIONS WITH RELATED PARTIES (continued)****28.2 Balance of receivables and payables (continued)**

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

			VND'000	
Related parties	Relationship	Interest (% p.a.)	Ending balance	Beginning balance
Short-term loan receivables (Note 7)				
An Phu Group (*)	Related parties	(*)	489,039,660	412,622,883
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	6.00 - 6.50	983,468,000	-
Hoang Anh Housing Development and Construction JSC	Associate	9.00 - 11.00	82,203,000	-
Tay Nguyen Agrico Co., Ltd	Related party	0.00	56,653,075	-
Dai Thang Agricultural Development Co., Ltd	Subsidiary	12.50	49,900,701	-
Power Construction Installation Co., Ltd	Related party	0.00	5,815,216	-
Mr. Nguyen Quyen	Related party	-	-	935,057,000
Mr. Tu Dang Quang	Related party	-	-	676,200,000
Mr. Hoang Trong Hung	Related party	-	-	516,700,000
Highland Dairy Cattle JSC	Subsidiary	-	-	478,500,000
Hoang Anh Gia Lai Sport JSC	Subsidiary	-	-	236,191,679
Mr. Doan Nguyen Duc	Chairman	-	-	33,990,410
TOTAL			1,667,079,652	3,289,261,972

(*) Details of amounts due from An Phu Group were as follows:

			VND'000	
An Phu Group		Interest (% p.a.)	Ending balance	Beginning balance
Gia Lai Livestock JSC		0.00 - 12.00	313,312,864	185,994,550
An Tien Co., Ltd		10.00	93,000,000	93,000,000
Hoanh Anh Gia Lai Wooden Furniture JSC		12.00	82,726,796	-
Thanh Binh Construction and Investment Consultant Co., Ltd			-	72,000,000
Dai Loc Hung Thinh Co., Ltd			-	61,628,333
TOTAL			489,039,660	412,622,883

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

				VND'000
Related parties	Relationship	Interest (% p.a.)	Ending balance	Beginning balance
Long-term loan receivables (Note 7)				
An Phu Group (*)	Related parties	(*)	6,095,915,458	3,599,259,475
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	14.10	2,314,922,876	1,957,824,733
An Dong Mia JSC	Subsidiary	10.00	514,788,889	34,007,539
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	9.75 - 12.50	849,513,068	1,408,413,314
Hoang Anh Gia Lai Sport JSC	Subsidiary	10.50	259,169,936	-
Hoang Anh GL - Kontum Mineral One member Co., Ltd	Subsidiary	0.00	53,092,286	53,092,286
Tay Nguyen Agrico Co., Ltd	Related party	0.00	22,895,432	-
Viet May Investment JSC	Related party	10.00	5,590,000	-
IAPACCO JSC	Related party	0.00	6,123,820	6,123,820
Hoang Anh Attapeu Electric Co., Ltd	Subsidiary	12.00	500,000	500,000
Hoang Anh Housing Development and Construction JSC	Associate	-	-	1,514,041,568
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	-	-	1,367,079,207
Trung Nguyen Rubber JSC	Subsidiary	-	-	58,001,920

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

				VND'000
Related parties	Relationship	Interest (% p.a)	Ending balance	Beginning balance
Long-term loan receivables (Note 7) (continued)				
Highland Dairy Cattle JSC	Subsidiary	-	-	31,376,192
Hoang Anh Dak Lak JSC	Subsidiary	-	-	30,560,000
Hoang Anh Oyadav Co., Ltd	Subsidiary	-	-	10,578,565
Hoang Anh Rattanakiri Co., Ltd	Subsidiary	-	-	7,526,320
TOTAL			10,122,511,765	10,078,384,939

(*) Details of amounts due from An Phu Group were as follows:

An Phu Group	Interest (% p.a.)	Ending balance	VND'000
			Beginning balance
Gia Lai Livestock JSC	0.00 - 12.00	3,884,249,304	3,038,928,590
Le Me JSC	14.00	1,527,347,312	-
Huynh De Construction JSC	10.00	196,731,113	196,731,112
Phu Hoang Anh JSC	10.00	155,872,977	155,872,977
Thanh Binh Construction Investment and Consultant Co., Ltd	10.00	147,000,000	75,000,000
Hoanh Anh Gia Lai Wooden Furniture JSC	10.00	100,000,000	82,726,796
Phuc Bao Minh Trading Service and Construction JSC	10.00	50,000,000	50,000,000
Dai Loc Hung Thinh Co.,Ltd	13.00	34,714,752	-
TOTAL		6,095,915,458	3,599,259,475

