

Saigon General Service Corporation

Separate financial statements
for the year ended 31 December 2018

Saigon General Service Corporation Corporate information

Decision No.	3448/QD-UB	9 July 2004
	3449/QD-UB	9 July 2004

These decisions were issued by the Ho Chi Minh City People's Committee.

Business Licence	4103002955	15 December 2004
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The Company's business licence has been amended several times, the most recent of which is by business licence No. 0301154821 dated 26 January 2015. The business licence was issued by Ho Chi Minh City Planning and Investment Department.

Board of Management	Mr. Nguyen Binh Minh	Chairman
	Mr. Mai Viet Ha	Member
	Ms. Nguyen Viet Hoa	Member
	Mr. Doan Van Quang	Member
	Mr. Nguyen Cong Binh	Member
	Mr. Nguyen Duc Trong	Member
	Mr. Luong Quang Hien	Member
	Mr. Lars Johan Gerard De Geer	Member (from 15 June 2018)

Board of Directors	Mr. Mai Viet Ha	General Director
	Mr. Doan Van Quang	Deputy General Director
	Ms. Nguyen Thu Nga	Deputy General Director
	Mr. Nguyen Cong Binh	Deputy General Director

Supervisory Board	Ms. Nguyen Nhu Anh	Head of the Board
	Mr. Nguyen Thai Hoa	Member
	Ms. Hoang Thi Thu Huong	Member (from 15 June 2018)
	Ms. Dinh Truc Phuong	Member (from 15 June 2018)
	Ms. Phan Phuong Nga	Member (until 15 June 2018)

Registered Office	68 Nam Ky Khoi Nghia Street District 1, Ho Chi Minh City Vietnam
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Auditors	KPMG Limited Vietnam
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**Saigon General Service Corporation
Statement of the Board of Directors**

The Board of Directors of Saigon General Service Corporation (“the Company”) presents this statement and the accompanying separate financial statements of the Company for the year ended 31 December 2018.

The Board of Directors is responsible for the preparation and fair presentation of the separate financial statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting. In the opinion of the Board of Directors:

- (a) the separate financial statements set out on pages 5 to 55 give a true and fair view of the unconsolidated financial position of the Company as at 31 December 2018, and of the unconsolidated results of operations and the unconsolidated cash flows of the Company for the six-month period then ended in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting; and
- (b) at the date of this statement, there are no reasons to believe that the Company will not be able to pay its debts as and when they fall due.

The Board of Directors has, on the date of this statement, authorised the accompanying separate financial statements for issue.

On behalf of the Board of Directors



Ma Viet Ha
General Director

Ho Chi Minh City, 11 March 2019

INDEPENDENT AUDITOR'S REPORT

To the Shareholders Saigon General Service Corporation

We have audited the accompanying separate financial statements of Saigon General Service Corporation ("the Company"), which comprise the separate balance sheet as at 31 December 2018, the separate statements of income and cash flows for the year then ended and the explanatory notes thereto which were authorised for issue by the Company's Board of Directors on 11 March 2019, as set out on pages 5 to 55.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on these 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 financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the 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 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 the Company's Board of Directors, as well as evaluating the overall presentation of the financial statements.

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




Auditor's Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the unconsolidated financial position of Saigon General Service Corporation as at 31 December 2018 and of its unconsolidated results of operations and its unconsolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

KPMG Limited's Branch in Ho Chi Minh City
Vietnam

Audit Report No.: 18-01-00411-19-1





Auvarin Phor
Practicing Auditor Registration
Certificate No. 2252-2018-007-1
Deputy General Director



Nguyen Thanh Nghi
Practicing Auditor Registration
Certificate No. 0304-2018-007-1

Ho Chi Minh City, 11 March 2019

Saigon General Service Corporation
Separate balance sheet as at 31 December 2018

Form B 01 – DN
*(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	31/12/2018 VND	1/1/2018 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		203,971,935,923	218,668,950,758
Cash and cash equivalents	110	5	38,335,440,900	49,715,957,806
Cash	111		3,335,440,900	13,698,624,473
Cash equivalents	112		35,000,000,000	36,017,333,333
Short-term financial investments	120	6(a)	24,575,022,740	31,672,861,312
Trading securities	121		42,800,022,740	50,842,861,312
Allowance for diminution in the value of trading securities	122		(18,225,000,000)	(19,170,000,000)
Accounts receivable – short-term	130		50,356,394,713	42,401,060,175
Accounts receivable from customers	131	7	9,914,567,599	13,815,420,637
Prepayments to suppliers	132		404,364,778	499,583,500
Loans receivable	135		17,000,000,000	14,000,000,000
Other receivables	136	8(a)	23,037,462,336	14,086,056,038
Inventories	140	9	89,513,035,886	92,708,707,771
Inventories	141		89,513,035,886	92,708,707,771
Other current assets	150		1,192,041,684	2,170,363,694
Short-term prepaid expenses	151		-	9,023,259
Deductible value added tax	152		1,192,041,684	2,161,340,435

The accompanying notes are an integral part of these separate financial statements

Saigon General Service Corporation
Separate balance sheet as at 31 December 2018 (continued)

Form B 01 – DN
*(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	31/12/2018 VND	1/1/2018 VND
Long-term assets (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		1,076,870,244,584	1,047,566,995,519
Accounts receivable – long-term	210		147,173,013,550	143,276,418,915
Other long-term receivables	216	8(b)	147,173,013,550	143,276,418,915
Fixed assets	220		1,673,377,115	2,430,618,030
Tangible fixed assets	221	10	1,654,847,899	2,296,774,497
Cost	222		10,091,586,488	9,982,586,488
Accumulated depreciation	223		(8,436,738,589)	(7,685,811,991)
Intangible fixed assets	227	11	18,529,216	133,843,533
Cost	228		836,870,000	836,870,000
Accumulated amortisation	229		(818,340,784)	(703,026,467)
Investment property	230	12	121,744,850,694	125,229,716,599
Cost	231		164,521,792,920	164,521,792,920
Accumulated depreciation	232		(42,776,942,226)	(39,292,076,321)
Long-term work in progress	240		266,525,363,208	263,526,949,254
Construction in progress	242	13	266,525,363,208	263,526,949,254
Long-term financial investments	250	6(b)	534,598,373,046	510,668,084,082
Investments in subsidiaries	251		369,850,011,814	341,327,031,814
Investments in associates	252		193,894,178,945	192,251,178,945
Equity investments in other entities	253		2,250,000,000	-
Allowance for diminution in the value of long-term financial investments	254		(31,395,817,713)	(22,910,126,677)
Other long-term assets	260		5,155,266,971	2,435,208,639
Long-term prepaid expenses	261		1,765,771,861	-
Deferred tax assets	262	32(a)	3,389,495,110	2,435,208,639
TOTAL ASSETS (270 = 100 + 200)	270		1,280,842,180,507	1,266,235,946,277

The accompanying notes are an integral part of these separate financial statements

Saigon General Service Corporation
Separate balance sheet as at 31 December 2018 (continued)

Form B 01 – DN

(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	31/12/2018 VND	1/1/2018 VND
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		563,766,845,090	556,649,920,835
Current liabilities	310		523,283,328,072	516,038,455,417
Accounts payable to suppliers	311	14	693,347,699	324,093,650
Advances from customers	312	15	44,774,673,790	17,147,958,448
Taxes and other payables to State Treasury	313	16	2,188,782,349	5,992,222,416
Payables to employees	314		6,796,650,436	6,290,279,314
Accrued expenses	315	17	11,026,588,583	16,996,190,905
Other payables – short-term	319	18(a)	418,037,709,902	432,160,646,871
Short-term borrowings	320	19	30,553,419,996	29,000,000,000
Bonus and welfare fund	322	20	9,212,155,317	8,127,063,813
Long-term liabilities	330		40,483,517,018	40,611,465,418
Other payables – long-term	337	18(b)	40,483,517,018	40,611,465,418
EQUITY (400 = 410)	400		717,075,335,417	709,586,025,442
Owners' equity	410	21	717,075,335,417	709,586,025,442
Share capital	411	22	249,955,730,000	249,955,730,000
Share premium	412		317,064,858,303	317,064,858,303
Treasury shares	415	22	(690,474,358)	(690,474,358)
Investment and development fund	418	24	24,938,303,806	24,938,303,806
Retained profits	421		125,806,917,666	118,317,607,691
TOTAL RESOURCES (440 = 300 + 400)	440		1,280,842,180,507	1,266,235,946,277

