

C.E.O GROUP JOINT STOCK COMPANY
AUDITED FINANCIAL STATEMENTS
for the fiscal year ended 31/12/2019

HANOI, MARCH 2020



C.E.O GROUP JOINT STOCK COMPANY

Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.

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BOARD OF GENERAL DIRECTORS' REPORT

We, members of Board of General Directors of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company") present this Report together with the Company's audited Financial Statements for the fiscal year ended December 31, 2019.

Board of Management and Board of General Directors

Members of Board of Management and Board of General Directors who held the Company during the fiscal year ended December 31, 2019 and to the Reporting date, include:

Board of Management

Mr. Doan Van Binh	Chairman
Ms. Pham Thi Mai Lan	Vice Chairwoman
Mr. Luu Duc Quang	Member
Mr. Ta Van To	Member
Ms. Vu Thi Lan Anh	Member

Board of General Directors

Mr. Ta Van To	General Director
Ms. Vu Thi Lan Anh	Deputy General Director
Mr. Cao Van Kien	Deputy General Director
Mr. Tran Dao Duc	Deputy General Director
Mr. Nguyen Van Dong	Deputy General Director (Appointed on January 17, 2019)
Ms. Do Phuong Anh	Deputy General Director (Appointed on February 25, 2019)
Ms. Phan Le My Hanh	Deputy General Director (Appointed on February 25, 2019)

Respective responsibilities of Board of General Directors

Board of General Directors of the Company is responsible for preparing Financial Statements which give a true and fair view of the financial position, business performance and cash flows of the Company in the year, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Financial Statements. In the preparation of these Financial Statements, Board of General Directors is required to:

- Select suitable accounting policies and then consistently apply them;
- Make judgments and estimates that are reasonable and prudent;
- State whether appropriate accounting standards are respected or any application of material misstatements that needs to be disclosed and justified in Financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize risks and frauds.

Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Financial Statements comply with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal

BOARD OF GENERAL DIRECTORS' REPORT

(continued)

regulations relating to the preparation and presentation of the Financial Statements. Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

Board of General Directors confirms that the Company has complied with the above requirements in preparing these Financial Statements.

For and on behalf of Board of General Directors,

C.E.O GROUP JOINT STOCK COMPANY



Ta Van To
General Director

Hanoi, March 10, 2020



No.: 242 -20/BC-TC/VAE

Ha Noi, March 30, 2020

INDEPENDENT AUDIT REPORT

To: Shareholders
Board of Management and Board of General Directors
C.E.O Group Joint Stock Company

We have audited the accompanying Financial Statements of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company"), prepared on March 10, 2020, from page 06 to page 47, including: Balance Sheet as at December 31, 2019, Income Statement, Cash Flow Statement for the fiscal year then ended and Notes to the Financial Statements.

Respective responsibilities of Board of General Directors

Board of General Directors of the Company is responsible for the preparation and true & fair presentation of the Financial Statements of Company in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Financial Statements and for such internal control as Board of Directors determines is necessary to enable the presentation of financial statements that are free from material misstatements whether due to fraud or error.

Respective responsibilities of Auditor

Our responsibility is to express an opinion on the 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, plan and perform the audit to obtain reasonable assurance about whether the Financial Statements of the Company are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosure in the Financial Statements. The procedures are selected depending on the auditor's judgement, including the assessment on risk of material misstatements 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 true & 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Board of General Directors as well as evaluating the overall presentation of the Financial Statements.

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

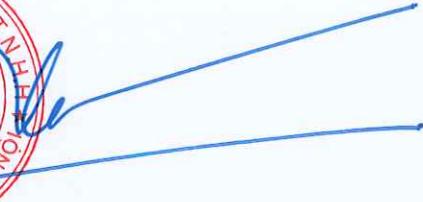
INDEPENDENT AUDIT REPORT

(continued)

Auditor's opinion

In our opinion, the Financial Statements have, in all material respects, given a true and fair view of the financial position of the Company as at December 31, 2019, as well as business performance and cash flows for the fiscal year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations related to the preparation and presentation of Financial Statements.

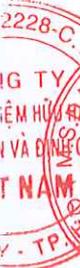




Pham Hung Son
Deputy General Director
Certificate of audit practice registration No.:
0813-2018-034-1
For and on behalf of
VIETNAM AUDITING AND EVALUATION CO., LTD.



Nguyen Thi Hong Van
Auditor
Certificate of audit practice registration No.:
0946-2018-034-1



Form B 01 - DN

BALANCE SHEET
As at December 31, 2019

Unit : VND

ASSETS	Codes	Notes	31/12/2019	01/01/2019
A. CURRENT ASSETS	100		949,784,249,876	1,184,725,628,111
I. Cash and cash equivalents	110		26,372,910,676	43,156,599,295
1. Cash	111	V.1.	26,372,910,676	43,156,599,295
II. Short-term financial investments	120	V.3.	181,000,000,000	30,000,000,000
1. Trade securities	121		-	24,400,000
2. Provision for devaluation of securities	122		-	(24,400,000)
3. Held-to-maturity investments	123		181,000,000,000	30,000,000,000
III. Short-term receivables	130		285,267,254,299	550,321,032,538
1. Short-term trade accounts receivable	131	V.2.	255,593,573,985	331,847,887,861
2. Prepayment to suppliers	132	V.4.	26,984,079,497	154,424,207,282
3. Other short-term receivables	136	V.5.	18,446,670,618	81,100,573,675
4. Provision for short-term bad debts	137		(15,757,069,801)	(17,051,636,280)
IV Inventories	140		451,809,337,898	560,524,301,169
1. Inventories	141	V.6.	451,809,337,898	560,524,301,169
V. Other current assets	150		5,334,747,003	723,695,109
1. Short-term prepaid expenses	151	V.11.	5,334,747,003	723,695,109
B. NON-CURRENT ASSETS	200		2,612,001,415,211	1,367,772,760,898
I. Other long-term receivables	210		1,692,084,000	1,692,084,000
1. Other long-term receivables	216	V.5.	1,692,084,000	1,692,084,000
II. Fixed assets	220		29,656,569,828	32,398,817,844
1. Tangible fixed assets	221	V.7.	28,988,977,839	31,688,735,518
- Historical cost	222		44,379,964,011	43,923,300,374
- Accumulated depreciation	223		(15,390,986,172)	(12,234,564,856)
2. Intangible fixed assets	227	V.8.	667,591,989	710,082,326
- Historical cost	228		1,884,471,346	1,560,471,346
- Accumulated amortization	229		(1,216,879,357)	(850,389,020)
III. Investment property	230	V.9.	188,097,456,875	188,530,896,397
- Historical cost	231		228,516,443,092	223,859,538,130
- Accumulated depreciation	232		(40,418,986,217)	(35,328,641,733)
IV Non-current assets in process	240	V.10.	4,231,047,327	2,873,243,257
1. Construction in progress	242		4,231,047,327	2,873,243,257
V. Long-term financial investments	250	V.3.	2,380,292,447,613	1,131,253,614,697
1. Investment into subsidiaries	251		2,419,452,729,014	1,153,372,729,014
2. Provision for long-term financial investments	254		(39,160,281,401)	(22,119,114,317)
VI. Other non-current assets	260		8,031,809,568	11,024,104,703
1. Long-term prepaid expenses	261	V.11.	8,031,809,568	11,024,104,703
TOTAL ASSETS (270 = 100 + 200)	270		3,561,785,665,087	2,552,498,389,009

(Notes from page 11 to page 47 are an integral part of these Financial Statements)

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BALANCE SHEET
As at December 31, 2019
(continued)

Unit : VND

EQUITY AND LIABILITIES	Codes	Notes	31/12/2019	01/01/2019
C. LIABILITIES	300		543,286,757,529	688,030,808,971
I. Current liabilities	310		436,356,515,948	448,167,527,023
1. Trade accounts payable	311	V.12.	45,670,430,147	29,797,204,751
2. Prepayments from customers	312	V.13.	36,817,766,044	26,426,790,769
3. Taxes and payables to the State budget	313	V.14.	27,718,158,984	34,673,829,166
4. Payables to employees	314		2,155,393,863	4,925,358,664
5. Short-term payable expenses	315	V.15.	15,612,489,546	15,249,902,007
6. Unrealized short-term revenue	318	V.17.	4,138,052,034	14,260,454,995
7. Other short-term payables	319	V.18.	33,907,372,490	36,260,990,102
8. Short-term loans and obligations under finance lease	320	V.16.	248,433,754,139	260,283,446,003
9. Welfare and bonus fund	322		21,903,098,701	26,289,550,566
II. Non-current liabilities	330		106,930,241,581	239,863,281,948
1. Unrealized long-term revenue	336	V.17.	82,257,548,858	85,522,603,210
2. Other long-term payables	337	V.18.	10,352,572,723	98,474,558,738
3. Long-term loans and obligations under finance lease	338	V.16.	14,320,120,000	55,866,120,000
D. OWNER'S EQUITY	400		3,018,498,907,558	1,864,467,580,038
I. Owner's equity	410	V.19	3,018,498,907,558	1,864,467,580,038
1. Owners' contributed capital	411		2,573,399,850,000	1,544,039,910,000
- Ordinary shares with voting right	411a		2,573,399,850,000	1,544,039,910,000
2. Development and investment fund	418		71,645,487,894	61,385,000,777
3. Retained earnings	421		373,453,569,664	259,042,669,261
- Retained earnings accumulated to the end of the previous year	421a		73,857,216,909	53,832,926,917
Retained earnings this year	421b		299,596,352,755	205,209,742,344
II. Other budgets and funds	430		-	-
TOTAL EQUITY & LIABILITIES (440=300 + 400)	440		3,561,785,665,087	2,552,498,389,009

Hanoi, March 10, 2020

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director






Hoang Thi Nhung

Do Thi Thom

Ta Van To

(Notes from page 11 to page 47 are an integral part of these Financial Statements)

INCOME STATEMENT

For the fiscal year ended December 31, 2019

Unit : VND

ITEMS	Codes	Notes	The year 2019	The year 2018
1. Revenue from sales and services	01	VI.1	1,114,372,089,306	838,292,644,554
2. Revenue deductions	02	VI.2	424,408,060	-
3. Net revenue from operating activities (10 = 01 - 02)	10		1,113,947,681,246	838,292,644,554
4. Cost of goods sold	11	VI.3	661,198,964,381	594,250,561,715
5. Gross profit from sales and services service (20 = 10 - 11)	20		452,748,716,865	244,042,082,839
6. Revenue from financing activities	21	VI.4	41,110,880,303	107,688,952,413
7. Finance cost	22	VI.5	37,083,734,030	34,373,790,875
- In which: Interest expense	23		20,066,960,764	23,171,241,479
8. Selling expenses	25	VI.8	42,716,522,618	19,110,350,756
9. General administration expenses	26	VI.8	45,255,779,471	53,082,297,519
10. Net profit from operations {30 = 20 + (21 - 22) - (25 + 26)}	30		368,803,561,049	245,164,596,102
11. Other income	31	VI.6	2,977,307,982	24,274,993,826
12. Other expenses	32	VI.7	2,029,469,234	29,289,393,614
13. Other profit (40 = 31 - 32)	40		947,838,748	(5,014,399,788)
14. Total accounting profit before tax (50 = 30 + 40)	50		369,751,399,797	240,150,196,314
15. Current CIT expense	51	VI.10	70,155,047,042	34,940,453,970
16. Deferred CIT expense	52		-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		299,596,352,755	205,209,742,344