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**28. TRANSACTIONS WITH RELATED PARTIES (continued)****28.2 Balance of receivables and payables (continued)**

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Other short-term receivables (Note 8)				
An Phu Group (*)	Related parties	(*)	227,225,509	392,803,024
Dai Thang Agricultural Development Co., Ltd	Subsidiary	Payment on behalf	390,908,138	-
		Interest income	4,764,824	-
Hung Thang Loi Gia Lai JSC	Subsidiary	Dividend	242,001,200	-
Hoang Anh Gia Lai Sport JSC	Subsidiary	Interest income	99,469,183	74,324,611
		Payment on behalf	845,021	-
Hoang Anh Attapeu Electric Co., Ltd	Subsidiary	Payment on behalf	39,770,165	32,645,815
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	Payment on behalf	35,863,667	-
Hoang Anh Xekong Mineral Co., Ltd	Subsidiary	Payment on behalf	3,722,605	-
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	Interest income	5,893,816	401,296,987
		Payment on behalf	-	5,960,659
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	Interest income	5,408,925	330,772,628
		Payment on behalf	22,020,585	12,682,058
Power Construction Installation Co., Ltd	Related party	Payment on behalf	1,177,000	-
Hoang Anh Housing Development and Construction JSC	Associate	Interest income	891,591	2,783,333
Mr. Doan Nguyen Duc	Chairman	Payment on behalf	10,768	-
		Interest income	-	33,288,966
Hoang Anh Dak Lak JSC	Subsidiary	Interest income	-	16,351,985
Hoang Anh Lumphat Co., Ltd	Subsidiary	Payment on behalf	-	4,178,897
Trung Nguyen Rubber JSC	Subsidiary	Payment on behalf	-	126,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Other short-term receivables (Note 8) (continued)				
Hoang Anh Oyadav Co., Ltd	Subsidiary	Payment on behalf	-	2,310,128
Highland Dairy Cattle JSC	Subsidiary	Interest income	-	130,793,500
		Others	-	42,400
Daun Penh Agrico Co., Ltd	Subsidiary	Payment on behalf	-	2,723,569
Mr. Phan Thanh Thu	Related party	Advance	1,600,000	1,600,000
Others	Related parties	Others	479,201	482,204
TOTAL			1,082,052,198	1,445,166,764

(*) Details of amounts due from An Phu Group were as follows:

		VND'000	
<i>An Phu Group</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Phu Hoang Anh JSC	Interest income	157,007,722	157,007,722
	Payment on behalf	2,619,183	2,619,183
An Tien Co.,Ltd	Interest income	31,235,470	21,806,304
Gia Lai Livestock JSC	Interest income	19,847,708	156,386,695
Hoang Anh Me Kong JSC	Payment on behalf	12,624,059	12,624,059
Hoang Anh Gia Lai Wooden Furniture JSC	Interest income	1,682,112	2,556,565
	Payment on behalf	2,192,000	-
Huynh De Construction JSC	Interest income	17,255	17,255
Dai Loc Hung Thinh Co., Ltd	Interest income	-	21,557,241
Thanh Binh Construction Investment and Consultant Co., Ltd	Interest income	-	18,228,000
TOTAL		227,225,509	392,803,024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Other long-term receivables (Note 8)				
An Phu Group (*)	Related parties	(*)	328,991,673	193,067,949
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	Interest income Payment on behalf	91,531,259 56,912,526	150,047,977 168,410,716
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	Interest income	69,354,893	-
An Dong Mia JSC	Subsidiary	Interest income BCC receivable	39,610,145 -	3,557,774 514,788,889
V&H Corporation (Laos) Co., Ltd	Subsidiary	Payment on behalf	5,807,788	-
Hoang Anh Gia Lai Sport JSC	Subsidiary	Payment on behalf	1,228,229	-
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	Interest income	-	110,437,457
Hoang Anh Housing Development and Construction JSC	Associate	Interest income	-	119,884,238
Highland Dairy Cattle JSC	Subsidiary	Interest income	-	2,125,068
Trung Nguyen Rubber JSC	Subsidiary	Interest income	-	4,419,862
Hoang Anh Dak Lak JSC	Subsidiary	Interest income	-	1,238,953
Others	Related parties	Others	1,117,837	508,332
TOTAL			594,554,350	1,268,487,215