11 March 2019

Prepared by:



Ngo Van Danh
Chief Accountant

Approved by:



Mai Viet Ha
General Director

The accompanying notes are an integral part of these separate financial statements

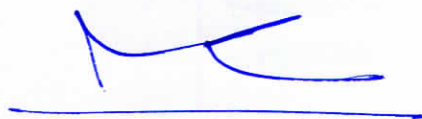
Saigon General Service Corporation
Separate statement of income for the year ended 31 December 2018

Form B 02 – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2018 VND	2017 VND
Revenue from sales of goods and provision of services	01	26	82,886,544,985	154,196,983,367
Cost of goods sold and services provided	11	27	(35,834,872,615)	(74,127,499,128)
Gross profit (20 = 01 + 11)	20		47,051,672,370	80,069,484,239
Financial income	21	28	47,599,702,102	37,867,103,714
Financial expenses	22	29	(11,536,398,337)	(22,690,271,718)
<i>In which: Interest expense</i>	23		(3,978,136,124)	(3,628,791,313)
Selling expenses	25		(2,598,657,358)	(2,459,828,995)
General and administrative expenses	26	30	(35,028,484,098)	(36,134,028,544)
Net operating profit (30 = 20 + 21 + 22 + 25 + 26)	30		45,487,834,679	56,652,458,696
Other income	31		396,041,133	759,773,591
Other expenses	32		(79,370,955)	(5,846,008)
Results of other activities (40 = 31 + 32)	40		316,670,178	753,927,583
Accounting profit before tax (50 = 30 + 40)	50		45,804,504,857	57,406,386,279
Income tax expense – current	51	32(b)	(1,050,958,227)	(4,031,224,651)
Income tax benefit/(expense) – deferred	52	32(b)	954,286,471	(416,867,113)
Net profit after tax (60 = 50 + 51)	60		45,707,833,101	52,958,294,515

11 March 2019

Prepared by:



Ngo Van Danh
Chief Accountant

Approved by:



Mai Viet Ha
General Director

The accompanying notes are an integral part of these separate financial statements

Saigon General Service Corporation
Separate statement of cash flows for the year ended 31 December 2018
(Indirect method)

Form B 03 – DN
(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2018 VND	2017 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		45,804,504,857	57,406,386,279
Adjustments for				
Depreciation and amortisation	02		4,351,106,820	4,668,108,103
Allowances and provisions	03		7,540,691,036	(11,316,214,256)
Losses on disposals of investments in subsidiaries and associates	05		-	8,400,000,000
Gains on disposals of fixed assets	05		-	(100,000,000)
Dividends and interest income	05		(46,856,952,174)	(37,832,103,714)
Interest expense	06		3,978,136,124	3,628,791,313
Operating profit before changes in working capital	08		14,817,486,663	24,854,967,725
Change in receivables	09		(7,885,547,089)	(24,222,631,847)
Change in inventories	10		3,195,671,885	58,283,728,524
Change in payables and other liabilities	11		12,525,330,644	224,701,945,918
Change in prepaid expenses	12		(1,756,748,602)	(9,023,259)
Change in trading securities	13		8,042,838,572	1,025,000,000
			28,939,032,073	284,633,987,061
Interest paid	14		(3,977,023,795)	(3,633,440,975)
Income tax paid	15		(2,704,053,465)	(9,089,549,940)
Other payments for operating activities	17		(3,562,823,222)	(5,941,205,485)
Net cash flows from operating activities	20		18,695,131,591	265,969,790,661

The accompanying notes are an integral part of these separate financial statements

Saigon General Service Corporation
Separate statement of cash flows for the year ended 31 December 2018
(Indirect method – continued)

Form B 03 – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	2018 VND	2017 VND
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(13,107,413,954)	(313,612,662,884)
Proceeds from disposals of fixed assets	22		-	100,000,000
Payments for granting loans	23		(35,000,000,000)	(50,577,878,732)
Receipts from collecting loans	24		22,500,000,000	34,577,878,732
Payments for investments in other entities	25		(21,917,695,333)	(44,296,729,945)
Collections of investments in subsidiary	26		-	74,600,000,000
Receipts of dividends and interest income	27		45,861,584,174	37,988,212,324
Net cash flows from investing activities	30		(1,663,525,113)	(261,221,180,505)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings	33		30,553,419,996	30,689,432,822
Payments to settle loan principals	34		(29,000,000,000)	(38,596,628,592)
Payments of dividends	36		(29,965,543,380)	(29,968,251,980)
Net cash flows from financing activities	40		(28,412,123,384)	(37,875,447,750)
Net cash flows during the year (50 = 20 + 30 + 40)	50		(11,380,516,906)	(33,126,837,594)
Cash and cash equivalents at the beginning of the year	60		49,715,957,806	82,842,795,400
Cash and cash equivalents at the end of the year (70 = 50 + 60)	70	5	38,335,440,900	49,715,957,806

11 March 2019

Prepared by:



Ngo Van Danh
Chief Accountant

Approved by:



Ma Viet Ha
General Director

The accompanying notes are an integral part of these separate financial statements

Saigon General Service Corporation
Notes to the separate financial statements for the year ended 31 December 2018

Form B 09 – DN
*(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

These notes form an integral part of, and should be read in conjunction with, the accompanying separate financial statements.

1. Reporting entity

(a) Ownership structure

Saigon General Service Corporation (“the Company”) was incorporated as a joint-stock company under Decision No. 3448/QD-UB issued by the Ho Chi Minh City People’s Committee on 9 July 2004 and amended by Decision No. 3449/QD-UB on the same day.

(b) Principal activities

The principal activities of the Company are:

- Services and trading: trading, distribution, repair and maintenance of cars, motorbikes and spare parts; trading jewelries, construction materials; providing bar and restaurant services;
- Real estate: trading real estate, land use rights; leasing warehouses, office, commercial centres; investing, developing real estate projects such as office buildings, apartments, villas and high-class resorts; and
- Financial services: investing in subsidiaries, associates and in shares of other entities operating in trading and services, real estate and infrastructures.

The Company’s shares are listed on the Ho Chi Minh City Stock Exchange.

(c) Normal operating cycle

The normal operating cycle of the Company is generally within 12 months.

(d) Company structure

As at 31 December 2018, the Company had 78 employees (1 January 2018: 86 employees).

As at 31 December 2018, the Company had 14 subsidiaries and 7 associates (1 January 2018: 13 subsidiaries and 7 associates) as follows:

Saigon General Service Corporation**Notes to the separate financial statements for the year ended 31 December 2018 (continued)****Form B 09 – DN***(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)***Subsidiaries**

Number	Name	Principal activity	Address	Percentage of economic interest at	
				31/12/2018	1/1/2018
1	Saigon Automobile Service Joint Stock Company (SAIGON FORD)	Trading FORD cars and spare parts, providing maintenance services.	61A Cao Thang Street, Ward 3, District 3, Ho Chi Minh City, Vietnam	52.05%	52.05%
2	Toyota Giai Phong Joint Venture Company (TGP)	Trading TOYOTA cars and spare parts, providing maintenance services.	807 Giai Phong Street, Giap Bat Ward, Hoang Mai District, Hanoi City, Vietnam	51%	51%
3	Saigon Service Trading Limited Company (YAMAHA Can Tho)	Trading YAMAHA motorbikes and spare parts, providing maintenance services.	164 – 166C, 3/2 Street, Hung Loi Ward, Ninh Kieu District, Can Tho City, Vietnam	88.12%	88.12%
4	Saigon Star Corporation	Trading SUZUKI, HONDA and VEAM automobile and motorbikes and spare parts, providing maintenance services.	510 National Highway 13, Hiep Binh Phuoc Ward, Thu Duc District, Ho Chi Minh City, Vietnam	56.80%	59.62%
5	Savico Hanoi Corporation	Operating business centre, providing hotel services; civil construction, industrial projects; agents and consignment; import and export activities; trading and maintaining automobile; providing engine rental, transportation and car parking services.	7-9 Nguyen Van Linh Street, Long Bien Ward, Ha Noi City, Vietnam	70%	70%