Hanoi, March 10, 2020

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Hoang Thi Nhung



Do Thi Thom



Ta Van To

(Notes from page 11 to page 47 are an integral part of these Financial Statements)

CASH FLOW STATEMENT

(Under indirect method)

For the fiscal year ended December 31, 2019

NO.	ITEMS	Codes	Notes	Unit : VND	
				The year 2019	The year 2018
I.	Cash flow from operating activities				
1.	<i>Profit before tax</i>	01		369,751,399,797	240,150,196,314
2.	<i>Adjustments for:</i>				
-	Depreciation of fixed assets and investment property	02		8,613,256,137	8,531,919,905
-	Provisions	03		15,722,200,605	27,777,328,021
-	Gains, losses from exchange rate differences due to the revaluation of monetary items dominated in foreign currencies	04		-	42,955,300
-	Gain, loss from investment activities	05		(40,225,768,597)	(106,206,541,131)
-	Interest expense	06		20,066,960,764	23,171,241,479
3.	<i>Profit from operating activities before changes in working capital</i>	08		373,928,048,706	193,467,099,888
-	Increases/Decreases in receivables	09		204,726,135,709	(73,358,441,862)
-	Increases/Decreases in inventories	10		108,714,963,271	(171,271,075,644)
-	Increases/Decreases in payables (excluding interest payable, corporate income tax payable)	11		(116,676,795,176)	(160,507,350)
-	Increases/Decreases in prepayment expense	12		(1,688,756,759)	(2,453,376,419)
-	Provision for devaluation of trade securities	13		(24,400,000)	-
-	Interest expense paid	14		(18,442,308,552)	(18,897,636,249)
-	Corporate income tax	15		(73,004,811,791)	(11,672,792,879)
-	Other cash outflows from operating activities	17		(24,907,426,100)	(5,777,928,000)
	<i>Net cash flow from operating activities</i>	20		452,624,649,308	(90,124,658,515)
II.	Cash flow from investment activities				
1.	Payment for purchase and construction of fixed assets and other non-current assets	21		(6,795,372,669)	(25,971,849,928)
2.	Proceeds from liquidation, disposal of fixed assets and other non-current assets	22		-	124,688,158,697
3.	Cash outflows for lending, purchasing debt instruments of other entities	23		(668,500,000,000)	(130,000,000,000)
4.	Proceeds from lending, resales of debt instruments of other entities	24		517,500,000,000	400,000,000,000
5.	Capital contribution into other entities	25		(1,149,370,000,000)	(167,000,000,000)
6.	Recovery of capital contribution into other entities	26		24,400,000	-
7.	Cash inflows from lending interest, dividends and distributed profits	27		101,872,377,606	107,781,218,086
	<i>Net cash flow from investment activities</i>	30		(1,205,268,595,063)	309,497,526,855
III.	Cash flow from financial activities				
1.	Proceeds from shares issue, contribution from owners	31		1,029,359,940,000	-
2.	Receipt from borrowing	33		1,339,037,579,255	966,462,299,649
3.	Borrowing principal paid	34		(1,478,133,271,119)	(1,012,546,928,884)
4.	Dividends, profit paid to owner	36		(154,403,991,000)	(154,412,997,000)
	<i>Net cash flow from financial activities</i>	40		735,860,257,136	(200,497,626,235)

(Notes from page 11 to page 47 are an integral part of these Financial Statements)

CASH FLOW STATEMENT

(Under indirect method)

For the fiscal year ended December 31, 2019

(continued)

NO.	ITEMS	Codes	Notes	Unit : VND	
				The year 2019	The year 2018
	Net cash flow in the period (50 = 20+30+40)	50		(16,783,688,619)	18,875,242,105
	Opening cash and cash equivalents	60		43,156,599,295	24,281,333,152
	Effect of changes in foreign exchange rates	61		-	24,038
	Closing cash and cash equivalents (70 = 50+60+61)	70	V.01	26,372,910,676	43,156,599,295

Ha Noi, March 10, 2020

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director





Hoang Thi Nhung

Do Thi Thom

Fa Van To

NOTES TO THE FINANCIAL STATEMENTS

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

I. Operational characteristics of enterprise**1. Form of ownership**

C.E.O Joint Stock Company (hereinafter referred to as “the Company”) was formerly Vietnam Trade, Construction and Technology Limited Company (VITECO), established and operated under the Business Registration Certificate No. 0102003701 dated 26/10/2001 issued by Hanoi Authority for Planning and Investment. The Company changed its name into C.E.O Investment Joint Stock Company and operated under Business Registration Certificate No. 0103016491 dated 29/03/2007 by Hanoi Authority for Planning and Investment. Since 21/04/2015, the Company’s name has changed into C.E.O Group Joint Stock Company in accordance with the 15th amended Business Registration Certificate No. 0101183550. The Company has made 22 times of changes in its Business Registration Certificate.

Under the 22nd amended Business Registration Certificate No. 0101183550 dated 04/9/2019, the Company increased the charter capital from VND 1,544,039,910,000 (Vietnamese dong One thousand, five hundred and forty - four billion, thirty - nine million, nine hundred and ten thousand) to VND 2,573,399,850,000 (Vietnamese dong Two thousand five hundred and seventy - three billion, three hundred and ninety - nine million, eight hundred and fifty thousand)

Shares of the Company are listed on the Hanoi Stock Exchange under securities code of CEO.

2. Business domain

The Company operates in trading, real estate trading, service provision, education and training in association with labor export.

3. Business lines

The Company operates in the main business domain including:

- Advisory, brokerage and auction of real estates, auction of land use right. In details: Real estate exchange; Real estate management; Real estate advertising; Real estate auction (solely operations under practice certificate granted to the representative in compliance with Laws); Real estate valuation; Real estate consulting;
- Construction of buildings in all types. In details: Investment in construction of buildings, industrial zones, civil works;

The Company’s Head Office: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam.

4. Normal course of production and business

Depending on each business line, normal operating cycle of the Company will last no more than 12 months or more than 12 months, in particular:

- For business of machinery, equipment and consulting the normal operating cycle of the Company will be done within no more than 12 months.
- For business of real estate development the normal operating cycle of the Company will be done within more than 12 months.

C.E.O GROUP JOINT STOCK COMPANY**FINANCIAL STATEMENTS**Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.

For the fiscal year ended December 31, 2019

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NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)***5. Structure of enterprise***List of the Corporation's subsidiaries under direct control*

NO.	Company name	Head quarter	Main operating activities	Proportion of contribution	Voting right proportion
1.	C.E.O International Limited Liability Company	5 th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam	Buildings of all types, food and beverage services, educational services,...	100%	100%
2.	C.E.O Construction JSC.,	5 th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam	Construction of buildings, industrial zones, real estate business,	51%	51%
3.	C.E.O Service Development Joint Stock Company	5 th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam	Labor export, training in real estate business, ...	51%	51%
4.	Dai Viet College	Lot 2B.X3, My Dinh 1 New Urban Area, Tu Liem district, Hanoi, Vietnam	Accounting training in manufacturing and trading enterprises, ...	100%	100%
5.	Phu Quoc Investment & Development Joint Stock Company	Sonasea Villas and Resort tourist complex, Duong Bao hamlet, Duong To, Phu Quoc, Kien Giang, Viet Nam	Hotels, resorts, recreation areas, real estate business, ...	60%	60%
6.	BMC - CEO Investment Joint Stock Company	5 th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam	Business of real estate, building, industrial zone, ...	87.76%	87.76%
7.	C.E.O Travel JSC.,	5 th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam	Food and beverage service provision, tour organization, ...	51%	51%

C.E.O GROUP JOINT STOCK COMPANY**FINANCIAL STATEMENTS**Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.

For the fiscal year ended December 31, 2019

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NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

NO.	Company name	Head quarter	Main operating activities	Proportion of contribution	Voting right proportion
8.	Phu Quoc Housing and Urban Development Joint Stock Company	Sonasea Villas and Resort tourist complex, Duong Bao hamlet, Duong To, Phu Quoc, Kien Giang, Viet Nam	Business of real estate, lan use right, ...	51.59%	51.59%
9.	C.E.O Hospitality Co., Ltd. (Formerly named as C.E.O Hotels and Resorts One Member Co., Ltd.) (*)	Sonasea Villas and Resort tourist complex, Duong Bao hamlet, Duong To, Phu Quoc, Kien Giang, Viet Nam	Restaurants, short-stay services, property management,	100%	100%
10.	Van Don Tourism Investment & Development Joint Stock Company	Sonasea Van Don Harbor City Complex, Ha Long Commune, Van Don District, Quang Ninh province, Vietnam	Tourism Investment & Development.	90%	90%
11.	Nha Trang Investment & Development JSC.	Lot D12B, Zone 4, Northern Cam Ranh Peninsula Tourism Area, Cam Hai Dong commune, Cam Lam district, Khanh Hoa province, Vietnam	Real estate business, land use right in ownership, usage or lease.	99%	99%
12.	CEO Design Co., Ltd.	3 rd Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem district, Hanoi, Vietnam.	Architectural activities and related technical consulting.	100%	100%
13.	Nam Can Tho Investment & Development JSC.	M2, Road 27, Hung Phu New Urban Area, Zone 2, Hung Thanh Ward, Cai Rang district, Can Tho, Vietnam	Real estate business, land use right in ownership, usage or lease;	99%	99%

(*) Renamed under the second amended Business Registration Certificate No. 1702070874 dated 27/02/2019.

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NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

6. Notes to the comparative information on the Financial Statements

Respective information, data and figures presented in the Financial Statements of the Company for the fiscal year ended December 31, 2019 are comparative information, data and figures.

II. Accounting period, currency used in accounting**1. Accounting period**

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

2. Currency used in accounting

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Financial Statements.

III. Applied accounting regime and standards**1. Applied accounting regime and standards**

The Company applies the Accounting regime for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding the accounting regime for enterprises and Circular No. 53/2016/TT-BTC dated 21/03/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Financial Statements are prepared and presented in accordance with current Vietnamese Accounting Standards and Vietnamese Accounting regime for enterprises and relevant legal regulations to the preparation and presentation of the Financial Statements.

IV. Significant accounting policies**1. Basis, purposes of preparing the Financial Statements**

These Financial Statements are separate ones prepared for the Parent Company. The Company prepares these Separate Financial Statements with a view to disclosing information, in particular, in accordance with regulations in the Circular No.155/2015/TT-BTC dated 6/10/2015 by Ministry of Finance guiding information disclosure on stock exchange market. In addition, the Company also prepares Consolidated Financial Statements for the Company and Subsidiaries (as presented in details in Note I.5.) for the fiscal year ended December 31, 2019 and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations related to the preparation and presentation of Consolidated Financial Statements.

Users of these Separate Financial Statements should read these reports together with the Consolidated Financial Statements for full view over the consolidated financial position, consolidated income statement and consolidated cash flows of the Group.

2. Financial instruments***Initial recognition***

Financial assets: At the date of initial recognition, financial assets are recognized as their historical costs plus transaction costs directly related to procurement of these financial assets. Financial assets of the

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Company comprise cash, cash equivalents, trade receivables, other receivables, deposits, financial investments and derivative financial instruments.