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

Other long-term receivables (Note 8) (continued)

(*) Details of amounts due from An Phu Group were as follows:

<i>An Phu Group</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>VND'000 Beginning balance</i>
Gia Lai Livestock JSC	Interest income	146,857,511	119,081,682
Thanh Binh Construction Investment Consultant Co., Ltd	Interest income	43,040,917	9,543,750
Huynh De Construction JSC	Interest income	32,468,560	12,522,211
Le Me Joint Stock Company	Interest income	29,098,785	-
Dai Loc Hung Thinh Co., Ltd	Interest income	26,861,748	-
Phu Hoang Anh JSC	Interest income	26,168,409	10,364,621
Phuc Bao Minh Trading Service and Construction JSC	Interest income	17,975,000	12,905,556
Hoanh Anh Gia Lai Wooden Furniture JSC	Interest income	6,520,743	28,650,129
TOTAL		328,991,673	193,067,949

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>VND'000 Beginning balance</i>
Short-term trade payables (Note 15)				
Hoang Anh Gia Lai Wooden Furniture JSC	Related party	Purchase of goods and services	136,748	2.150.768
Hoang Anh Housing Development and Construction JSC	Associate	Purchase of services	88,900	624.575
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	Purchase of goods	-	1.046.163
Hoang Anh Gia Lai Import - Export Trading One member Co., Ltd	Subsidiary	Purchase of goods and services	1,802	15.558.037
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	Purchase of goods	-	9.186.986
Hoang Tho Material Co., Ltd	Related party	Purchase of goods	-	9.328.145
Others	Related parties	Others	248,608	335.940
TOTAL			476,058	38,230,614

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term advances from customers (Note 16)				
Highland Dairy Cattle JSC	Subsidiary	Advance for purchase of goods and services	1,021,804	-
Gia Lai Livestock JSC	Related party	Advance for construction services	-	194,864,544
Hoang Anh Rattanakiri Co., Ltd	Subsidiary	Advance for purchase of goods	-	47,256,000
Hoang Anh - Quang Minh Rubber JSC	Subsidiary	Advance for purchase of goods	-	26,717,254
Hoang Anh Andong Meas Co., Ltd	Subsidiary	Advance for purchase of goods	-	60,081,345
Trung Nguyen Rubber JSC	Subsidiary	Advance for purchase of goods	-	57,253,289
		Advance for construction services	-	31,518,811
Dai Thang Agricultural Development Co., Ltd	Subsidiary	Advance for purchase of goods	-	4,832,882
Others	Subsidiary	Advance for purchase of goods	1,084,146	1,044,867
TOTAL			2,105,950	423,568,992
Accrued expenses (Note 18)				
Hoang Anh Gia Lai Hydropower JSC	Subsidiary	Interest expense	10,909,847	4,037,797
Hung Thang Loi Gia Lai JSC	Subsidiary	Interest expense	8,561,000	-
Mr. Doan Nguyen Duc	Chairman	Interest expense	6,391,123	-
Hoang Anh Gia Lai Import - Export Trading One member Co., Ltd	Subsidiary	Interest expense	-	11,386,457
TOTAL			25,861,970	15,424,254

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**28. TRANSACTIONS WITH RELATED PARTIES (continued)****28.2 Balance of receivables and payables (continued)**

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

			Ending balance	VND'000 Beginning balance
Related parties	Relationship	Transactions		
Short-term other payables (Note 19)				
Hung Thang Loi Gia Lai JSC	Subsidiary	Borrowing	400,000,000	-
Hoang Anh Gia Lai Mineral Co., Ltd	Subsidiary	Borrowing	369,668,231	366,218,461
		Receipt on behalf	-	489,770
Hoang Anh Gia Lai Vientiane Co., Ltd	Subsidiary	Receipt on behalf	22,769,750	22,769,750
Mrs. Doan Thi Nguyen Nguyen	Related party	Borrowing	20,000,000	-
Hoang Anh Gia Lai Hospital JSC	Subsidiary	Receipt on behalf	1,393,535	1,393,534
		Borrowing	11,860,372	16,720,884
Hoang Anh Gia Lai Sport JSC	Subsidiary	Receipt on behalf	13,396,900	13,396,900
Hoang Anh Housing Development and Construction JSC	Associate	Receipt on behalf	13,851,144	-
Nam Kong 3 Co., Ltd	Subsidiary	Receipt on behalf	7,847,890	-
Saigon Mekong Investment JSC	Related party	Borrowing	6,450,000	6,450,000
Hoang Anh Gia Lai Hydropower JSC	Subsidiary	Receipt on behalf	6,051,722	-
Trung Nguyen Rubber JSC	Subsidiary	Receipt on behalf	3,823,162	-
V&H Corporation (Laos) Co., Ltd	Subsidiary	Payment on behalf	3,323,700	3,323,700
Hoang Anh Attapeu Electric Co., Ltd	Subsidiary	Receipt on behalf	3,102,699	-
Hoang Anh GL - Kontum Co., Ltd	Subsidiary	Receipt on behalf	2,402,765	2,402,765
Hoang Anh Dak Lak JSC	Subsidiary	Receipt on behalf	1,852,787	1,852,787
Mrs. Vo Thi My Hanh	BOD member	Interest payable	-	1,204,111