Saigon General Service Corporation**Notes to the separate financial statements for the year ended 31 December 2018 (continued)****Form B 09 – DN***(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

Number	Name	Principal activity	Address	Percentage of economic interest at	
				31/12/2018	1/1/2018
6	Toyota Can Tho Company Limited	Trading TOYOTA cars and spare parts, providing maintenance services.	K2-0, Vo Nguyen Giap Street, Thanh Thuan Area, Phu Thu Ward, Cai Rang District, Can Tho City, Vietnam	51%	51%
7	Savico Danang Corporation	Trading real estate; providing workshops and office rental services; providing consulting and real estate brokerage services; trading automobile and spare parts; providing maintenance and repairing service; providing transportation services.	66 Vo Van Tan Street, Chinh Gian Ward, Thanh Khe District, Da Nang City, Vietnam	70%	70%
8	OtoS Joint Stock Company (otos.vn)	Providing e-commerce services; advertising services; trading cars and spare parts; providing maintenance and repairing services; providing software publishment and other services related to information technology.	68 Nam Ky Khoi Nghia Street, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City, Vietnam	80.86%	80.33%
9	Da Nang Son Tra Corporation	Trading real estate; providing hotel and travel services; operating restaurant, providing foods and beverages; providing transportation and civil construction services.	Bai Trem, Hoang Sa Street, Tho Quang Ward, Son Tra District, Da Nang City, Vietnam	98%	98%

Saigon General Service Corporation**Notes to the separate financial statements for the year ended 31 December 2018 (continued)****Form B 09 – DN***(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

Number	Name	Principal activity	Address	Percentage of economic interest at	
				31/12/2018	1/1/2018
10	Saigon Cuu Long Automobile Corporation	Trading GM cars and spare parts; providing maintenance and transportation services.	274 30/4 Street, Hung Loi Ward, Ninh Kieu District, Can Tho City, Vietnam	84.17%	84.17%
11	Saigon North West Automobile Joint Stock Company	Trading trucks and spare parts; providing maintenance, repairing and transportation services.	43/7A Xuan Thoi Dong 2 Town, Xuan Thoi Dong Ward, Hoc Mon District, Ho Chi Minh City, Vietnam	80%	80%
12	Vinh Thinh Automobile Joint Stock Company	Trading HINO truck and spare parts; providing maintenance, repairing and transportation services.	5/5 Binh Giao Area, Thuan Giao Ward, Thuan An Town, Binh Duong Province, Vietnam	90%	90%
13	Nam Song Hau Automobile Joint Stock Company	Trading HONDA cars and spare parts; providing maintenance, repairing and transportation services.	Block E1-1, Vo Nguyen Giap Street, Thanh Loi Area, Phu Thu Ward, Cai Rang District, Can Tho City, Vietnam	51%	51%
14	Vinh Thinh Vehicle And Specialized Equipment Company Limited (*)	Trading HYUNDAI truck, bus and spare parts; providing maintenance, repairing and transportation services.	Hamlet 1, Dong Tien Commune, Dong Phu District, Binh Phuoc Province, Vietnam	55%	-

Saigon General Service Corporation**Notes to the separate financial statements for the year ended 31 December 2018 (continued)****Form B 09 – DN***(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)***Associates**

Number	Name	Principal activity	Address	Percentage of economic interest at	
				31/12/2018	1/1/2018
1	ComfortDelgro Savico Taxi Company Limited	Providing the transportation and maintenance services.	6 th floor, 555 Tran Hung Dao Street, Cau Kho Ward, District 1, Ho Chi Minh City, Vietnam	40.03%	40.03%
2	Toyota East Saigon Joint Stock Company (TESC)	Trading TOYOTA cars and spare parts, providing maintenance services.	507 Ha Noi Highway, District 2, Ho Chi Minh City, Vietnam	30.30%	30.30%
3	Binh Duong New City Automobile Service Joint Stock Company (**)	Trading FORD cars and spare parts, providing maintenance services.	Lot C13, Hung Vuong Street, Lien Hop Area, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam	30.60%	27.50%
4	South West Star Automobile Joint Stock Company	Trading HYUNDAI cars and spare parts; providing maintenance, repairing and transportation services.	91 Cach Mang Thang Tam Street, An Thoi Ward, Binh Thuy District, Can Tho City, Vietnam	43.80%	43.80%
5	Toyota Ly Thuong Kiet Company Limited	Trading TOYOTA cars and spare parts, providing maintenance services, non-life insurance agency.	188 Le Trong Tan, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam	35%	35%
6	Bac Au Automobile Joint Stock Company	Trading VOLVO cars and spare parts, providing maintenance services.	340A Nguyen Van Linh, Binh Thuan Ward, District 7, Ho Chi Minh City, Vietnam	32%	32%

Saigon General Service Corporation**Notes to the separate financial statements for the year ended 31 December 2018 (continued)****Form B 09 – DN***(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

Number	Name	Principal activity	Address	Percentage of economic interest at	
				31/12/2018	1/1/2018
7	Savico Investment Joint Stock Company	Trading real estate; providing property consultancy, brokerage, auction; providing services on market study, surveys of public opinion; providing architecture and related technology consultancy; providing specialised design and construction services; trading automobile and spare parts; providing maintenance and repairing services; providing kindergarten education.	66-68 Nam Ky Khoi Nghia Street, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City, Vietnam	40.00%	40.00%

(*) During the year, the Company contributed 55% capital to form a subsidiary – Vinh Thinh Vehicle And Specialized Equipment Company Limited.

(**) During the year, the Company acquired additionally 3.1% of shares of an associate – Binh Duong New City Automobile Service Joint Stock Company amounting to VND1,643 million and increased the percentage of economic interest from 27.5% to 30.6%.

Saigon General Service Corporation
Notes to the separate financial statements for the year ended 31 December 2018
(continued)

Form B 09 – DN
*(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

2. Basis of preparation

(a) Statement of compliance

The separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting. The Company prepares and issues its consolidated financial statements separately. For a comprehensive understanding of the Company's consolidated financial position, its consolidated results of operations and its consolidated cash flows, these separate financial statements should be read in conjunction with the consolidated financial statements.

(b) Basis of measurement

The separate financial statements, except for the separate statement of cash flows, are prepared on the accrual basis using the historical cost concept. The separate statement of cash flows is prepared using the indirect method.

(c) Annual accounting period

The annual accounting period of the Company is from 1 January to 31 December.

(d) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for separate financial statement presentation purpose.

3. Summary of significant accounting policies

The accounting policies that have been adopted by the Company in the preparation of these separate financial statements are consistent with those adopted in the preparation of the last separate annual financial statements.

(a) Foreign currency transactions

Transactions in currencies other than VND during the year have been translated into VND at actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the average of account transfer buying rates and selling rates at the end of the annual accounting period quoted by the commercial bank where the Company most frequently conducts transactions.

All foreign exchange differences are recorded in the separate statement of income.

Saigon General Service Corporation
Notes to the separate financial statements for the year ended 31 December 2018
(continued)

Form B 09 – DN
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(b) Cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(c) Investments

(i) *Trading securities*

Trading securities are those held by the Company for trading purpose i.e. purchased for resale with the aim of making profits over a short period time. Trading securities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less allowance for diminution in value. An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(ii) *Held-to-maturity investments*

Held-to-maturity investments are those that the Company's management has intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks, bonds, redeemable preference shares which the issuers are required to repurchase at a certain date and granting loans held to maturity. These investments are stated at costs less allowance for diminution in value.