Financial receivables and payables: At the date of initial recognition, financial liabilities are recognized at their historical costs plus transaction costs directly related to the issuance of these financial liabilities. The Company's financial liabilities include trade payables, other payables, payables, financial liabilities, borrowing and derivative financial instruments.

Subsequent measurement after initial recognition

Currently, there is no requirement for the subsequent measurement of the financial instrument after initial recognition.

3. Principle of recognizing cash amounts

Cash is the general index reflecting the total cash amount owned by the enterprise as at the reporting date, including cash on hand, demand deposits at bank, recorded and reported in Vietnamese dong (VND), in accordance with regulations of Law on Accounting No. 88/2015/QH13 dated 20/11/2015 taking effect from 01/01/2017.

4. Accounting principle for financial investments***Trade securities***

Trade securities are securities which are hold by the Company for trading and gaining the profit.

Trade securities are recorded at historical cost. Historical cost of trade securities is determined by fair values of payments at transaction time plus costs in relation to purchase transactions of trade securities.

In the year 2019, the Company sold out these trade securities.

Held-to-maturity investments

Held-to maturity investments consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term bank deposits (including bills of credit, promissory notes), bonds, preference shares that issuers are mandatory to re-purchase at a specific time in the future and other held-to-maturity investments.

Held-to maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts.

Upon certain reliable evidence showing that a part or the whole investments might not be recovered and loss can be reliably measured, such loss shall be recorded into finance cost in the year and deducted directly from the investment value.

Investment into subsidiaries

Subsidiaries are companies under control of the Company. The control means the Company is able to control financial policies and operations of investee companies in order to get economic benefits from these companies.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Investments into subsidiaries are initially recognized at historical cost, including purchase price or capital contribution plus direct relevant costs in relation to such investments. In case the investment is made by non-cash assets, cost of the investments is recorded at fair value of such non-cash assets at incurring time.

Dividend and profit of prior periods before the investment purchase shall be deducted from the value of such investments. Dividend and profit of subsequent periods after the investment purchase shall be recorded as revenue. Dividend received in shares is only recognized in number of additional shares, value of shares received/recorded is not recognized at par.

Method of making provision for impairment loss of investments

Provision for loss in investments into Subsidiaries is made when the Subsidiaries show a loss with the provision being equal to difference between actual contribution of parties into the Subsidiaries and actual owners' equity multiplied by contribution proportion of the Company as compared with total actual contribution of parties into the Subsidiaries. If the subsidiaries are those who prepare the Consolidated Financial Statements, basis to determine the provisions for loss is the Consolidated Financial Statements.

Increase, decrease in provision for loss in investments into Subsidiaries to be made at the operating period end shall be recognized into finance cost.

5. Accounting principle of accounts receivable

Receivables are presented as net book value less allowance for doubtful and bad debts.

Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Receivables are monitored in detail for each subject and the maturity of amounts receivable and other elements according to the management demand of enterprise.

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

Increase, decrease in provision for bad and doubtful debts to be made at the accounting period end shall be recognized into general administration expenses.

6. Principle for recognizing inventories:

Inventories include purchased or constructed real estate for sales during the normal course of operation of the Company, not for lease or appreciation, being valued at lower between costs to bring each product to the current location and condition and its net realizable value. Cost of inventories as real estate include: cost of land use and land development cost, construction cost payable to contractors, borrowing cost, design consulting, land grading, land clearance, consulting fee, land transfer tax, general construction management and other relevant costs

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

As at the accounting period end, the Company had no inventories that need to make provision for devaluation.

7. Principle for fixed asset recognition and depreciation**7.1. Principle for tangible fixed asset recognition and depreciation**

Tangible fixed assets are recognized at their historical cost, presented in the Balance sheet under the items of historical cost, accumulated depreciation and carrying amount.

Recognition and depreciation of tangible fixed assets are pursuant to Vietnamese Accounting Standard No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding enterprise accounting regime and Circular No. 45/2013/TT-BTC dated 25/04/2013 guiding regulations on management, use and depreciation of fixed assets, Circular 147/2016/TT-BTC amending some articles in Circular No. 45/2013/TT - BTC and Circular No. 28/2017/TT-BTC dated 12/04/2017 amending some articles in Circular No. 45/2013/TT - BTC and Circular 147/2016/TT-BTC by Ministry of Finance.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into operating expenses in the period.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration <years>
Land, building and architectural objects	05 - 47
Transportation means	06 - 09
Managerial equipment, tools	02 - 05
Other Fixed assets	02 - 05

Gains or losses from asset disposal or sale are differences between proceeds from disposal and carrying amount of the assets and recognized in the Income Statement.

7.2. Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Balance sheet under the items of historical cost, accumulated amortization and carrying amount.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Recognition and depreciation of intangible fixed assets are pursuant to Vietnamese Accounting Standard No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance and Circular No. 45/2013/TT-BTC dated 25/04/2013 guiding regulations on management, use and depreciation of fixed assets, Circular 147/2016/TT-BTC amending some articles in Circular No. 45/2013/TT - BTC and Circular No. 28/2017/TT-BTC dated 12/04/2017 amending some articles in Circular No. 45/2013/TT - BTC and Circular 147/2016/TT-BTC by Ministry of Finance.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the year.

Intangible assets of the Company include International brand name, pattern copyright, Software programs.

Software programs

Costs in relation to translation software programs are not an integral part of the relevant capitalized hardware. Historical costs of computer softwares is the whole expenditure paid by the Company until the softwares are put into use. Computer softwares are amortized on straight line basis from 03 to 05 years.

Brand name, copyright and patent

Historical cost of brand name, copyright and patent which was bought from a third party includes the purchase price, non-refundable purchase tax and registration fee. Copyright, patent are amortized on the straight-line basis from 03 to 05 years.

8. Principle of investment property recognition and depreciation***Principle for investment property recognition***

Investment properties of the Company is the land use right, right to building, a part of building or infrastructure under possession of the Company or under finance lease to be used to gain benefits from lease or appreciation. Investment properties are presented at historical cost less accumulated depreciation. Cost of an investment property means the amount of expenses paid or the fair value of other consideration given to acquire an investment property at the time of its acquisition or construction.

Subsequent expenditure relating to an investment property that has already been recognized should be recorded into expenses, except when it is probable that future economic benefits will flow to the enterprise in excess of the originally assessed standard of performance of the existing investment property, then an increase in the cost of the investment property shall be recorded.

At the sale of investment properties, historical cost and accumulated depreciation is written off and gain/loss is recorded into income or expense in the period.

The transfer from owner-occupied property of inventory to investment property shall be made only when the owner finishes using that property and leasing it to other party for operation or upon completion of construction stage. Investment property shall be converted into owner-occupied property or inventory when the owner begins to use this property or held for sale purpose. The transfer of use purpose between investment property and owner-occupied property or inventory does not change the net book value of the transferred asset or the historical cost of the property at its transfer date.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Principle for investment property depreciation

Investment properties used for lease are depreciated on straight line basis within their estimated useful life. Depreciation years of investment properties are detailed as follows:

Type of fixed assets	Depreciation duration <years>
Land use right	Indefinite
Building	35 – 47

9. Principle for recognizing cost of construction in progress

Construction in progress is construction cost of CEO Lang Hoa Lac Software Zone, Dai Viet - Lang Hoa Lac Hitech Training Zone and some other projects in progress at cut-off date of these Financial Statements. Construction cost is recognized at historical cost. Expenses shall include service fee and borrowing cost in relation and accordance with the Company's accounting policies.

Under the State's regulations of construction and investment management, depending on management level, settlement value of completed construction works needed to be approved by the competent authorities. Therefore, final value of construction works may be changed and depends on settlement records which are approved by the competent authorities.

10. Accounting principle of business cooperation contract

Business cooperation contract of the Company consists of:

Business under joint control:

The Company records business cooperation contracts in the Financial Statements under joint control of business activities over the following items:

- Value of assets owned by the Company;
- Liabilities being born by the Company;
- Revenue shared from sales of goods or services rendered by such joint venture;
- Expenses incurred.

11. Principle for recognition and allocation of prepaid expenses

Prepaid expenses consist of actual expenses incurred but related to the business performance of many accounting periods. Prepaid expenses include: tools, instruments issued for use awaiting for allocation; prepaid insurance cost, prepaid office lease and other expenses awaiting for allocation.

Tools, instruments: Tools and instruments which were exported for use and allocated into expenses on straight-line basis from 12 to 36 months.

Prepaid insurance cost: One-off insurance cost with high value shall be allocated into expenses on straight-line basis within 12 months.

Prepaid office rentals: One-off office rental with high value shall be allocated by actual lease term under agreements in the lease contract.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

12. Accounting principle for liabilities

Liabilities are amounts payable to suppliers and other subjects. Liabilities comprise trade accounts payable and other payables. Liabilities are not recorded at lower amounts than payment obligation.

Classification of liabilities is made on the following principle:

- Trade accounts payable comprise of liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers, including payables between parent company and its subsidiaries;
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

Liabilities are monitored by details of each item and due date.

13. Principle for recognizing loans and obligations under finance lease

Loans are recognized on the basis of receipts, bank vouchers, loan agreement and loan contracts for finance lease.

Loans are monitored by details of each item, due date and original currency.

14. Principle for recognition and capitalization of borrowing costs

Borrowing costs consist of loan interest and other costs that incurs in direct connection with the borrowings.

Borrowing costs are recognized into operation and production costs in the year if arising, unless they are capitalized in accordance with Accounting Standard "Borrowing Costs". As a result, borrowing costs which directly relate to procurement, construction investment or production of properties that need a quite long period to be completed for putting into operation or business shall be plus in historical cost of property until such property would be put into use or business. The incomes arising from the temporary investment of loans are deducted from the historical cost of related assets. For a separate loan for the construction of fixed assets and investment property, borrowing cost is capitalized even if the construction period is less than 12 months.

15. Principle for recognizing accrued expense

Accrued expenses consist of borrowing cost payable, brokerage fee, accrued project expense and other accrued expenses, including actual expenses incurred in the reporting period but unpaid because no invoice was available or accounting documents are missing, being recognized in operating expenses of the reporting period and payables that have not incurred because goods, services are not recognized but accrued into operating expenses in the period to secure there will be no abnormal variance in operating expenses when they actually incur, being reflected as a provision for payables. Borrowing costs are accrued on the basis of Loan contract and agreement for each instalment.

The Company only accrued the expenses for estimation of cost of goods sold for construction works/items that have been completed and determined as sold in the accounting period. Accrued expenses into cost of goods sold are the amounts stated in the total investment cost estimate, but there are not sufficient documents for acceptance. Accrued expenses shall be provided for respectively to cost norm calculated in the total investment cost estimate of the works/items determined as sold out.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

16. Principle for recognizing unrealized revenue

Unrealized revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods in terms of CEO tower lease and other unrealized revenue. Amounts paid in advance by customers are allocated and recorded into revenue for each period on straight line basis and actual lease term under agreements in each lease contract.

17. Principle for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profit among shareholders is considered by taking account for non-cash items included in the retained earnings that may have impact on the cash flow and payment ability of dividend such as revaluation gain over assets for capital contribution, gain from re-translation of cash items, financial instruments and other non-cash items.

Dividend is recognized as a payable upon approval by the Annual General Meeting.