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

			VND'000	
Related parties	Relationship	Transactions	Ending balance	Beginning balance
Short-term other payables (Note 19) (continued)				
Hoang Anh Gia Lai Hydropower JSC	Subsidiary	Receipt on behalf	-	6,051,722
Hoang Anh Attapeu Agriculture Development Co., Ltd	Subsidiary	Receipt on behalf	-	3,808,366
Hoang Anh Attapeu Electric Co., Ltd	Subsidiary	Receipt on behalf	-	3,148,836
Hoang Anh Housing Development and Construction JSC	Associate	Receipt on behalf	-	11,786,059
Hoang Anh Gia Lai Import - Export Trading Co., Ltd	Subsidiary	Receipt on behalf	-	121,278,142
Hoang Anh Gia Lai Agricultural JSC	Subsidiary	Receipt on behalf	-	2,105,085
Mr. Duong Hoang Bac	Related party	Borrowing	-	1,700,000
Mr. Doan Nguyen Duc	Chairman	BCC payables	-	240,000,000
Mr. Duong Thanh Bich	Related party	BCC payables	-	150,000,000
Mr. Nguyen Ngoc Mai	Related party	BCC payables	-	140,000,000
Mr. Nguyen Thuong Trung	Related party	BCC payables	-	137,000,000
Mr. Thuy Ngoc Dung	Related party	BCC payables	-	135,000,000
Mrs. Nguyen Thi Hong Luyen	Related party	BCC payables	-	115,000,000
Mr. Tran Quang Dung	Related party	BCC payables	-	110,000,000
Mrs. Ho Thi Kim Chi	Deputy Director	BCC payables	-	55,500,000
Mrs. Le Thuy Duong	Related party	BCC payables	-	50,000,000
Others	Related party	Payment on behalf	11,596,266	640,632
TOTAL			899,390,923	1,719,241,504

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Balance of receivables and payables (continued)

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

			VND'000	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Long-term other payables (Note 19)				
Mr. Doan Nguyen Duc	Chairman	BCC payables	180,000,000	-
Hoang Anh Gia Lai Hydropower JSC	Subsidiary	Payment on behalf	198,388,722	-
Mrs. Ho Thi Kim Chi	Deputy Director	BCC payables	105,000,000	-
Hung Thang Loi Gia Lai JSC	Subsidiary	Borrowing Payment on behalf	65,000,000 11,961,300	- -
Hoanh Anh Gia Lai - Bangkok Co., Ltd	Associate	Payment on behalf	7,666,626	-
Others	Related parties	Payment on behalf	2,059,148	-
TOTAL			570,075,796	-

28.3 An Phu Group receivables

Details of amounts due from An Phu Group were as follows (*Summary of note 28.2*):

			VND'000	
<i>Transactions</i>			<i>Ending balance</i>	<i>Beginning balance</i>
Long-term loan receivables			6,095,915,458	3,599,259,475
Short-term loan receivables			489,039,660	412,622,883
Other long-term receivables			328,991,673	193,067,949
Other short-term receivables			227,225,509	392,803,024
Short-term trade receivables			62,613,584	61,457,875
TOTAL			7,203,785,884	4,659,211,206

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.3 An Phu Group receivables (continued)