(iii) *Investments in subsidiaries and associates*

For the purpose of these separate financial statements, investments in subsidiaries and associates are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment value if the investee has suffered a loss, except where such a loss was anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

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Notes to the separate financial statements for the year ended 31 December 2018
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(iv) Investments in equity instruments of other entities

Investments in equity instruments of other entities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(d) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts.

(e) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a specific identification basis for real estate and includes all costs incurred in bringing the inventories to their present location and condition, which includes land use rights, land development costs and construction costs. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and selling expenses.

The Company applies the perpetual method of accounting for inventories.

(f) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the separate statement of income in the year in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

Saigon General Service Corporation
Notes to the separate financial statements for the year ended 31 December 2018
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(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

- buildings 6 – 42 years
- office equipment 3 – 10 years
- motor vehicles 6 years

(g) Intangible fixed assets

(i) Land use rights

Land use rights comprise:

- those granted by the State for which land use payments are collected;
- those acquired in a legitimate transfer; and
- rights to use leased land obtained before the effective date of Land Law (2003) for which payments have been made in advance for more than 5 years and supported by land use right certificate issued by competent authority.

Land use rights with indefinite period of use are stated at cost. Land use rights with definite period of use are stated at cost less accumulated amortisation. The initial cost of land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Amortisation is computed on a straight-line basis over 50 years.

(ii) Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 years.

(h) Investment property

(i) Cost

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditure of bringing the property to the condition necessary for it to be capable of operating in the manner intended by management. Expenditure incurred after investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the separate statement of income in the year in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

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Notes to the separate financial statements for the year ended 31 December 2018
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(ii) Depreciation

Land use rights with indefinite period of use are not amortised. Land use rights with definite period of use are stated as cost less accumulated depreciation. Depreciation is computed on a straight-line basis over the estimated useful lives of investment property. The estimated useful lives are as follows:

- | | |
|-------------------|---------------|
| ▪ land use rights | 18 – 50 years |
| ▪ buildings | 5 – 36 years |

(i) Construction in progress

Projects that are being constructed or developed for future mixed use as fixed assets, investment properties and property for sale (inventories) are classified as construction in progress and stated at cost, until construction or development is completed or costs can be measured reliably for the properties, at which time they are reclassified and subsequently accounted for as fixed assets, investment property or inventories, as described in respective notes.

All costs directly associated with the purchase and development of a project, costs incurred in conjunction with securing the leasehold land use rights, and all subsequent capital expenditures for the development qualifying as acquisition costs are capitalised.

Borrowing costs are capitalised if they are directly attributable to the construction or production of a qualifying asset. Capitalisation of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalisation of borrowing costs may continue until the assets are substantially ready for their intended use. Capitalisation is suspended when construction or production activities of qualifying assets are suspended. The capitalisation rate is arrived at by reference to the actual rate payable on borrowings for development purposes or, with regard to that part of the development cost financed out of general funds, to the average rate.

(j) Trade and other payables

Trade and other payables are stated at their cost.

(k) Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

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Notes to the separate financial statements for the year ended 31 December 2018
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(l) Share capital

(i) Ordinary shares

Ordinary shares are stated at par value. Excess of cash receipt from share issues over par value is recorded as share premium. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from share premium.

(ii) Repurchase and reissue of ordinary shares (treasury shares)

When shares recognised as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, net of tax effects, is recognised as a reduction from equity. Repurchased shares are classified as treasury shares under equity. When treasury shares are sold for reissue subsequently, cost of the reissued shares is determined on a weighted average basis. Any difference between the amount received and the cost of the shares reissued is presented within share premium.

(m) Taxation

Income tax on the separate profit or loss for the year comprises current and deferred tax. Income tax is recognised in the separate statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(n) Equity funds

Allocations are made to equity funds from retained profits each year based on percentage decided by the shareholders in their annual ordinary general meeting.

Saigon General Service Corporation
Notes to the separate financial statements for the year ended 31 December 2018
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(o) Revenue

(i) Sales of real estate

Revenue from transfer of land use rights and sale of standard-designed houses which do not require significant customisation for each customer is recognised in the separate statement of income when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due. Transfer of significant risks and rewards is determined to be at the time of sale or completion of the property, whichever is later.

(ii) Sales of merchandise goods

Revenue from the sale of merchandise goods is recognised in the separate statement of income when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue on sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.

(iii) Services rendered

Revenue from services rendered is recognised in the separate statement of income in proportion to the stage of completion of the transaction at the balance sheet date. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iv) Rental income

Rental income from leased property is recognised in the separate statement of income on a straight-line basis over the term of the lease or when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of property. Lease incentives granted are recognised as an integral part of the total rental income.

(p) Financial income

(i) Interest income

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

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Notes to the separate financial statements for the year ended 31 December 2018
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(ii) Revenue from security trading

Revenue from security trading activities is recognised in the separate statement of income when significant risks and rewards of ownership have been transferred to the buyer. Significant risks and rewards of ownership have been transferred upon the completion of trading transaction (for listed securities) or the completion of the agreement on transfer of assets (for non-listed securities).

(iii) Dividend income

Dividend is recognised when the right to receive dividends is established.

(q) Operating lease payments

Payments made under operating leases are recognised in the separate statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the separate statement of income as an integral part of the total lease expense.

(r) Borrowing costs

Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the year of construction are capitalised as part of the cost of the assets concerned.

(s) Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company's primary format for segment reporting is based on business segments.

(t) Related parties

Related parties include the shareholders and enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or 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 influence over the enterprise, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

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4. Segment reporting

For the year:

	Services and trading		Investment property services		Financial services		Total	
	2018	2017	2018	2017	2018	2017	2018	2017
	VND	VND	VND	VND	VND	VND	VND	VND
Segment revenue	29,921,677,006	22,755,443,868	52,964,867,979	131,441,539,499	-	-	82,886,544,985	154,196,983,367
Segment other income	45,605,491,807	34,965,948,005	-	-	2,390,251,428	3,660,929,300	47,995,743,235	38,626,877,305
Direct and attributable cost of sales to segments	(29,236,400,216)	(12,268,826,587)	(6,598,472,399)	(61,858,672,541)	-	-	(35,834,872,615)	(74,127,499,128)
Direct and attributable other expenses to segments	(21,847,192,209)	(37,278,048,105)	(26,579,410,563)	(22,581,853,230)	(816,307,976)	(1,430,073,930)	(49,242,910,748)	(61,289,975,265)
Segment profit	24,443,576,388	8,174,517,181	19,786,985,017	47,001,013,728	1,573,943,452	2,230,855,370	45,804,504,857	57,406,386,279
Income tax							(96,671,756)	(4,448,091,764)
							45,707,833,101	52,958,294,515

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	Services and trading		Investment property services		Financial services		Total	
	31/12/2018	1/1/2018	31/12/2018	1/1/2018	31/12/2018	1/1/2018	31/12/2018	1/1/2018
	VND	VND	VND	VND	VND	VND	VND	VND
Assets								
Current assets	31,252,809,323	21,835,851,288	146,950,319,309	165,103,157,593	25,768,807,291	31,729,941,877	203,971,935,923	218,668,950,758
Non-current assets	351,599,385,741	325,163,615,610	720,916,380,451	718,783,301,245	964,983,282	1,184,870,025	1,073,480,749,474	1,045,131,786,880
Un-allocated assets	-	-	-	-	-	-	3,389,495,110	2,435,208,639
	382,852,195,064	346,999,466,898	867,866,699,760	883,886,458,838	26,733,790,573	32,914,811,902	1,280,842,180,507	1,266,235,946,277
Liabilities								
Current liabilities	19,666,466,997	21,639,165,183	502,243,591,660	492,469,449,459	1,373,269,415	1,929,840,775	523,283,328,072	516,038,455,417
Non-current liabilities	4,868,322,989	4,828,088,522	35,275,248,930	35,352,794,568	339,945,099	430,582,328	40,483,517,018	40,611,465,418
	24,534,789,986	26,467,253,705	537,518,840,590	527,822,244,027	1,713,214,514	2,360,423,103	563,766,845,090	556,649,920,835
For the year:								
Depreciation and amortisation	277,740,337	979,869,425	4,073,366,483	3,688,238,678	-	-	4,351,106,820	4,668,108,103
Allowances and provisions	-	-	-	(21,975,574,661)	7,540,691,036	10,659,360,405	7,540,691,036	(11,316,214,256)
Capital expenditure	109,000,000	90,600,000	12,998,413,954	313,522,062,884	-	-	13,107,413,954	313,612,662,884