18. Principle and method of recognizing other revenue, income

Revenue of the Company includes revenue from goods sold (swimming pool equipment, construction material, etc.), sales of real estate invested and sold by the Company and revenue from services rendered.

Revenue from financing activities includes revenue from interest of bank deposits and dividends received.

Sales revenue

Revenue from selling goods is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Revenue from services rendered

Revenue from a service transaction is recognized when the outcome of such transaction is determined reliably. In case such transaction of services rendered is related to many periods, the revenue is recognized in the period corresponding to the completed work item as at the cut-off date of the Financial Statements for such period. Revenue from service provision is determined when it satisfies all the four (4) conditions below:

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Revenue from sales of real estate

Revenue from selling properties invested by the Company is recognized upon simultaneously meeting the following five (5) conditions as follows:

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer.
- The Company no longer holds the right to manage the properties as property owner, or the right to control the properties.
- Turnover is determined with relative certainty.
- The Company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Interest income

Interest amounts are recognized on accrual basis, being determined on balances of deposits and actual interest rate in the period.

Paid dividend, shared profit

Paid dividend and shared profit are recognized when the Company has the right to receive dividends or profit from their contribution. Dividend received in shares is only recognized in number of additional shares, value of shares received/recorded is not recognized at par.

19. Principle and method of recognizing finance cost

Finance cost recognized in Income Statement is the total finance cost incurred in the period, without offset with revenue from financing activity, including interest expenses, exchange rate difference and provisions for investments.

20. Tax liabilities***Value added tax (VAT)***

The Company declares and calculates VAT under the guidelines of current Taxation Law with VAT rate of 5% for Social house business and 10% for other goods sold and services rendered.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Corporate income tax

Corporate income tax presents the total amount of current tax payable.

Current tax payable is calculated on taxable profit in the year. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies corporate income tax rate at 20% on taxable profit. In particular for business of social houses, the Company is entitled to a preferential CIT rate at 10%.

The corporate income tax of the Company is determined in conformity with current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax will depend on the tax check results of competent tax authorities.

Other taxes

Other taxes and fees are declared and paid to the local tax authorities in compliance with the current regulations of the State.

V. Additional information of items presented in Balance Sheet**1. Cash**

	31/12/2019	01/01/2019
	VND	VND
Cash on hand	182,108,927	8,512,248,064
Cash in bank	26,190,801,749	34,643,363,316
Cash in transit	-	987,915
Total	26,372,910,676	43,156,599,295

2. Trade accounts receivable

	Unit : VND			
	31/12/2019		01/01/2019	
	Amount	Provision	Amount	Provision
a) Short-term				
Green Urban Investment & Development JSC.,	36,638,133,811	-	3,854,829,336	-
Phu Quoc Investment & Development JSC.,	11,119,647,650	-	823,900	-
Phu Kien Phu Quoc One Member Co., Ltd.	779,154,516	-	6,557,493,869	-
Others	207,056,638,008	(10,317,069,801)	321,434,740,756	(16,711,636,280)
Total	255,593,573,985	(10,317,069,801)	331,847,887,861	(16,711,636,280)

b) Trade accounts receivable from related parties: Details are presented in Note VIII.2

C.E.O GROUP JOINT STOCK COMPANY**FINANCIAL STATEMENTS**Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.

For the fiscal year ended December 31, 2019

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NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

2. Short-term financial investments	31/12/2019		01/01/2019		Unit: VND	
	Historical cost	Fair value	Provision	Historical cost		Fair value
Trade securities						
Trust at Thang Long Securities JSC.:						
Shares of An Giang Coffee JSC. - Code AGC (*)	-	-	-	24,400,000	-	(24,400,000)
- Number: 4,000 shares						
Total	-	-	-	24,400,000	-	(24,400,000)

(*) Shares of An Giang Coffee JSC. - Code AGC have been de-listed on HNX since 17/07/2012.

b) Held-to-maturity investments	31/12/2019		01/01/2019	
	Historical cost	Net book value	Historical cost	Net book value
Short-term				
Term bank deposits (*)	181,000,000,000	181,000,000,000	30,000,000,000	30,000,000,000
Total	181,000,000,000	181,000,000,000	30,000,000,000	30,000,000,000

(*) Deposits with terms over 03 months and under 12 months in accordance with agreements:

(*) Term deposit agreement No. 57/2019/HDTG.TX-CEO dated 11/02/2019 at BIDV - Thanh Xuan branch, within a term of 6 months from 11/02/2019 to 11/08/2019 with the amount of VND 6,000,000,000.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

- Term deposit agreement No. 545/2018/HDTG.TX-CEO dated 25/12/2018 at BIDV - Thanh Xuan branch, within a term of 4 months from 25/12/2018 to 25/04/2019 with the amount of VND 30,000,000,000, automatic revolving on due date.

- Term deposit agreement No. 453/2019/HDTG.TX-CEO dated 27/08/2019 at BIDV - Thanh Xuan branch, within a term of 12 months with the amount of VND 145,000,000,000. This agreement is used as a security asset for bank overdraft agreement No. 02/2019/2356339/HDTG dated 14/10/2019, with term of 09 months.

c) Capital contribution into other entities

Investment into	Unit : VND			
	31/12/2019		01/01/2019	
	Historical cost	Provision	Historical cost	Provision
C.E.O International Limited Liability Company	353,919,980,000	-	83,919,980,000	-
C.E.O Construction JSC.,	51,000,000,000	-	30,600,000,000	-
C.E.O Service Development JSC.,	33,150,000,000	-	22,950,000,000	-
Dai Viet College	176,900,000,000	(17,399,873,800)	176,900,000,000	(13,441,463,391)
Phu Quoc Investment & Development JSC.,	306,029,000,000	-	306,029,000,000	-
BMC - CEO Investment JSC.,	17,900,000,000	(117,833,873)	17,900,000,000	(441,919,094)
C.E.O Travel JSC.,	10,200,000,000	(3,401,587,971)	10,200,000,000	(1,533,769,978)
Phu Quoc Housing and Urban Development JSC.,	225,181,028,803	-	225,181,028,803	-
Nha Trang Investment & Development JSC.,	446,604,100,000	-	59,624,100,000	(135,976,299)
C.E.O Hospitality Co., Ltd. (Formerly named as C.E.O Hotels and Resorts One Member Co., Ltd.)	20,000,000,000	-	20,000,000,000	-
Van Don Tourism Investment & Development JSC.,	757,500,000,000	(16,026,663,600)	195,000,000,000	(4,035,348,318)
CEO Design Co., Ltd.	4,418,620,211	(2,214,322,157)	4,418,620,211	(2,518,820,550)
Nam Can Tho Investment & Development JSC.,	16,650,000,000	-	650,000,000	(11,816,687)
Total	2,419,452,729,014	(39,160,281,401)	1,153,372,729,014	(22,119,114,317)

(*) Fair value of these investments is not defined because there is not sufficient necessary information to review

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

() Additional information for each investment into Subsidiaries****Summary of operations in subsidiaries**

- South Can Tho Investment & Development Joint Stock Company has just been established since 19/08/2018, it is under construction and has not started operating activities.
- Other subsidiaries are operating as usual without significant changes as compared with the previous year.

Significant transactions between the Company and subsidiaries

- C.E.O International Limited Liability Company: Providing real estate brokerage service for the Parent Company.
- C.E.O Construction JSC.: Performing direct construction in some works of the Parent company and the Parent company provides office lease service and building service.
- C.E.O Service Development Joint Stock Company: Providing transportation services for the Parent company and the Parent company provides office lease service and building service.
- Dai Viet College: There is no transaction in the year.
- Phu Quoc Investment & Development Joint Stock Company: The Parent Company provides consulting service of construction design drawings, communication service, real estate brokerage service and building service for Phu Quoc Investment & Development Joint Stock Company.
- BMC - CEO Investment Joint Stock Company: There is no transaction in the year.
- C.E.O Travel JSC.: Providing catering service, tour and events, hotel bookings, air ticket booking service for the Parent company and the Parent company provides office lease service and building service for C.E.O Travel JSC.
- Phu Quoc Housing and Urban Development Joint Stock Company: The Parent Company provides consulting services of construction design drawings, real estate brokerage service for Phu Quoc Housing and Urban Development Joint Stock Company.
- C.E.O Security Services One Member Co., Ltd.: Providing security service for the Parent company.
- C.E.O Hospitality Co., Ltd. (Formerly named as C.E.O Hotels and Resorts One Member Co., Ltd.): Providing management service for the whole tower, project management for the Parent company.
- Van Don Tourism Investment & Development Joint Stock Company: There is no significant transaction with the Parent Company in the year.
- Nha Trang Investment & Development JSC: There is no significant transaction with the Parent Company in the year.

Other additional information

In the year, C.E.O Group JSC. has made additional investment into subsidiaries in details as follows:

- + Increase in the investment into C.E.O International Limited Liability Company with the value of VND 270 billion, remaining the capital contribution proportion and voting right at 100%.
- + Increase in the investment into C.E.O Construction JSC. with the value of VND 20.4 billion, remaining the capital contribution proportion and voting right at 51%
- + Increase in the investment into C.E.O Service Development Joint Stock Company with the value of VND 10.2 billion, remaining the voting right at 51%
- + In the year, C.E.O Joint Stock Company received dividend paid in shares with the value of VND 21.6 billion by Phu Quoc Investment & Development Joint Stock Company and remained the voting right at 60%.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

+ Increase in the investment into Nha Trang Investment & Development JSC. with the value of VND 386.98 billion and increase in ownership proportion from 51% to 99%.

+ Increase in the investment into Van Don Tourism Investment & Development Joint Stock Company with the value of VND 562.5 billion and increase in ownership proportion from 51% to 90%.

+ Further investment of VND 16 billion into Nam Can Tho Investment & Development JSC. Ownership proportion of 99% and voting power of 99%.

4. Advances to suppliers

Unit : VND

	31/12/2019		01/01/2019	
	Amount	Provision	Amount	Provision
a) Short-term				
Thang Long Ready-mixed Concrete JSC.	9,501,225,350	-	11,102,248,550	-
C.E.O Construction JSC.,	11,380,338,447	-	19,986,502,800	-
Others	6,102,515,700	(340,000,000)	123,335,455,932	(340,000,000)
Total	26,984,079,497	(340,000,000)	154,424,207,282	(340,000,000)

b) Prepayments to suppliers as related parties: Details are presented in Note VIII.2

5. Other receivables

Unit : VND

	31/12/2019		01/01/2019	
	Amount	Provision	Amount	Provision
a) Short-term	18,446,670,618	(5,100,000,000)	81,100,573,675	-
Advances	3,340,906,167	-	5,003,244,237	-
Dang Van Hao	3,107,603,167	-	4,897,244,237	-
Others	233,303,000	-	106,000,000	-
Mortgages, deposits, collateral	5,196,355,652	(5,100,000,000)	5,191,355,652	-
BMC Trading, Installation and Construction Material Company (1)	5,100,000,000	(5,100,000,000)	5,100,000,000	-
Others	96,355,652	-	91,355,652	-
Other receivables	9,731,626,259	-	70,728,191,246	-
Phu Quoc Investment & Development Joint Stock	6,440,725,000	-	6,447,128,000	-
Phu Quoc Housing and Urban Development JSC., (3)	38,563,000	-	61,903,080,242	-
Others	3,252,338,259	-	2,377,983,004	-
Other payables	177,782,540	-	177,782,540	-
b) Long-term	1,692,084,000	-	1,692,084,000	-
Other receivables	1,692,084,000	-	1,692,084,000	-

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Quoc Oai Land Clearance and Compensation Board (4)	1,692,084,000	-	1,692,084,000	-
Total	20,138,754,618	(5,100,000,000)	82,792,657,675	-

(1) a deposit to BMC Trading, Installation and Construction Material Company in security for transfer receipt of 510,000 shares owned by BMC-CEO Investment JSC. Held by BMC Trading, Installation and Construction Material Company under the Memorandum between two parties No. 680/2009/BMC-CEO dated 10/11/2009. The foregoing number of shares will be transferred after BMC Trading, Installation and Construction Material Company transfers the ownership of BMC Thang Long New Urban Area to BMC-CEO Investment JSC.

