

Thanh Thanh Cong – Bien Hoa Joint Stock Company

Separate financial statements

For the year ended 30 June 2019



Thanh Thanh Cong - Bien Hoa Joint Stock Company

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Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and as amended by the 7th amended Business Registration Certificate dated 14 February 2019.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT in accordance with License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current registered principal activities of the Company are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotel and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's head office is located at Tan Hung Commune, Tan Chau District, Tay Ninh Province, Vietnam and its representation office is located at No. 253, Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Pham Hong Duong	Chairman	
Ms Dang Huynh Uc My	Member	
Mr Henry Chung	Member	
Ms Huynh Bich Ngoc	Member	appointed on 1 July 2019
Mr Hoang Manh Tien	Member	appointed on 1 July 2019
Ms Nguyen Thuy Van	Member	resigned on 3 September 2019
Mr See Beow Tean	Member	resigned on 1 July 2019
Mr Le Ngoc Thong	Member	appointed on 15 November 2018
		resigned on 1 July 2019
Ms Nguyen Thi Hoa	Member	resigned on 15 November 2018

AUDIT FUNCTION UNDER THE BOARD OF DIRECTOR

Members of the Audit function under the Board of Director during the year and at the date of this report are:

Mr Hoang Manh Tien	Head of the Board	appointed on 3 September 2019
Ms Nguyen Thuy Van	Head of the Board	resigned on 3 September 2019
Mr Henry Chung	Member	
Mr See Beow Tean	Member	resigned on 1 July 2019

Thanh Thanh Cong - Bien Hoa Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

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

Mr Nguyen Thanh Ngu	General Director	
Ms Tran Que Trang	Permanent Deputy General Director	resigned on 28 February 2019
Ms Duong Thi To Chau	Deputy General Director	
Mr Nguyen Quoc Viet	Deputy General Director	resigned on 22 July 2019
Mr Tran Quoc Thao	Deputy General Director	
Mr Le Quang Hai	Deputy General Director	
Mr Le Duc Ton	Acting Branch Director	
Mr Le Huy Thanh	Agricultural Director cum acting Material Development Director – Zone 1	appointed on 1 July 2018
Ms Truong Thi Kim Phuong	Business Director	
Mr Tran Huy Hao	Director of Commercial Center TTC Plaza Tay Ninh	appointed on 1 September 2018
Mr Huynh Van Phap	Business Director	
Mr Trang Thanh Truc	Public Relationship Director	
Ms Doan Vu Uyen Duyen	Finance and Accounting Director	appointed on 5 September 2018
Mr Luu Anh Kiet	Supply Director	appointed on 15 October 2018 resigned on 1 July 2019
Ms Le Ha Thi Mai Thao	Human Resources Director	appointed on 20 November 2018
Mr Nguyen Ba Chu	Development Director	appointed on 9 November 2018
Mr Nguyen Anh Vu	Investment Relationship Director	appointed on 1 August 2018 resigned on 15 December 2018
Mr Truong Chi Cuong	System Management Director	appointed on 22 August 2018 resigned on 23 April 2019

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Pham Hong Duong.

Mr Nguyen Thanh Ngu is authorized by Mr Pham Hong Duong to sign the accompanying separate financial statements for the year ended 30 June 2019 in accordance with the Decision No. 45a/2018/QĐ – CT.HDQT dated 1 November 2018.

AUDITORS

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

Thanh Thanh Cong - Bien Hoa Joint Stock Company

REPORT OF THE MANAGEMENT AND APPROVAL OF THE BOARD OF DIRECTORS

The Board of Directors and the Management of Thanh Thanh Cong – Bien Hoa Joint Stock Company ("the Company") present this report and the separate financial statements of the Company for the year ended 30 June 2019.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

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

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

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

APPROVAL OF THE BOARD OF DIRECTORS

The Board of Directors does hereby approve the accompanying separate financial statements. Those separate financial statements give a true and fair view of the separate financial position of the Company as at 30 June 2019 and of the separate results of its operations and its separate cash flows for the year then ended in accordance the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in Note 16.1 in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 June 2019 ("the consolidated financial statements") dated 28 September 2019.

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

For and on behalf of the Board of Directors:



Phạm Hồng Duong
Chairman

28 September 2019

Reference: 61248763/20673558

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Thanh Thanh Cong - Bien Hoa Joint Stock Company

We have audited the separate financial statements of Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), as prepared on 28 September 2019 and set out on pages 6 to 64 which comprise the separate balance sheet as at 30 June 2019, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion:

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 30 June 2019, and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

Emphasis of matter

We draw attention to Note 2.1 of the separate financial statements. The Company has prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 June 2019 ("the consolidated financial statements") in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements. We have audited these consolidated financial statements and our report dated 28 September 2019 has expressed an unqualified opinion. Users of the accompanying separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

Our opinion on the separate financial statements is not modified in respect of this matter.