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Notes to the separate financial statements for the year ended 31 December 2018
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5. Cash and cash equivalents

	31/12/2018	1/1/2018
	VND	VND
Cash on hand	1,415,693,795	698,809,273
Cash in banks	1,919,747,105	12,999,815,200
Cash equivalents	35,000,000,000	36,017,333,333
	<hr/>	<hr/>
	38,335,440,900	49,715,957,806
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Saigon General Service Corporation

Notes to the separate financial statements for the year ended 31 December 2018 (continued)

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6. Investments

(a) Trading securities

	31/12/2018				1/1/2018			
	Quantity	Carrying amount VND	Fair value VND	Allowance for diminution in value VND	Quantity	Carrying amount VND	Fair value VND	Allowance for diminution in value VND
Short-term financial investments in:								
Listed shares								
• Ho Chi Minh City Electric Power Trading Investment Corporation	1,350,000	13,500,000,000	9,315,000,000	(4,185,000,000)	1,350,000	13,500,000,000	(*)	(5,130,000,000)
• Tien Len Steel Corporation Joint Stock Company	3	22,740	22,740	-	3	22,740	22,740	-
• Ben Thanh Trading and Service Joint Stock Company	-	-	-	-	9	162,572	162,572	-
• Viet Thai Joint Stock Company	-	-	-	-	650,760	8,042,676,000	8,042,676,000	-
Non-listed shares								
• Pacific Construction Investment and Commercial Joint Stock Company	500,000	14,000,000,000	(*)	(9,000,000,000)	500,000	14,000,000,000	(*)	(9,000,000,000)
• Ben Thanh Non Nuoc Joint Stock Company	900,000	9,000,000,000	(*)	-	900,000	9,000,000,000	(*)	-
• Toan Cau Insurance Company	180,000	6,300,000,000	(*)	(5,040,000,000)	180,000	6,300,000,000	(*)	(5,040,000,000)
		42,800,022,740		(18,225,000,000)		50,842,861,312		(19,170,000,000)
		42,800,022,740		(18,225,000,000)		50,842,861,312		(19,170,000,000)

(*) At the reporting date, fair value of these investments was not available.

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Movements in the allowance for diminution in value of trading securities during the year were as follows:

	2018	2017
	VND	VND
Opening balance	19,170,000,000	15,175,468,000
Increase in allowance during the year	-	3,994,532,000
Written back	(945,000,000)	-
	<hr/>	<hr/>
Closing balance	18,225,000,000	19,170,000,000
	<hr/> <hr/>	<hr/> <hr/>

Saigon General Service Corporation

Notes to the separate financial statements for the year ended 31 December 2018 (continued)

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(b) Equity investments in other entities

31 December 2018	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND	Allowance for diminution in value VND
Equity investments in:					
Subsidiaries					
• Saigon Automobile Service Joint Stock Company (SAIGON FORD)	52.05%	52.05%	44,763,000,000	(*)	-
• Toyota Giai Phong Joint Venture Company (TGP)	51.00%	51.00%	9,248,504,000	(*)	-
• Saigon Service Trading Limited Company (YAMAHA Can Tho)	88.12%	88.12%	7,102,684,814	(*)	-
• Saigon Star Corporation	56.80%	56.80%	9,012,515,000	(*)	-
• Savico Hanoi Corporation	70.00%	70.00%	56,000,000,000	(*)	-
• Toyota Can Tho Company Limited	51.00%	51.00%	25,309,668,000	(*)	-
• Da Nang Son Tra Corporation	98.00%	98.00%	82,320,000,000	(*)	(3,870,040,661)
• OtoS Joint Stock Company (a)	80.86%	80.86%	11,563,640,000	(*)	(10,916,555,744)
• Savico Danang Corporation	70.00%	70.00%	27,930,000,000	(*)	-
• Saigon Cuu Long Automobile Corporation	84.17%	84.17%	10,100,000,000	(*)	-
• Saigon North West Automobile Joint Stock Company (b)	80.00%	80.00%	32,000,000,000	(*)	(10,042,431,286)
• Vinh Thinh Automobile Joint Stock Company	90.00%	90.00%	18,000,000,000	(*)	(5,106,364,307)
• Nam Song Hau Automobile Joint Stock Company	51.00%	51.00%	25,500,000,000	(*)	-
• Vinh Thinh Vehicle And Specialised Equipment Company Limited (c)	55.00%	55.00%	11,000,000,000	(*)	(1,208,512,021)
			369,850,011,814		(31,143,904,019)

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31 December 2018	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND	Allowance for diminution in value VND
Associates					
• ComfortDelgro Savico Taxi Company Limited	40.03%	40.03%	31,750,000,000	(*)	(251,913,694)
• Toyota East Saigon Joint Stock Company (TESC)	30.30%	30.30%	29,106,059,000	(*)	-
• Binh Duong New City Automobile Service Joint Stock Company (d)	30.60%	27.50%	15,393,000,000	(*)	-
• South West Star Automobile Joint Stock Company	35%	35%	17,520,000,000	(*)	-
• Toyota Ly Thuong Kiet Company Limited	35%	35%	16,925,119,945	(*)	-
• Bac Au Automobile Joint Stock Company	32%	32%	19,200,000,000	(*)	-
• Savico Investment Joint Stock Company	40%	40%	64,000,000,000	(*)	-
			193,894,178,945		(251,913,694)
Others					
• Equity investments in other entities			2,250,000,000	(*)	-
			565,994,190,759		(31,395,817,713)

Saigon General Service Corporation

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1 January 2018	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND	Allowance for diminution in value VND
Equity investments in:					
Subsidiaries					
• Saigon Automobile Service Joint Stock Company (SAIGON FORD)	52.05%	52.05%	44,763,000,000	(*)	-
• Toyota Giai Phong Joint Venture Company (TGP)	51%	51%	9,248,504,000	(*)	-
• Saigon Service Trading Limited Company (YAMAHA Can Tho)	88.12%	88.12%	7,102,684,814	(*)	-
• Saigon Star Corporation	59.62%	59.62%	9,012,515,000	(*)	-
• Savico Hanoi Corporation	70%	70%	56,000,000,000	(*)	-
• Toyota Can Tho Company Limited	51%	51%	25,309,668,000	(*)	-
• Da Nang Son Tra Corporation	98%	98%	82,320,000,000	(*)	(3,401,208,259)
• OtoS Joint Stock Company	80.33%	80.33%	10,040,660,000	(*)	(10,040,660,000)
• Savico Danang Corporation	70%	70%	27,930,000,000	(*)	-
• Saigon Cuu Long Automobile Corporation	84.17%	84.17%	10,100,000,000	(*)	-
• Saigon North West Automobile Joint Stock Company	80%	80%	16,000,000,000	(*)	(7,182,471,289)
• Vinh Thinh Automobile Joint Stock Company	90%	90%	18,000,000,000	(*)	-
• Nam Song Hau Automobile Joint Stock Company	51%	51%	25,500,000,000	(*)	(2,285,787,129)
			341,327,031,814		(22,910,126,677)

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1 January 2018	% of equity owned	% of voting rights	Carrying amount VND	Fair value VND	Allowance for diminution in value VND
Associates					
• ComfortDelgro Savico Taxi Company Limited	40.03%	40.03%	31,750,000,000	(*)	-
• Toyota East Saigon Joint Stock Company (TESC)	30.30%	30.30%	29,106,059,000	(*)	-
• Binh Duong New City Automobile Service Joint Stock Company	27.50%	27.50%	13,750,000,000	(*)	-
• South West Star Automobile Joint Stock Company	43.80%	43.80%	17,520,000,000	(*)	-
• Toyota Ly Thuong Kiet Company Limited	35%	35%	16,925,119,945	(*)	-
• Bac Au Automobile Joint Stock Company	32%	32%	19,200,000,000	(*)	-
• Savico Investment Joint Stock Company	40%	40%	64,000,000,000	(*)	-
			192,251,178,945		-
			533,578,210,759		(22,910,126,677)

(*) At the reporting date, fair value of these investments was not available.