(2) Other receivables of Phu Quoc Investment & Development Joint Stock Company include:

- Other receivable from Phu Quoc Investment & Development Joint Stock Company is the contribution made in accordance with the Business cooperation contract No. 01/2016/HDHTDT/CEO dated 30/07/2016 between Phu Quoc Investment & Development Joint Stock Company and C.E.O Group JSC. for the cooperation in sale of lots in a complex area of Sonasea Villas and Resort Tourist Complex Project with total area of 14,559 m².

- Revenue from sharing TM5 Zone, Sonasea Villas and Resort Project under the Contract No. 01/2016/HDHTDT/CEO dated 30/07/2016 between Phu Quoc Investment & Development Joint Stock Company and C.E.O Group JSC. with the amount of VND 4,440,725,000.

- As at 31/12/2019, the balance which has not been received by the Company is an amount paid by the Company for business trips on behalf of Phu Quoc Investment & Development Joint Stock Company.

(3) An amount as provisional payment of dividend by Phu Quoc Housing and Urban Development Joint Stock Company for 2018 under the Notice No. 2612/2018/TB-TGD dated 26/12/2018 for installment 1 to be VND 61,903,080,242 as at 31/03/2019 to be VND 20,634,360,080 for installment 2, and these amounts were fully received in 2019. As at 31/12/2019, the balance which has not been received by the Company is an amount paid by the Company for air tickets and per diem on behalf of Phu Quoc Housing and Urban Development Joint Stock Company.

(4) An advance for Quoc Oai Land Clearance and Compensation Board, Hanoi for compensation and assistance in land clearance for Project of Service Land in Sai Son commune (for the Project of Quoc Oai New Urban Area, lots N1 + N3 of the Company).

c) **Other accounts receivable from related parties:** Details are presented in Note VIII.2

6. Inventories

Unit : VND

	31/12/2019		01/01/2019	
	Historical cost	Provision	Historical cost	Provision
Tools, instruments	1,066,362	-	1,066,362	-
Work in progress (*)	434,320,843,125	-	560,415,275,540	-
Merchandise inventories	17,487,428,411	-	107,959,267	-
Total	451,809,337,898	-	560,524,301,169	-

(*) Work in progress includes the construction cost in progress of Quoc Oai Project; River Silk City - Ha Nam Project and other projects.

C.E.O GROUP JOINT STOCK COMPANY

Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.

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NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

7. Increases, decreases of tangible fixed assets

Unit: VND

Items	Buildings and architectural objects	Transportation means	Managerial equipment, tools	Other fixed assets	Total
<i>Historical cost</i>					
Balance as at 01/01/2019	26,928,094,277	12,703,956,363	2,740,832,729	1,550,417,005	43,923,300,374
Purchase in the year	-	-	456,663,637	-	456,663,637
Balance as at 31/12/2019	26,928,094,277	12,703,956,363	3,197,496,366	1,550,417,005	44,379,964,011
<i>Accumulated depreciation</i>					
Balance as at 01/01/2019	4,250,845,450	4,738,324,719	1,694,977,682	1,550,417,005	12,234,564,856
Depreciation in the year	1,124,171,559	1,636,771,823	395,477,934	-	3,156,421,316
Balance as at 31/12/2019	5,375,017,009	6,375,096,542	2,090,455,616	1,550,417,005	15,390,986,172
<i>Carrying amount</i>					
As at 01/01/2019	22,677,248,827	7,965,631,644	1,045,855,047	-	31,688,735,518
As at 31/12/2019	21,553,077,268	6,328,859,821	1,107,040,750	-	28,988,977,839

- Carrying amount of tangible fixed assets used for mortgage, deposit as security for loans is VND 8,086,434,078 (As at 31/12/2018: VND 8,307,932,742)

- Historical cost of fixed assets which has been fully depreciated but still in use with the value of VND 3,769,739,334 (As at 31/12/2018: VND 3,432,846,534)



NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

8. Increases, decreases of intangible fixed assets

Items	Royalty and pattern	Programs, softwares	International brand name	Unit : VND Total
Historical cost				
Balance as at 01/01/2019	208,518,000	1,084,725,750	267,227,596	1,560,471,346
Purchase in the year	-	324,000,000	-	324,000,000
Balance as at 31/12/2019	208,518,000	1,408,725,750	267,227,596	1,884,471,346
Accumulated amortization				
Balance as at 01/01/2019	74,209,832	508,951,592	267,227,596	850,389,020
Amortization in the year	45,017,272	321,473,065	-	366,490,337
Balance as at 31/12/2019	119,227,104	830,424,657	267,227,596	1,216,879,357
Carrying amount				
As at 01/01/2019	134,308,168	575,774,158	-	710,082,326
As at 31/12/2019	89,290,896	578,301,093	-	667,591,989

- Historical cost of fixed assets which has been fully depreciated but still in use with the value of VND 700,933,346 (As at 31/12/2018: VND 625,933,346)

9. Increases, decreases in investment properties**Investment properties for lease**

Items	01/01/2019	Increase in year	Decrease in year	Unit : VND 31/12/2019
Historical cost				
Land, building and architectural objects	220,451,970,130	4,656,904,962	-	225,108,875,092
Value of land use right	3,407,568,000	-	-	3,407,568,000
Accumulated depreciation				
Land, building and architectural objects	35,328,641,733	5,090,344,484	-	40,418,986,217
Value of land use right	-	-	-	-
Carrying amount				
Land, building and architectural objects	185,123,328,397			184,689,888,875
Value of land use right	3,407,568,000			3,407,568,000

- The Company has mortgaged the investment properties with carrying amount of VND 139,877,418,866 as at 31/12/2019 (VND 143,709,011,762 as at 31/12/2018) as a security for loans at BIDV - Thanh Xuan branch.

Under regulations of Vietnamese Accounting Standard No. 05 - Investment Properties, fair value of the investment property as at December 31, 2019 shall be presented. However the Company has not currently determined this fair value so fair value of the investment property as at December 31, 2019 has not been presented on Notes to Financial Statements. For determination of such fair value, the Company must hire an independent consultant to assess the fair value of such investment property. At present, the Company has not found a suitable consultant for performance of this work.

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)***10. Non-current assets in process**

	31/12/2019	01/01/2019
	VND	VND
<i>Construction in progress</i>		
CEO Software Area in Lang Hoa Lac	1,149,300,000	1,149,300,000
Construction investment project of CEO Private School	1,655,046,878	444,464,626
Construction investment project of Sunny School and clinic	575,548,928	575,548,928
Utility home project	147,221,818	-
Dai Viet Hi-tech Training Center - Lang Hoa Lac	703,929,703	703,929,703
Total	4,231,047,327	2,873,243,257

11. Prepaid expenses

	31/12/2019	01/01/2019
	VND	VND
<i>a) Short-term</i>	<i>5,334,747,003</i>	<i>723,695,109</i>
Issued tools and instruments awaiting for allocation	194,125,008	133,589,275
Insurance	92,164,465	-
Communication expense awaiting for allocation	2,579,804,544	-
Expense of Histaff HR Management softwares awaiting for	787,500,000	-
Enterprise Management Information System Software named Smart	-	194,400,000
Expenses awaiting for allocation	1,681,152,986	395,705,834
<i>b) Long-term</i>	<i>8,031,809,568</i>	<i>11,024,104,703</i>
Prepayment for lease of floor 19 for Lac Viet Company	4,182,896,745	4,297,496,661
Prepayment for office lease for PetroVietnam Construction Joint Stock Corporation	47,431,864	726,462,112
Issued tools and instruments awaiting for allocation	2,166,622,965	1,538,744,922
Expenses awaiting for allocation	1,634,857,994	4,461,401,008
Total	13,366,556,571	11,747,799,812

12. Trade payables

	Unit : VND			
	31/12/2019		01/01/2019	
	Amount	Amount payable	Amount	Amount payable
<i>a) Short-term</i>				
Bao Viet Investment One Member Company Limited	15,000,000,000	15,000,000,000	-	-
Song Da Thang Long JSC.,	7,120,000,000	7,120,000,000	-	-
Senreal JSC. (Formerly named as Duc Tri Tin Phu Quoc JSC.)	430,544,697	430,544,697	5,647,162,994	5,647,162,994

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

C.E.O Hospitality Co., Ltd. (Formerly named as C.E.O Hotels and Resorts One Member Co., Ltd.)	2,744,423,606	2,744,423,606	2,759,392,164	2,759,392,164
Others	20,375,461,844	20,375,461,844	21,390,649,593	21,390,649,593
Total	45,670,430,147	45,670,430,147	29,797,204,751	29,797,204,751

b) *Prepayments to suppliers as related parties:* Details are presented in Note VIII.2**13. Prepayments from customers**

	31/12/2019	01/01/2019
	VND	VND
<i>Short-term</i>		
Pham Thi Hien	1,321,780,039	-
Hoang Trong Giap	-	2,767,745,727
Nguyen Manh Tien	-	2,875,740,022
Others	35,495,986,005	20,783,305,020
Total	36,817,766,044	26,426,790,769

14. Taxes and payables to the State budget

Items	01/01/2019	Amounts payable in the year	Amounts paid in the year	Unit : VND
				31/12/2019
<i>Payables</i>				
VAT	5,193,189,337	56,290,261,591	60,846,003,550	637,447,378
CIT	29,136,276,171	70,155,047,042	73,004,811,791	26,286,511,422
Personal income tax	344,363,658	10,701,050,066	10,251,213,540	794,200,184
Land and housing tax, and rental charges	-	348,267,768	348,267,768	-
Other taxes	-	3,000,000	3,000,000	-
Total	34,673,829,166	137,497,626,467	144,453,296,649	27,718,158,984

15. Accrued expenses

	31/12/2019	01/01/2019
	VND	VND
<i>Short-term</i>		
Accrued expenses of Chi Dong project	14,848,551,400	14,848,551,400
Interest expense payable	49,317,890	401,350,607
Accrued brokerage fee for Quoc Oai Project	714,620,256	-
Total	15,612,489,546	15,249,902,007

C.E.O GROUP JOINT STOCK COMPANYAddress: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem district, Hanoi.**FINANCIAL STATEMENTS**

For the fiscal year ended December 31, 2019

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NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