	VND'000	
<i>Breakdown by object</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Gia Lai Livestock JSC	4,365,255,572	3,526,031,080
Le Me JSC	1,556,446,096	-
Phu Hoang Anh JSC	341,668,291	325,864,504
Huynh De Construction JSC	229,216,928	209,270,579
Thanh Binh Construction Investment and Consultant Co., Ltd	219,817,820	204,548,653
Hoanh Anh Gia Lai Wooden Furniture JSC	219,468,434	114,473,185
An Tien Co., Ltd	124,235,470	114,806,304
Phuc Bao Minh Trading Service and Construction JSC	67,975,000	62,905,556
Dai Loc Hung Thinh One member Co.,Ltd	61,576,500	83,185,574
Hoang Anh Me Kong JSC	12,624,059	12,624,059
Minh Tuan Trading and Services Co., Ltd	5,501,714	5,501,712
TOTAL	7,203,785,884	4,659,211,206

As at the date of these separate financial statements, the Company's total receivables from An Phu Group as mentioned above were secured by the assets of Mr Doan Nguyen Duc - Chairman of the Board of Directors, and the assets of other related companies and individuals.

28.4 Transactions with other related parties

Salaries, bonus and remunerations for the members of the Board of Directors, the Board of Supervisors, the Board of Managements and the Board's secretary are as follows:

	VND'000	
	<i>Current year</i>	<i>Previous year</i>
<i>Board of Directors and Management</i>		
Salary	10,966,200	7,542,083
<i>Board of Supervisors</i>		
Salary	1,008,000	1,278,683
<i>Board's secretary</i>		
Salary	401,333	130,480
TOTAL	12,375,533	8,951,246

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended

29. COMMITMENTS

Operating lease commitments

As lessee

The Company leases parcels of land in Vietnam under operating lease arrangements to build factories, hotels and for rubber trees plantation. As at the balance sheet dates, the lease commitments under the operating lease agreements as follows:

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	1,301,822	1,301,822
From 1 - 5 years	5,207,288	5,207,288
More than 5 years	36,936,506	38,238,328
TOTAL	43,445,616	44,747,438

As lessor

The Company leases out assets under operating lease arrangements. As at the balance sheet dates, the future minimum rental receivables under the operating lease agreements are as follows:

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	1,223,795	1,586,264
From 1 - 5 years	92,727	3,305,700
TOTAL	1,316,522	4,891,964

Capital contribution commitments

As at 31 December 2018, the Company has outstanding capital contribution commitments related to cattle raising, rubber plantation and energy projects as follows:

	VND'000		
<i>Company</i>	<i>Contract Value</i>	<i>Recorded Value</i>	<i>Remaining Value</i>
Gia Lai Livestock JSC	650,000,000	468,970,000	181,030,000
Hoang Anh Sai Gon Hydropower JSC	49,500,000	-	49,500,000
TOTAL	699,500,000	468,970,000	230,530,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2018 and for the year then ended**29. COMMITMENTS (continued)****Other commitment**

As at 31 December 2018, the Company was the defendant in the dispute relating to Capital contribution agreement signed on 19 December 2011 between FPT Fund Management Joint Stock Company ("FPT Capital"), Hoang Anh Gia Lai Agricultural Joint Stock Company (formerly Hoang Anh Gia Lai Rubber Joint Stock Company or HAG Rubber), Mr. Doan Nguyen Duc - Chairman of the Board of Directors of the Company and the Company, in which, FPT Capital sued and requested the Company to buy all 2,242,500 shares of HAG Rubber (HNG) that FPT Capital was holding with the exercise amount of VND'000 141,353,823. Under the terms of the Capital contribution contracts, in any case and at any time after 6 months from the date HAG Rubber got listed (10 July 2015), the Company was obliged to repurchase all of HAG Rubber shares that FPT Capital was holding in case Mr. Doan Nguyen Duc did not implement this commitment.

According to the management's assessment, at the date of these separate financial statements, the terms of the contracts and payment commitments mentioned above contain contents that violate the law, resulting in invalid contract commitments. On 19 October 2018, the Company sent a counterclaim to request the People's Court of Pleiku City, Gia Lai Province to invalidate the contracts. In addition, at the date of these separate financial statements, Mr. Doan Nguyen Duc also committed to be capable of performing potential contract terms that may be convicted by the Court without requiring the Company to incur any other obligation regarding this contract.

30. EVENTS AFTER THE SEPARATE BALANCE SHEET DATE

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



Tran Thi Thanh Hieu
Preparer



Le Truong Y Tram
Chief Accountant



Võ Trường Sơn
General Director

30 March 2019