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- (a) On 18 April 2018, the Company acquired additionally VND1,523 million of shares of OtoS Joint Stock Company. At the reporting date, the Company has fully paid for subscribed shares.
- (b) On 11 June 2018, the Company acquired additionally VND16,000 million of shares of Saigon North West Automobile Joint Stock Company. At the reporting date, the Company has fully paid for subscribed shares.
- (c) On 11 June 2018, the Company contributed 55% capital to form Vinh Think Vehicle And Specialized Equipment Company Limited.
- (d) On 12 February 2018, the Company acquired additionally 3.1% of shares of Binh Duong New City Automobile Service Joint Stock Company amounting to VND1,643 million and increased the percentage of economic interest from 27.50% to 30.60%.

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Movements in the allowance for diminution in value of long-term financial investments during the year were as follows:

	2018 VND	2017 VND
Opening balance	22,910,126,677	16,245,298,272
Increase in allowance during the year	8,485,691,036	6,664,828,405
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Closing balance	31,395,817,713	22,910,126,677
	<hr/> <hr/>	<hr/> <hr/>

7. Accounts receivable from customers

Accounts receivable from customers detailed by significant customers

	31/12/2018 VND	1/1/2018 VND
Van Van An Corporation	6,381,815,282	11,392,744,882
Saigon Automobile Service Joint Stock Company – a subsidiary	1,907,670,429	1,914,270,429
Customers in relation to leasing warehouses	531,818,325	230,126,023
Other customers	1,093,263,563	278,279,303
	<hr/>	<hr/>
	9,914,567,599	13,815,420,637
	<hr/> <hr/>	<hr/> <hr/>

8. Other receivables

(a) Other short-term receivables

	31/12/2018 VND	1/1/2018 VND
Contribution on behalf of other investors in subsidiaries	9,680,000,000	5,680,000,000
Advances to employees	5,180,760,000	3,419,461,000
Others	8,176,702,336	4,986,595,038
	<hr/>	<hr/>
	23,037,462,336	14,086,056,038
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(b) Other long-term receivables

	31/12/2018	1/1/2018
	VND	VND
Receivables in business cooperation contracts (*)	117,306,336,203	113,409,741,568
Long-term deposits	25,521,056,100	25,521,056,100
Others	4,345,621,247	4,345,621,247
	<hr/>	<hr/>
	147,173,013,550	143,276,418,915
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(*) These receivables related to a real estate investment co-operation agreement with other partners.

9. Inventories

	31/12/2018	1/1/2018
	VND	VND
Materials	18,880,661	9,016,569
Work in progress	89,452,030,926	92,651,811,869
Merchandise	42,124,299	47,879,333
	<hr/>	<hr/>
	89,513,035,886	92,708,707,771
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Work in progress represented residential real estate projects.

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10. Tangible fixed assets

	Buildings VND	Office equipment VND	Motor vehicles VND	Total VND
Cost				
Opening balance	2,157,957,854	2,688,035,634	5,136,593,000	9,982,586,488
Additions	-	109,000,000	-	109,000,000
Closing balance	2,157,957,854	2,797,035,634	5,136,593,000	10,091,586,488
Accumulated depreciation				
Opening balance	1,835,435,768	2,513,867,637	3,336,508,586	7,685,811,991
Charge for the year	47,827,008	131,061,894	572,037,696	750,926,598
Closing balance	1,883,262,776	2,644,929,531	3,908,546,282	8,436,738,589
Net book value				
Opening balance	322,522,086	174,167,997	1,800,084,414	2,296,774,497
Closing balance	274,695,078	152,106,103	1,228,046,718	1,654,847,899

Included in the cost of tangible fixed assets were assets costing VND4,658 million which were fully depreciated as of 31 December 2018 (1/1/2018: VND3,882 million), but which are still in active use.

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11. Intangible fixed assets

	Software VND
Cost	
Opening/closing balance	836,870,000
<hr/>	
Accumulated amortisation	
Opening balance	703,026,467
Charge for the year	115,314,317
<hr/>	
Closing balance	818,340,784
<hr/>	
Net book value	
Opening balance	133,843,533
Closing balance	18,529,216
<hr/> <hr/>	

Included in the cost of intangible fixed assets were assets costing VND436 million which were fully depreciated as of 31 December 2018 (1/1/2018: VND436 million), but which are still in active use.

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12. Investment property

	Land use rights VND	Buildings VND	Total VND
Cost			
Opening/closing balance	5,107,878,273	159,413,914,647	164,521,792,920
Accumulated depreciation			
Opening balance	-	39,292,076,321	39,292,076,321
Charge for the year	-	3,484,865,905	3,484,865,905
Closing balance	-	42,776,942,226	42,776,942,226
Net book value			
Opening balance	5,107,878,273	120,121,838,326	125,229,716,599
Closing balance	5,107,878,273	116,636,972,421	121,744,850,694

The Company's investment properties represented buildings and land use rights held for earning rental income.

The fair value of investment properties has not been determined as there were no recent market transactions for similar properties in the same location as the Company's investment properties and there is no active market for such properties.

Included in the cost of investment properties were assets costing VND9,671 million which were fully depreciated as of 31 December 2018 (1/1/2018: VND8,748 million), but which are still in active use.

13. Construction in progress

	2018 VND	2017 VND
Opening balance	263,526,949,254	37,548,224,793
Additions during the year	2,998,413,954	283,522,062,884
Transfers to inventories	-	(57,543,338,423)
Closing balance	266,525,363,208	263,526,949,254

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Major constructions in progress were as follows:

	31/12/2018	1/1/2018
	VND	VND
104 Pho Quang Project	266,134,935,670	263,154,634,444
Ho Tram, Xuyen Moc Project	243,853,083	243,853,083
Others	146,574,455	128,461,727
	<hr/>	<hr/>
	266,525,363,208	263,526,949,254
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14. Accounts payable to suppliers

Accounts payable to suppliers detailed by significant suppliers

	31/12/2018		1/1/2018	
	Cost VND	Amount within payment capacity VND	Cost VND	Amount within payment capacity VND
New Management Consulting and Training JSC	223,300,000	223,300,000	-	-
Other suppliers	470,047,699	470,047,699	324,093,650	324,093,650
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	693,347,699	693,347,699	324,093,650	324,093,650
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15. Advances from customers

Advances from customers mainly consisted of advances from the following customers, related to transfer of share capital in a subsidiary and acquisition of land use rights in real estate projects.