	31/12/2019		In the year		01/01/2019	
	Amount	Amount payable	Increase	Decrease	Amount	Amount payable
16. Loans and obligations under finance lease						
						Unit : VND
a) Short-term	248,433,754,139	248,433,754,139	1,463,237,579,255	1,475,087,271,119	260,283,446,003	260,283,446,003
<i>Short-term borrowing</i>	248,433,754,139	248,433,754,139	1,463,237,579,255	1,475,087,271,119	260,283,446,003	260,283,446,003
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (1) Phu Kien Phu Quoc One Member Co., Ltd.	38,433,754,139	38,433,754,139	1,066,537,579,255	1,118,387,271,119	90,283,446,003	90,283,446,003
C.E.O International Limited Liability Company	-	-	85,000,000,000	85,000,000,000	-	-
Phu Quoc Housing and Urban Development Joint Stock Company (2)	210,000,000,000	210,000,000,000	225,000,000,000	185,000,000,000	170,000,000,000	170,000,000,000
b) Long-term	14,320,120,000	14,320,120,000	-	41,546,000,000	55,866,120,000	55,866,120,000
<i>Long-term loans</i>	14,320,120,000	14,320,120,000	-	41,546,000,000	55,866,120,000	55,866,120,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch	14,320,120,000	14,320,120,000	-	4,046,000,000	18,366,120,000	18,366,120,000
Loans from individuals	-	-	-	4,046,000,000	4,046,000,000	4,046,000,000
Pham Ngoc Hiep	5,972,000,000	5,972,000,000	-	-	5,972,000,000	5,972,000,000
Ta Thi Huyen (3)	2,150,000,000	2,150,000,000	-	-	2,150,000,000	2,150,000,000
Yu Thi To Lan (4)	6,198,120,000	6,198,120,000	-	-	6,198,120,000	6,198,120,000
Hoang Van Sen (5)	-	-	-	-	-	-
Total	262,753,874,139	262,753,874,139	1,463,237,579,255	1,516,633,271,119	316,149,566,003	316,149,566,003



NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Short-term borrowing

(1) Bank overdraft limit agreement No. 02/2019/2356339/HDTG dated 30/08/2019. The maximum bank overdraft amounts to VND 144,900,000,000 (One hundred and forty-four billion, nine hundred million Vietnamese dong). The overdraft limit takes effect from the agreement date to 27/08/2020. The loan is made to supplement working capital for business operations. The loan is secured under the asset security agreement No. 02/2019/2356339/HDBD dated 30/08/2019. Mortgage asset includes the Deposit Agreement No. 453/2019/HDTG.TX-CEO dated 27/08/2019 with the amount of VND 145 billion.

(2) Loans from Phu Quoc Housing and Urban Development Joint Stock Company under the following agreements:

- Loan agreement No. 2405/2019/DNCV-TCKT dated 24/05/2019. The loan amounts to VND 85 billion. The loan term is within 12 months. The loan was made without security asset.

- Loan agreement No. 2008/2019/CEODNCV-TCKT dated 20/08/2019. The loan amounts to VND 40 billion. Loan term within 12 months (from 20/08/2019 to the end of 19/08/2020). The loan was made without security asset.

- Loan agreement No. 0509/2019/CEODNCV-TCKT dated 04/09/2019. The loan amounts to VND 100 billion. Loan term within 12 months (from 05/09/2019 to the end of 04/09/2020). The loan was made without security asset.

Long-term loans

(3) Loan contract No. 01/CEO-BDS - HDVV dated 09/03/2016 and the Amendment dated 09/03/2016; Amendment dated 05/03/2017, Amendment dated 30/09/2019 for the contract extension up to 30/06/2020. Loan amount is VND 5,972,000,000. Loan duration is within 24 months, from the contract signing date. The borrowing is for the purpose of production and business.

(4) Loan contract No. 01/CEO-BDS - HDVV dated 08/05/2017 and the Amendment dated 09/08/2017; Amendment dated 02/05/2018, Amendment dated 30/09/2019 for the contract extension up to 30/06/2020. Loan amount is VND 2,250,000,000. Loan duration is within 12-months, from the date on which full loan amount is received. The borrowing is for the purpose of production and business.

(5) Loan contract No. 02/2017/CEO-HDMB dated 12/05/2017 and the Amendment dated 12/05/2017; Amendment dated 02/05/2018, Amendment dated 30/09/2019 for the contract extension up to 30/06/2020. Loan amount is VND 6,211,220,000. Loan duration is within 12 months, from the date on which full loan amount is received. The borrowing is for the purpose of production and business.

c) **Detailed notes on loans from related parties:** Details are presented in Note VIII.2

17. Unrealized revenue	31/12/2019	01/01/2019
	VND	VND
a) Short-term	4,138,052,034	14,260,454,995
Unrealized revenue from leases of CEO Tower	4,138,052,034	14,233,182,268
Other unrealized revenue	-	27,272,727
b) Long-term	82,257,548,858	85,522,603,210
Unrealized revenue from leases of CEO Tower	82,257,548,858	85,522,603,210
Total	86,395,600,892	99,783,058,205

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)***18. Other payables**

	31/12/2019	01/01/2019
	VND	VND
a) Short-term	33,907,372,490	36,260,990,102
Trade union fee	123,305,281	111,042,593
Short-term collaterals, deposits received	20,328,170,334	7,608,791,040
<i>Hai Phat Real Estate Trading and Investment JSC. (1)</i>	11,200,000,000	-
<i>Ha Phuong Service, Trading and Investment JSC.</i>	-	1,040,000,000
<i>Nguyen Van Giang</i>	1,005,009,636	-
<i>Senreal JSC. (Formerly named as Duc Tri Tin Phu Quoc JSC.)</i>	5,000,000,000	5,000,000,000
<i>Others</i>	3,123,160,698	1,568,791,040
Other payables	13,455,896,875	28,541,156,469
<i>Employee (PIT)</i>	113,084,863	70,398,018
<i>Quoc Oai Taxation Department (2)</i>	-	19,277,754,416
<i>Senreal JSC. (Formerly named as Duc Tri Tin Phu Quoc JSC.) (3)</i>	3,383,281,000	3,383,281,000
<i>Phu Quoc Housing and Urban Development JSC (4)</i>	6,536,958,902	4,560,273,973
<i>Others</i>	3,422,572,110	1,249,449,062
b) Long-term	10,352,572,723	98,474,558,738
Long-term collaterals, deposits received	4,436,428,641	6,917,046,962
<i>Roche Vietnam Co., Ltd.</i>	532,569,805	532,569,805
<i>DKSH Vietnam Co., Ltd. - Hanoi Branch</i>	1,958,930,767	1,958,930,767
<i>Pham Thi Mien</i>	730,000,000	3,110,000,000
<i>Others</i>	1,214,928,069	1,315,546,390
Other payables	5,916,144,082	91,557,511,776
<i>Maintenance cost for Chi Dong project</i>	1,321,506,153	1,321,506,153
<i>C.E.O International Limited Liability Company (5)</i>	-	86,700,000,000
<i>Maintenance cost for social house project</i>	3,080,936,427	2,757,953,110
<i>Others</i>	1,513,701,502	778,052,513
Total	44,259,945,213	134,735,548,840

(1) A deposit as a security for Real Estate Brokerage Contract

(2) A payable after an offset with overpaid land use fee in accordance with the Minutes dated 13/09/2018 by Quoc Oai Taxation Department. The company paid in full in the early 6 months in 2019.

(3) An offset of real estate brokerage commission under the Minutes of Understanding No. 01/2018/CEO-DTTPQ dated 01/09/2018 between C.E.O Group JSC. and Duc Tri Tin Phu Quoc JSC., which has now been renamed to Senreal JSC.

(4) An interest expense payable.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

(5) An amount received from C.E.O International Limited Liability Company under Business Cooperate Contract No. 01/HDHTDT dated 01/01/2011 and annex to the contract dated 31/12/2013, signed between C.E.O Group JSC. and C.E.O International Co., Ltd. in terms of cooperation in construction investment for social infrastructure of CEO Quoc Oai Urban Area Project, in Quoc Oai district, Hanoi. Total Investment Cost Estimate is VND 321,000,000,000. Accordingly, the operating profit will be shared between parties in the proportion of their capital contribution as stipulated. The contract was liquidated under the Minutes on Contract Termination and Liquidation.

19. Owner's equity**a) Notes to changes in Owner's equity**

Items	Unit : VND		
	Owner's contributed capital	Retained earnings after tax	Total
Balance as at 01/01/2018	1,544,039,910,000	226,001,924,281	1,770,041,834,281
Profit in the previous year	-	205,209,742,344	205,209,742,344
Shared dividends	-	(154,403,991,000)	(154,403,991,000)
Allocation of funds	-	(17,765,006,364)	(17,765,006,364)
Balance as at 31/12/2018	1,544,039,910,000	259,042,669,261	1,803,082,579,261
Capital increase in the year (i)	1,029,359,940,000	-	1,029,359,940,000
Profit this year	-	299,596,352,755	299,596,352,755
Shared dividends (ii)	-	(154,403,991,000)	(154,403,991,000)
Allocation of funds (ii)	-	(30,781,461,352)	(30,781,461,352)
Balance as at 31/12/2019	2,573,399,850,000	373,453,569,664	2,946,853,419,664

(i) The company has completed the procedures to increase capital in accordance with the current regulations and laws, and the plan for capital increase approved by 2019 Annual General Meeting in the AGM Resolution No. 01/2019/NQ-DHDCD dated March 15, 2019 by the General Shareholders of C.E.O Group JSC. In particular, the AGM approved the plan of share issue to increase charter capital from VND 1,544,039,910,000 up to VND 2,573,399,850,000 and approved the plan of share issue to increase charter capital.

According to the detailed plan for the use of capital raised from the share issue with the amount of VND 1,029,359,940,000 in Resolution No. 11/2019/NQ-HDQT dated March 27, 2019 by the Board of Directors, out of the total capital proceeds VND 484,170,000,000 will be contributed to Subsidiaries (where, VND 20,400,000,000 contributed to C.E.O Construction Joint Stock Company, VND 292,500,000,000 to Van Don Tourism Investment & Development Joint Stock Company, and VND 171,270,000,000 to Nha Trang Investment & Development JSC.), VND 450,000,000,000 was invested into River Silk Project phase IV + V + VI, and the additional working capital is VND 95,189,940,000.

In accordance with the Resolution No. 24/2019/NQ-HDQT dated September 17, 2019 of the Board of Directors adjusting the detailed plan for the use of capital raised from the share issue, the capital contribution to subsidiaries amounted to VND 876,870,000,000 out of the total proceeds (where VND 20,400,000,000 was contributed to C.E.O Construction Joint Stock Company, VND 405,000,000,000 to Van Don Tourism Investment & Development Joint Stock Company, VND 171,270,000,000 to Nha Trang Investment & Development JSC., VND 270,000,000,000 to C.E.O International Limited Liability Company and VND 10,200,000,000 to C.E.O Service Development Joint Stock Company), VND 57,300,000,000 was invested into River Silk Project phase IV + V + VI, and the additional working capital is VND 95,189,940,000.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

The company utilized the capital from the issuance according to the above adjusted resolution.