	31/12/2018	1/1/2018
	VND	VND
Dana Ford Company Limited	27,496,800,000	-
Ms. Nguyen Thi Phi Nga	10,000,000,000	10,000,000,000
Green City Trading and Investment Company Limited	4,000,000,000	4,000,000,000
Van Thinh Phat Investment Corporation	3,000,000,000	3,000,000,000
Others	277,873,790	147,958,448
	<hr/>	<hr/>
	44,774,673,790	17,147,958,448
	<hr/> <hr/>	<hr/> <hr/>

16. Taxes and other payables to State Treasury

	1/1/2018	Incurred	Net-off	Paid	31/12/2018
	VND	VND	VND	VND	VND
Taxes					
Value added tax	2,453,439,467	8,226,353,989	(4,276,385,748)	(6,145,069,951)	258,337,757
Corporate income tax	2,404,053,464	1,050,958,227	-	(2,704,053,465)	750,958,226
Personal income tax	881,519,723	2,178,175,684	-	(2,133,418,803)	926,276,604
Other obligations					
Land rental	-	8,732,018,531	-	(8,732,018,531)	-
Other obligations	253,209,762	1,000,000	-	(1,000,000)	253,209,762
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	5,992,222,416	20,188,506,431	(4,276,385,748)	(19,715,560,750)	2,188,782,349
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17. Accrued expenses

	31/12/2018	1/1/2018
	VND	VND
Professional service fees	8,654,500,000	8,983,000,000
Construction costs	805,193,054	4,757,890,171
Interest expense	33,369,863	32,257,534
Others	1,533,525,666	3,223,043,200
	<hr/>	<hr/>
	11,026,588,583	16,996,190,905
	<hr/>	<hr/>

18. Other payables

(a) Other payables – short-term

	31/12/2018	1/1/2018
	VND	VND
Payables to a party of a real estate project (a)	341,319,476,227	338,409,629,546
Payables to a third party in relation to the 91 Pasteur Project	33,755,483,552	43,755,483,552
Instalment contribution received from customers in relation to Tam Binh Residential Project	27,567,765,400	36,686,014,014
Dividends payable	167,304,945	162,239,925
Payables to a related party (b)	5,749,000,000	5,749,000,000
Others	9,478,679,778	7,398,279,834
	<hr/>	<hr/>
	418,037,709,902	432,160,646,871
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(a) Payables to a party of a real estate project represented advance from this party under the Cooperation Agreement dated 10 July 2014 for a project at 104 Pho Quang.

(b) Payables to a related party represented advance from Saigon Automobile Service Joint Stock Company (SAIGON FORD), a subsidiary, under the Cooperation Agreement dated 1 November 2014 for another project at 104 Pho Quang.

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(b) Other payables – long-term

	31/12/2018	1/1/2018
	VND	VND
Long-term deposits received	16,244,003,184	16,371,951,584
Other long-term payables (*)	24,239,513,834	24,239,513,834
Amount due after 12 months	40,483,517,018	40,611,465,418

(*) Other long-term payables, which were interest free, represented amounts contributed by business corporation contract partners for participation in Binh An Property Project.

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19. Short-term borrowings

	1/1/2018		Movements during the year		31/12/2018	
	Carrying amount VND	Amount within repayment capacity VND	Increase VND	Decrease VND	Carrying amount VND	Amount within repayment capacity VND
Short-term borrowings	29,000,000,000	29,000,000,000	30,553,419,996	(29,000,000,000)	30,553,419,996	30,553,419,996

Terms and conditions of short-term borrowings were as follows:

	Currency	Annual interest rate	31/12/2018 VND	1/1/2018 VND
Vietnam Joint Stock Commercial Bank for Industry and Trade (Vietinbank)	VND	6%	29,000,000,000	29,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	VND	6%	1,553,419,996	-
			30,553,419,996	29,000,000,000

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20. Bonus and welfare fund

Movements in bonus and welfare fund during the year were as follows:

	2018	2017
	VND	VND
Opening balance	8,127,063,813	15,839,427,493
Appropriation from retained profits (Note 21)	4,647,914,726	1,228,841,805
Re-appropriation to retained profits (Note 21)	-	(3,000,000,000)
Utilisation during the year	(3,562,823,222)	(5,941,205,485)
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Closing balance	9,212,155,317	8,127,063,813
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21. Changes in owners' equity

	Share capital VND	Share premium VND	Treasury shares VND	Investment and development fund VND	Retained profits VND	Total VND
Balance at 1 January 2017	249,955,730,000	317,064,858,303	(690,474,358)	24,938,303,806	95,957,009,096	687,225,426,847
Net profit for the year	-	-	-	-	52,958,294,515	52,958,294,515
Appropriation to bonus and welfare fund (Note 20)	-	-	-	-	(1,228,841,805)	(1,228,841,805)
Re-appropriation to retained profits (Note 20)	-	-	-	-	3,000,000,000	3,000,000,000
Dividends (Note 23)	-	-	-	-	(29,970,608,400)	(29,970,608,400)
Appropriation to Board of Management and Supervisory Board fee fund	-	-	-	-	(2,398,245,715)	(2,398,245,715)
Balance at 1 January 2018	249,955,730,000	317,064,858,303	(690,474,358)	24,938,303,806	118,317,607,691	709,586,025,442
Net profit for the year	-	-	-	-	45,707,833,101	45,707,833,101
Appropriation to bonus and welfare fund (Note 20)	-	-	-	-	(4,647,914,726)	(4,647,914,726)
Dividends (Note 23)	-	-	-	-	(29,970,608,400)	(29,970,608,400)
Appropriation to Board of Management and Supervisory Board fee fund	-	-	-	-	(3,600,000,000)	(3,600,000,000)
Balance at 31 December 2018	249,955,730,000	317,064,858,303	(690,474,358)	24,938,303,806	125,806,917,666	717,075,335,417

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22. Share capital

The Company's authorised and issued share capital are:

	31/12/2018		1/1/2018	
	Number of shares	VND	Number of shares	VND
Authorised share capital	24,995,573	249,955,730,000	24,995,573	249,955,730,000
Issued ordinary shares	24,995,573	249,955,730,000	24,995,573	249,955,730,000
Treasury ordinary shares	(20,066)	(690,474,358)	(20,066)	(690,474,358)
Ordinary shares currently in circulation	24,975,507	249,265,255,642	24,975,507	249,265,255,642

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

There were no movements in share capital during the year.

23. Dividends

The General Meeting of Shareholders of the Company on 15 June 2018 resolved to distribute dividends amounting to VND29,971 million (2017: VND29,971 million), which is equal to 12% of par value of shares in circulation at that time.

24. Investment and development fund

Investment and development fund was appropriated from retained profits in accordance with the resolution of General Meeting of Shareholders. This fund was established for the purpose of future business expansion. When the fund is utilised for business expansion, the amount utilised is transferred to Share capital.

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25. Off balance sheet item

Lease commitment

The future minimum lease payments under non-cancellable operating leases were:

	31/12/2018	1/1/2018
	VND	VND
Within one year	13,586,272,920	13,586,272,920
From two to five years	36,263,309,500	41,771,582,420
Over five years	60,020,800,000	68,098,800,000
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	109,870,382,420	123,456,655,340
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26. Revenue from sales of goods and provision of services

Total revenue represented the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised of:

	2018	2017
	VND	VND
Total revenue		
▪ Sales of real estate	12,035,142,799	87,117,024,063
▪ Sales of merchandise goods	4,294,694,319	3,442,250,695
▪ Services rendered	25,626,982,687	19,313,193,173
▪ Rental income	40,929,725,180	44,324,515,436
	<hr/>	<hr/>
Net revenue	82,886,544,985	154,196,983,367
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27. Cost of sales

	2018 VND	2017 VND
Cost of real estate sold	6,598,472,399	67,248,356,179
Merchandise goods sold	2,712,476,045	2,881,778,217
Services rendered	10,705,312,473	5,066,525,419
Rental services	15,818,611,698	20,906,413,974
Reversal of allowance for inventories – real estate	-	(21,975,574,661)
	<hr/>	<hr/>
	35,834,872,615	74,127,499,128
	<hr/> <hr/>	<hr/> <hr/>

28. Financial income

	2018 VND	2017 VND
Dividends	43,412,322,737	35,171,676,685
Interest income from loans	1,174,274,849	367,940,111
Interest income from deposits	2,270,354,588	2,292,486,918
Income from security trading	742,749,928	35,000,000
	<hr/>	<hr/>
	47,599,702,102	37,867,103,714
	<hr/> <hr/>	<hr/> <hr/>

29. Financial expenses

	2018 VND	2017 VND
Interest expense	3,978,136,124	3,628,791,313
Allowance for diminution in the value of short-term and long-term financial investments	7,540,691,036	10,659,360,405
Losses on disposals of investments	-	8,400,000,000
Security trading expenses	17,571,177	2,120,000
	<hr/>	<hr/>
	11,536,398,337	22,690,271,718
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30. General and administrative expenses

	2018	2017
	VND	VND
Labour costs and staff costs	18,681,212,383	13,848,392,266
Depreciation expense	597,096,443	671,707,715
Guest reception and meeting expenses	3,112,688,101	7,167,084,427
Outside service expenses	7,201,371,341	8,212,778,380
Others	5,436,115,830	6,234,065,756
	<hr/>	<hr/>
	35,028,484,098	36,134,028,544
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31. Trading and business costs by element

	2018	2017
	VND	VND
Cost of real estate sold	6,598,472,399	45,272,781,518
Cost of merchandise goods	2,712,476,045	2,881,778,217
Labour costs and staff costs	21,123,728,707	16,356,303,374
Depreciation and amortisation	4,351,106,820	4,668,108,103
Outside services	30,729,392,587	29,829,199,978
Other expenses	7,946,837,513	13,713,185,477
	<hr/>	<hr/>

32. Income tax

(a) Recognised in the balance sheet

	31/12/2018	1/1/2018
	VND	VND
Deferred tax assets		
Accrued expenses	2,435,208,639	2,435,208,639
Tax losses carry-forwards	954,286,471	-
	<hr/>	<hr/>
	3,389,495,110	2,435,208,639
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(b) Recognised in the statement of income

	2018	2017
	VND	VND
Current tax expense		
Current year	1,050,958,227	4,031,224,651
<hr/>		
Deferred tax (benefit)/expense		
Origination of temporary differences	-	(531,218,640)
Benefit of tax losses (recognised)/utilised	(954,286,471)	948,085,753
<hr/>		
	(954,286,471)	416,867,113
<hr/>		
Income tax expense	96,671,756	4,448,091,764
<hr/> <hr/>		

(c) Reconciliation of effective tax rate

	2018	2017
	VND	VND
Accounting profit before tax	45,804,504,857	57,406,386,279
<hr/>		
Tax at the Company's tax rate	9,160,900,971	11,481,277,256
Non-deductible expenses	15,870,000	1,149,845
Non-taxable income	(8,682,464,547)	(7,034,335,337)
Deferred tax liabilities not recognised	(397,634,668)	-
<hr/>		
	96,671,756	4,448,091,764
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(d) Applicable tax rate

Under the terms of Income Tax Law, the Company has an obligation to pay the government income tax at the rate of 20% of taxable profits.

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33. Significant transactions with related parties

Identity of related parties

The Company has related party relationship with its major shareholders, its subsidiaries, associates and its key management personnel.

Transactions with key management personnel

Total remuneration and business allowances to key management personnel were as follows:

	2018	2017
	VND	VND
Board of Management and Board of Directors	3,381,000,000	2,622,680,000
Supervisory Board	820,600,000	613,200,000
	<hr/>	<hr/>
	4,201,600,000	3,235,880,000
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Other related party transactions

During the year, there were the following significant transactions with related parties:

Related party	Relationship	Nature of transaction	2018	2017
			VND	VND
Saigon Star Corporation	Subsidiary	Dividends	447,160,000	1,341,480,000
		Loan granted to subsidiary	-	4,000,000,000
		Other financial income	-	21,777,778
		Other income	6,272,000	106,883,455
Saigon Automobile Service Joint Stock Company (SAIGON FORD)	Subsidiary	Rental charged to subsidiary	4,473,732,830	4,279,317,750
		Other income	941,080,194	1,123,966,120
		Dividends	6,714,450,000	5,371,560,000
Toyota Can Tho Company Limited	Subsidiary	Dividends	3,121,648,737	12,833,849,738
		Other income	24,388,000	73,229,353
Savico Hanoi Corporation	Subsidiary	Dividends	6,720,000,000	-
		Other income	32,675,000	66,683,899
Toyota Giai Phong Joint Venture Company (TGP)	Subsidiary	Dividends	5,100,000,000	-
		Other income	22,955,000	61,229,500

Saigon General Service Corporation
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Related party	Relationship	Nature of transaction	2018 VND	2017 VND
Savico Danang Corporation	Subsidiary	Capital contribution	-	6,930,000,000
		Dividends	2,310,000,000	-
		Rental charged to subsidiary	888,362,400	-
		Other financial income	-	114,166,667
		Other income	6,272,000	133,789,336
Da Nang Son Tra Corporation	Subsidiary	Loan granted to subsidiary	357,300,000	1,077,878,732
Saigon Service Trading Limited Company (YAMAHA Can Tho)	Subsidiary	Dividends	2,025,000,000	1,350,000,000
		Loan granted to subsidiary	3,000,000,000	3,000,000,000
		Other financial income	26,320,548	14,496,000
		Other income	4,704,000	41,636,364
OtoS Joint Stock Company	Subsidiary	Capital contribution	1,522,980,000	2,064,260,000
		Loan granted to subsidiary	240,000,000	-
		Other income	17,210,589	82,521,267
Saigon North West Automobile Joint Stock Company	Subsidiary	Capital contribution	16,000,000,000	-
		Loan granted to subsidiary	-	17,500,000,000
		Other financial income	995,368,000	-
		Other income	1,568,000	28,236,364
Vinh Thinh Automobile Joint Stock Company	Subsidiary	Dividends	1,800,000,000	-
		Loan granted to subsidiary	15,000,000,000	-
		Other financial income	73,189,041	-
		Other income	3,136,000	138,242,091
Nam Song Hau Automobile Joint Stock Company	Subsidiary	Other income	8,083,000	66,655,636
Saigon Cuu Long Automobile Corporation	Subsidiary	Dividends	1,010,000,000	-
		Other income	7,657,000	-
Vinh Thinh Vehicle And Specialised Equipment Company Limited	Subsidiary	Capital contribution	11,000,000,000	-
		Loan granted to subsidiary	5,000,000,000	-

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Related party	Relationship	Nature of transaction	2018 VND	2017 VND
Savico Investment Joint Stock Company	Associate	Capital contribution	-	16,600,000,000
		Loan granted to associate	-	10,000,000,000
		Purchase of service	120,000,000	1,188,927,266
		Other financial income	-	92,083,333
Toyota East Saigon Joint Stock Company (TESC)	Associate	Capital contribution	-	12,307,350,000
		Dividends	4,316,362,500	4,114,170,000
South West Star Automobile Joint Stock Company	Associate	Capital contribution	-	6,570,000,000
		Dividends	2,628,000,000	-
		Loan granted to associate	3,000,000,000	-
		Other financial income	-	40,833,333
Toyota Ly Thuong Kiet Company Limited	Associate	Capital contribution	-	4,925,119,945
		Dividends	-	11,900,691,000
		Loan granted to associate	-	15,000,000,000
		Other financial income	-	84,583,000
Binh Duong New City Automobile Service Joint Stock Company	Associate	Capital contribution	1,643,000,000	5,500,000,000
		Dividends	1,101,600,000	453,750,000
		Loan granted to associate	9,000,000,000	-
ComfortDelgro Savico Taxi Company	Associate	Dividends	2,400,000,000	-
		Other income	123,024,805	-

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34. Non-cash investing activities

	2018	2017
	VND	VND
Investment property acquired but not yet paid	33,755,483,552	43,755,483,552
Investment in subsidiaries acquired by netting off against short-term loan receivables	9,500,000,000	-
Investment in subsidiaries acquired by netting off against other short-term receivables	998,284,667	-
Net-off receivables from disposal of investments in subsidiary against advances from customers	-	10,000,000,000
Investments in associate acquired by netting-off against short-term loan receivables	-	9,800,000,000
Net-off receivables from disposal of investments in associates disposal by netting off against other payables – long-term	-	18,600,000,000
Investment in associates acquired by netting off against other receivables – short-term	-	800,000,000
Netting off account receivable from customers against short-term loan receivables	-	200,000,000

35. Corresponding figures

The corresponding figures as at 1 January 2018 were brought forward from the Company's audited separate financial statements as at 31 December 2017 and the corresponding figures of the statements of income and cash flow for the year ended 31 December 2017 were brought forward from the Company's audited separate financial statements for that year.

11 March 2019

Prepared by:



Ngo Van Danh
Chief Accountant

Approved by:



Ma Viet Ha
General Director