(ii) Funds were allocated under the Resolution of the 2019 Annual General Meeting No. 01/2019/NQ-DHDCD by C.E.O Group JSC. dated March 15, 2019 and the Submittal No. 1103/2019/TTr/CEO-HDQT dated March 5, 2019 with regard to the approval on profit distribution and dividend payment for 2018.

b) Details of owner's equity

	31/12/2019	01/01/2019
	VND	VND
Contribution from shareholders	2,573,399,850,000	1,544,039,910,000
Total	2,573,399,850,000	1,544,039,910,000

c) Capital transactions with owners, dividend distribution and shared profit

	The year 2019	The year 2018
	VND	VND
Owner's contributed capital		
Contribution at the year beginning	1,544,039,910,000	1,544,039,910,000
Contribution increase in year	1,029,359,940,000	-
Contribution decrease in year	-	-
Contribution at the year end	2,573,399,850,000	1,544,039,910,000
Paid dividend, shared profit	154,403,991,000	154,403,991,000

d) Shares

	31/12/2019	01/01/2019
	Shares	Shares
Number of shares registered for issue	257,339,985	154,403,991
Number of shares sold to the public	257,339,985	154,403,991
Ordinary shares	257,339,985	154,403,991
Number of outstanding shares	257,339,985	154,403,991
Ordinary shares	257,339,985	154,403,991
Preference shares	-	-

Par value of outstanding shares: VND10,000 per share

e) Funds of the Company

				Unit : VND	
Items		01/01/2019	Increase in year	Decrease in year	31/12/2019
Development investment fund	and	61,385,000,777	10,260,487,117	-	71,645,487,894
Total		61,385,000,777	10,260,487,117	-	71,645,487,894

(*) Purposes of fund allocation and use in the Company:

- Investment and development fund of the Company is made from 5% of profit after corporate income tax and used for supplementing the Company's charter capital by expanding its scale of production and operating or the Company's intensive investment. In compliance with regulations in the Company's Policies.

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)***VI. Additional information for items presented in Income Statement****1. Total revenue from sales and services**

	The year 2019 VND	The year 2018 VND
a) Revenue		
Revenue from trading business	118,883,283,910	77,507,319,022
Revenue from services rendered	92,841,388,241	171,100,576,373
Revenue from real estate business	902,647,417,155	589,684,749,159
Total	1,114,372,089,306	838,292,644,554

b) Revenue from related parties Details are presented in Note VIII.2**2. Revenue deductions**

	The year 2019 VND	The year 2018 VND
Sales returns	424,408,060	-
Total	424,408,060	-

3. Cost of goods sold

	The year 2019 VND	The year 2018 VND
Cost of trading business	115,943,968,045	76,047,740,377
Cost of services rendered	46,421,248,099	99,575,527,043
Cost of real estate business	498,833,748,237	418,627,294,295
Total	661,198,964,381	594,250,561,715

4. Revenue from financing activities

	The year 2019 VND	The year 2018 VND
Interest from bank deposits	9,263,908,517	11,216,520,567
Paid dividend, shared profit	30,961,860,080	94,990,020,564
Revenue from other financing activities	885,111,706	1,482,411,282
Total	41,110,880,303	107,688,952,413

5. Finance cost

	The year 2019 VND	The year 2018 VND
Interest expense	20,066,960,764	23,171,241,479
Loss from exchange rate difference due to re-translation at the year end	-	42,979,338
Loss from exchange rate difference incurred in the year	6,182	-
Method of making provision for devaluation of investments	17,817,543,684	11,065,691,741

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

Reversal of provision made for devaluation of investments	(800,776,600)	-
Other finance cost	-	93,878,317
Total	37,083,734,030	34,373,790,875
6. Other income		
	The year 2019	The year 2018
	VND	VND
Income from compensation for land acquisition	-	23,486,544,000
Income from compensation for breach in communication activities	-	400,000,000
Interest incurred on late payment for apartment purchase	2,530,424,174	-
Fines for termination of contract	442,858,000	-
Other income	4,025,808	388,449,826
Total	2,977,307,982	24,274,993,826
7. Other expenses		
	The year 2019	The year 2018
	VND	VND
Tax claw-back	1,175,983,832	-
Cost of fixed asset disposal	-	55,278,433
Fine for late tax payment	703,398,894	29,231,675,580
Other expenses	150,086,508	2,439,601
Total	2,029,469,234	29,289,393,614
8. Selling expenses and general administration expenses		
	The year 2019	The year 2018
	VND	VND
a) Selling expenses incurred in the year	42,716,522,618	19,110,350,756
Sales staff	2,232,342,527	2,459,954,156
Depreciation of fixed assets	195,109,092	195,109,092
External services expenses	40,289,070,999	15,986,415,200
Others in cash	-	468,872,308
b) General management expenses incurred in the year	59,324,723,497	53,082,297,519
Management staff	27,849,691,229	21,357,530,457
Expense of office requisites	2,521,396,412	1,276,881,314
Depreciation of fixed assets	2,695,486,492	2,376,062,302
Tax, fees and charges	275,787,656	206,160,003
Contingent fees	12,774,377,547	16,711,636,280
External services expenses	11,880,043,013	9,968,878,499
Others in cash	1,327,941,148	1,185,148,664
c) Deduction from general management expenses	(14,068,944,026)	-
Reversal of provisions	(14,068,944,026)	-

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)***9. Production cost by nature**

	The year 2019 VND	The year 2018 VND
Raw material, material	29,932,926,898	3,032,188,336
Labour	1,471,586,378	27,921,753,998
Depreciation of fixed assets	8,613,256,137	8,531,919,905
External services expenses	82,184,707,564	114,923,153,971
Others in cash	128,551,501,881	95,037,477,441
Total	250,753,978,858	249,446,493,651

10. Current corporate income tax expense

	The year 2019 VND	The year 2018 VND
<i>Normal course of production and business</i>		
Accounting profit before corporate income tax	43,770,835,805	134,789,525,644
Incomes exempted from corporate income tax	30,961,860,080	94,990,020,564
Corporate income tax non-deductible expense	8,659,627,102	889,430,000
Corporate income tax assessable income	21,468,602,827	40,688,935,080
Current corporate income tax rate	20%	20%
Corporate income tax expense calculated on current taxable incomes from normal business activities	4,293,720,565	8,137,787,016
<i>Real estate business</i>		
Accounting profit before corporate income tax	341,664,263,517	104,202,647,709
Corporate income tax non-deductible expense	-	29,231,675,580
Loss carried forward and profit/loss offset among activities	(15,683,699,525)	-
Corporate income tax assessable income	325,980,563,992	133,434,323,289
Current corporate income tax rate	20%	20%
Corporate income tax expense calculated on current taxable incomes from normal business activities	65,196,112,798	26,686,864,658
<i>Social house business (preferential CIT rate at 10%)</i>		
Accounting profit before corporate income tax	(15,683,699,525)	1,158,022,961
Corporate income tax assessable income	(15,683,699,525)	1,158,022,961
Current corporate income tax rate	10%	10%
Corporate income tax expense calculated on current taxable incomes from normal business activities	-	115,802,296
Exempted, deducted corporate income tax expense	-	-
Adjustment of Corporate income tax expense in prior years into current Corporate income tax this year	665,213,679	-
Total current corporate income tax expense	70,155,047,042	34,940,453,970

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

11. Basic earning per share

Basic earning per share is not presented on these Financial Statements but it will be presented on the Consolidated Financial Statements for the fiscal year ended December 31, 2019 of C.E.O Group JSC. under guidelines in Vietnamese Accounting Standard No. 30 - Basic earning per share.

VII. Additional information for items presented in the Cash Flow Statement**1. Non-cash transactions that affect the Cash Flow Statement in the future**

	The year 2019 VND	The year 2018 VND
The loan was repaid by an offset of liabilities with C.E.O International Limited Liability Company	1,000,000,000	-
Increase in capital contribution in Nha Trang Investment & Development JSC. with the appraisal cost transferred from Account 242	70,000,000	-
Increase in contribution into Nha Trang Investment & Development JSC. upon receivable and payable offset	116,640,000,000	
Offset of a debt into a loan with C.E.O International Limited Liability Company	86,700,000,000	-
Proceeds from real estate transfer as investment property which is Dai Viet College by receivable and payable account	-	24,424,242,424
Capital contribution in assets into CEO Design Co., Ltd.	-	116,624,871
Capital contribution in tools, instruments into CEO Design Co., Ltd.	-	101,995,340
Offset of interest payable to Dai Viet College with a receivable from the customer	-	2,142,499,999
2. Actual receipt of borrowing amounts in the year	The year 2019 VND	The year 2018 VND
Proceeds from borrowings under normal agreement:	1,339,037,579,255	966,462,299,649
Total	1,339,037,579,255	966,462,299,649
3. Principal amount paid in the year	The year 2019 VND	The year 2018 VND
Payment of borrowing principal under normal agreement:	1,478,133,271,119	1,012,546,928,884
Total	1,478,133,271,119	1,012,546,928,884

VIII. Other information**1. Subsequent events after reporting period**

Board of General Directors confirms that, according to Board of General Directors, in all material respects, there are no unusual events arising after the cut-off date of accounting book which affects the financial position and operation of the Company that needed to be adjusted or presented on the Financial Statements for the fiscal year ended December 31, 2019.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

2. Transactions and balances with related parties

Related parties of the Company include: Key members, individuals who are related to key members and other related parties.

a) List of related parties

Related parties	Relationship
C.E.O International Limited Liability Company	Subsidiary
C.E.O Construction JSC.,	Subsidiary
C.E.O Service Development JSC.,	Subsidiary
Dai Viet College	Subsidiary
Phu Quoc Investment & Development JSC.,	Subsidiary
C.E.O Travel JSC.,	Subsidiary
Phu Quoc Housing and Urban Development JSC.,	Subsidiary
C.E.O Security Services One Member Co., Ltd.	Subsidiary of C.E.O Hospitality Co., Ltd.
C.E.O Hospitality Co., Ltd. (Formerly named as C.E.O Hotels and Resorts One Member Co., Ltd.)	Subsidiaries
C.E.O Phu Quoc Construction One Member Co., Ltd.	Subsidiary of C.E.O Construction JSC.,
Van Don Tourism Investment & Development JSC.,	Subsidiaries
Phu Kien Phu Quoc One Member Co., Ltd.	Subsidiary of Phu Quoc Investment & Development Joint Stock Company
Nha Trang Investment & Development JSC.,	Subsidiaries
Happy Family Travel and Services One Member Co., Ltd.	Subsidiary of C.E.O Travel JSC.
Doan Van Minh	Related person to Chairman

b) During the year, the Company has entered into its significant transactions with related parties as follows,

	The year 2019	The year 2018
	VND	VND
Purchase	125,936,176,158	251,325,809,512
C.E.O Construction JSC.,	101,223,821,820	227,793,879,089
C.E.O Service Development JSC.,	183,256,299	76,260,021
C.E.O Travel JSC.,	4,020,348,049	6,575,278,221
C.E.O International Limited Liability Company	-	89,955,886
C.E.O Security Services One Member Co., Ltd.	576,000,000	576,000,000
C.E.O Hospitality Co., Ltd.	15,331,325,976	14,882,961,845
Phu Quoc Investment & Development JSC.,	60,174,635	161,113,636
Happy Family Travel and Services One Member Co., Ltd.	13,495,455	-
CEO Design Co., Ltd.	4,395,899,061	1,170,360,814
Phu Kien Phu Quoc One Member Co., Ltd.	131,854,863	-
Sales	47,591,963,261	260,237,177,803
Phu Quoc Investment & Development JSC.,	11,660,876,334	60,076,958,725
C.E.O International Limited Liability Company	490,909,091	-
C.E.O Construction JSC.,	1,084,694,872	951,779,110

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

C.E.O Travel JSC.,	1,384,323,922	1,530,096,845
Phu Quoc Housing and Urban Development JSC.,	2,974,226,464	10,327,778,912
C.E.O Security Services One Member Co., Ltd.	669,900	-
C.E.O Service Development JSC.,	2,513,636,282	2,419,045,799
Phu Kien Phu Quoc One Member Co., Ltd.	14,250,594,376	40,978,520,881
C.E.O Hospitality Co., Ltd.	251,501,248	-
Van Don Tourism Investment & Development JSC.,	3,296,030,469	3,293,582,727
CEO Design Co., Ltd.	720,298,124	233,839,521
Nha Trang Investment & Development JSC.,	5,139,353,717	-
Nam Can Tho Investment & Development JSC.,	3,824,848,462	-
Dai Viet College	-	140,425,575,283
Loans	396,700,000,000	230,000,000,000
Phu Quoc Housing and Urban Development JSC.,	225,000,000,000	170,000,000,000
C.E.O International Limited Liability Company	86,700,000,000	-
Phu Kien Phu Quoc One Member Co., Ltd.	85,000,000,000	60,000,000,000
Repayment of loans	333,400,000,000	-
C.E.O International Limited Liability Company	61,700,000,000	-
Phu Kien Phu Quoc One Member Co., Ltd.	86,700,000,000	-
Phu Quoc Housing and Urban Development JSC.,	185,000,000,000	-
Interest expense	13,213,195,889	5,126,575,343
Phu Quoc Housing and Urban Development JSC.,	9,317,095,889	4,560,273,973
C.E.O International Limited Liability Company	3,638,771,233	-
Phu Kien Phu Quoc One Member Co., Ltd.	257,328,767	566,301,370
Dividend proceeds	30,961,860,080	94,990,020,564
C.E.O Service Development Joint Stock Company	5,737,500,000	5,737,500,000
Phu Quoc Housing and Urban Development JSC.,	20,634,360,080	82,520,520,564
C.E.O Construction JSC.,	4,590,000,000	6,732,000,000
Contribution into subsidiaries	1,266,080,000,000	198,692,720,211
Nha Trang Investment & Development JSC.	386,980,000,000	59,624,100,000
C.E.O Service Development Joint Stock Company	10,200,000,000	-
Van Don Tourism Investment & Development JSC.,	562,500,000,000	-
C.E.O Construction JSC.,	20,400,000,000	-
C.E.O International Limited Liability Company	270,000,000,000	-
CEO Design Co., Ltd.	-	4,418,620,211
Dai Viet College	-	134,000,000,000
Nam Can Tho Investment & Development JSC.,	16,000,000,000	650,000,000
c) Balances with related parties	31/12/2019	01/01/2019
	VND	VND
Trade accounts receivable	25,644,464,532	19,627,204,554
Van Don Tourism Investment & Development JSC.,	2,332,931,736	627,400,000

NOTES TO THE FINANCIAL STATEMENTS (continued)*(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)*

Phu Quoc Investment & Development JSC.,	11,119,647,650	823,900
C.E.O Travel JSC.,	615,432,722	1,178,703,151
Nam Can Tho Investment & Development JSC.,	4,207,333,308	-
Phu Quoc Housing and Urban Development JSC.,	724,258,600	-
Phu Kien Phu Quoc One Member Co., Ltd.	779,154,516	6,557,493,869
Doan Van Minh	5,865,706,000	11,262,783,634
Other receivables	6,633,356,942	68,356,690,242
Phu Quoc Investment & Development JSC.,	6,440,725,000	6,447,128,000
Phu Quoc Housing and Urban Development JSC.,	38,563,000	61,903,080,242
Phu Kien Phu Quoc One Member Co., Ltd.	154,068,942	6,482,000
Trade payables	4,025,244,440	3,612,097,189
Phu Quoc Investment & Development JSC.,	-	177,225,000
C.E.O Travel JSC.,	939,554,265	493,056,532
C.E.O International Limited Liability Company	-	98,951,475
C.E.O Security Services One Member Co., Ltd.	52,800,000	52,800,000
Phu Kien Phu Quoc One Member Co., Ltd.	6,516,000	-
Happy Family Travel and Services One Member Co., Ltd.	14,845,000	30,672,018
CEO Design Co., Ltd.	267,105,569	-
C.E.O Hospitality Co., Ltd.	2,744,423,606	2,759,392,164
Other payables	6,536,958,902	91,260,273,973
C.E.O International Limited Liability Company	-	86,700,000,000
Phu Quoc Housing and Urban Development JSC.,	6,536,958,902	4,560,273,973
Loans	210,000,000,000	170,000,000,000
Phu Quoc Housing and Urban Development JSC.,	210,000,000,000	170,000,000,000
Advances to suppliers	11,380,338,447	20,381,996,430
CEO Design Co., Ltd.	-	395,493,630
C.E.O Construction JSC.,	11,380,338,447	19,986,502,800

d) Remuneration and loans of key management members

Remuneration entitled to key management members in the year as follows:

	The year 2019 VND	The year 2018 VND
Remuneration of key members	9,224,839,618	4,225,700,069
Remuneration of BOM members	588,000,000	588,000,000
Total	9,812,839,618	4,813,700,069

3. Financial instruments**Capital risk management**

The Company manages capital to ensure that the Company can both continuously operate and maximize its owner's interests by optimizing balance of funds and debts.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

The Company's capital structure consists of net borrowings (including loans as described in Note V.16 minus cash and cash equivalents) and equity of the owner (including equity, reserve funds, retained earnings).

Financial leverage ratio

The financial leverage of the Company at the end date of balance sheet is as follows:

Financial receivables and payables

	31/12/2019	01/01/2019
	VND	VND
Borrowing amounts	262,753,874,139	316,149,566,003
Deduct: Cash and cash equivalents	26,372,910,676	43,156,599,295
Net debt	236,380,963,463	272,992,966,708
Owner's equity	3,018,498,907,558	1,864,467,580,038
Ratio of Debt/equity	8%	15%

Significant accounting policies

Details of significant accounting policies and methods adopted by the Company (including recognition criteria, basis for determination of value and basis for recognition of income and expenses) for each type of financial assets, equity instruments as presented in Note IV.

Types of financial instruments

	Net book value	
	31/12/2019	01/01/2019
	VND	VND
Financial assets		
Cash and cash equivalents	26,372,910,676	43,156,599,295
Trade receivable and other receivables	260,315,258,802	397,928,909,256
Financial investments	181,000,000,000	30,000,000,000
Total	467,688,169,478	471,085,508,551
Financial receivables and payables		
Borrowing amounts	262,753,874,139	316,149,566,003
Trade payables and other payables	89,930,375,360	164,532,753,591
Accrued expenses	15,612,489,546	15,249,902,007
Total	368,296,739,045	495,932,221,601

The Company has not properly assessed the fair value of its financial assets and liabilities at the balance sheet date as of the date of Circular No. 210/2009/TT-BTC dated November 06, 2009 as well as in current regulations, there is no specific guidance on determining the fair value of financial assets and liabilities. Circular 210 requires the adoption of the International Financial Reporting Standards on the presentation of financial statements and notes of financial instruments but does not provide a basis for comparative measurement and disclosure for financial instruments including those applied to the fair value, in accordance with the International Financial Reporting Standards.

Target of financial risk management

The Company developed a risk management system aiming at identifying and evaluating the risks to be subjected by the Company and established policies and procedures to manage risk at acceptable level. Risk management systems should be reviewed periodically to reflect changes in market conditions and the Company's operations.

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

Financial risk includes market risk (including exchange rate risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

Business operations of the Company will only bear risk when there is any change in interest rate and price. The Company does not take any hedging accounting for the risk because no market is available for this type of financial instruments.

Risk management on interest rates

The Company shall bear the interest rate risk arising from the signed interest bearing loans. This risk will be managed by the Company by maintaining a reasonable level of loans and analyzing the competitive situation in the market to obtain the favorable interest rates for the Company from appropriate sources of loans.

Price risk management

The Company shall bear a price risk for equity instruments arising from their investments. Investments in equity instruments are held not for trading purposes but for long-term strategic purposes. The Company does not intend to sell these investments.

Credit risk

Credit risk occurs when a customer or partner fails to meet contractual obligations resulting in financial loss to the Company. The Company has a suitable credit policy and regularly monitors the situation to assess whether the Company is subjected to credit risk.

Liquidity risk management

The purpose of liquidity risk management is to ensure sufficient funds to meet the current and future financial obligations. Liquidity is also managed by the Company to ensure that difference between due debts and assets on maturity in the year are at a manageable level for the capital that the Company believes may be able to generate during the year. The Company's policy is to regularly monitor requirements on the current liquidity and the expected liquidity in the future to ensure that the Company can maintains sufficient cashes, loans and equity levels committed by owners to meet short-term and long-term liquidity requirements.

The below table shows in details maturity levels in accordance with the remaining contracts for non-arisen financial liabilities and agreed payment terms. The table is presented on basic of un-discounted cash flows of financial liabilities by the earliest date on which the Company has to pay. The table below shows the cash flow of principal and interest amounts. The contractual maturity date is based on the earliest date that the Company has to pay.

31/12/2019	Less than 1 year VND	From 1-5 years VND	Total VND
Trade payables and other payables	79,577,802,637	10,352,572,723	89,930,375,360
Accrued expenses	15,612,489,546	-	15,612,489,546
Borrowing amounts	248,433,754,139	14,320,120,000	262,753,874,139

NOTES TO THE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Financial Statements and they shall be read in conjunction with such enclosed Financial Statements)

01/01/2019	Less than 1 year VND	From 1-5 years VND	Total VND
Trade payables and other payables	66,058,194,853	98,474,558,738	164,532,753,591
Accrued expenses	15,249,902,007	-	15,249,902,007
Borrowing amounts	260,283,446,003	55,866,120,000	316,149,566,003

The Company assessed the liquidity risk concentration at medium level. However, the General Director believes the Company can generate finances to meet its due financial obligations.

The following table presents in details the maturity of non-derivative financial assets. The table is prepared on the basis of the undiscounted contractual maturity level of the financial assets, including interest on those assets (if any). Presentation of non-derivative financial asset information is necessary to understand the Company's liquidity risk management when liquidity is managed on the basis of net liabilities and assets.

31/12/2019	Less than 1 year VND	From 1-5 years VND	Total VND
Cash and cash equivalents	26,372,910,676	-	26,372,910,676
Trade receivable and other receivables	258,283,174,802	1,692,084,000	259,975,258,802
Financial investments	181,000,000,000	-	181,000,000,000

01/01/2019	Less than 1 year VND	From 1-5 years VND	Total VND
Cash and cash equivalents	43,156,599,295	-	43,156,599,295
Trade receivable and other receivables	395,896,825,256	1,692,084,000	397,588,909,256
Financial investments	30,000,000,000	-	30,000,000,000

5. Comparative information

Representing data are taken from Financial Statements for the fiscal year ended 31/12/2018 of C.E.O Group JSC. which were audited by Vietnam Auditing and Evaluation Co., Ltd. (VAE).

Ha Noi, March 10, 2020

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Hoang Thi Nhung

Do Thi Thom

Ta Van To