Ernst & Young Vietnam Limited



Phạm Thị Cẩm Tú
Deputy General Director
Audit Practicing Registration Certificate
No. 2266-2018-004-1



Tran Thanh Thuy
Auditor
Audit Practicing Registration Certificate
No. 3076-2019-004-1

Ho Chi Minh City, Vietnam

28 September 2019

SEPARATE BALANCE SHEET
as at 30 June 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance (Reclassified – Note 34)
100	A. CURRENT ASSETS		4,876,805,195,380	4,276,199,011,506
110	I. Cash	4	276,506,697,442	56,585,754,828
111	1. Cash		276,506,697,442	56,585,754,828
120	II. Short-term investments		45,012,800,004	46,323,850,003
121	1. Held-for-trading securities	5	15,022,500	2,529,288,253
122	2. Provision for diminution in value of held-for-trading securities	5	(2,222,496)	(1,205,438,250)
123	3. Held-to-maturity investments	6	45,000,000,000	45,000,000,000
130	III. Current accounts receivable		3,391,335,155,624	2,616,751,590,028
131	1. Short-term trade receivables	7	1,256,490,697,164	1,148,741,677,253
132	2. Short-term advances to suppliers	8	1,211,622,236,247	1,295,171,011,943
135	3. Short-term loan receivables		124,000,000,000	113,800,000,000
136	4. Other short-term receivables	9	815,386,044,645	107,891,841,203
137	5. Provision for doubtful short-term receivables	7, 8, 9	(16,163,822,432)	(48,852,940,371)
140	IV. Inventories	10	1,098,141,094,051	1,516,096,011,030
141	1. Inventories		1,115,454,620,806	1,547,056,717,834
149	2. Provision for obsolete inventories		(17,313,526,755)	(30,960,706,804)
150	V. Other current assets		65,809,448,259	40,441,805,617
151	1. Short-term prepaid expenses	11	56,826,677,045	31,459,034,403
153	2. Tax and other receivables from the State	19	8,982,771,214	8,982,771,214

SEPARATE BALANCE SHEET (continued)
as at 30 June 2019

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		12,070,997,104,848	12,567,457,395,400
210	I. Long-term receivables		58,976,154,002	162,160,445,217
212	1. Long-term advances to suppliers	8	20,722,680,610	60,566,551,291
216	2. Other long-term receivables	9	38,253,473,392	101,593,893,926
220	II. Fixed assets		623,783,511,518	587,622,664,765
221	1. Tangible fixed assets	12	552,001,595,182	575,008,791,730
222	Cost		2,187,532,975,556	2,145,609,476,874
223	Accumulated depreciation		(1,635,531,380,374)	(1,570,600,685,144)
227	2. Intangible fixed assets	13	71,781,916,336	12,613,873,035
228	Cost		92,566,119,973	26,000,266,541
229	Accumulated amortisation		(20,784,203,637)	(13,386,393,506)
230	III. Investment properties	14	157,234,743,426	161,581,787,394
231	1. Investment properties		179,231,206,174	176,757,947,173
232	2. Accumulated depreciation		(21,996,462,748)	(15,176,159,779)
240	IV. Long-term asset in progress		51,641,103,470	10,972,903,560
242	1. Construction in progress	15	51,641,103,470	10,972,903,560
250	V. Long-term investments	16	11,005,658,160,140	11,483,375,664,386
251	1. Investments in subsidiaries	16.1	10,956,546,221,985	11,065,553,278,185
252	2. Investments in an associate	16.2	31,579,200,000	31,579,200,000
253	3. Investments in other entities	16.3	36,804,268,445	403,236,496,444
254	4. Provision for diminution in value of long-term investments	16	(19,271,530,290)	(16,993,310,243)
260	VI. Other long-term assets		173,703,432,292	161,743,930,078
261	1. Long-term prepaid expenses	11	167,969,672,807	155,459,549,932
262	2. Deferred tax assets	31.3	5,733,759,485	6,284,380,146
270	TOTAL ASSETS		16,947,802,300,228	16,843,656,406,906

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		5,339,830,043,141	5,209,400,513,919
310	I. Current liabilities		4,614,437,435,790	4,160,614,231,226
311	1. Short-term trade payables	17	192,684,834,921	181,514,785,015
312	2. Short-term advances from customers	18	19,560,931,969	21,820,269,941
313	3. Statutory obligations	19	84,162,747,282	87,451,432,472
314	4. Payables to employees		6,800,725,986	3,929,192,216
315	5. Short-term accrued expenses	20	82,782,704,254	53,636,090,640
318	6. Short-term unearned revenue	21	13,542,041,559	4,099,827,339
319	7. Other short-term payables	22	249,402,038,685	8,301,992,652
320	8. Short-term loans	23	3,861,031,969,987	3,754,991,615,292
322	9. Bonus and welfare fund	3.15	104,469,441,147	44,869,025,659
330	II. Non-current liabilities		725,392,607,351	1,048,786,282,693
336	1. Long-term unearned revenue	21	11,671,251,175	12,537,563,120
337	2. Other long-term liability	22	6,433,881,960	6,359,756,280
338	3. Long-term loans	23	707,287,474,216	1,029,888,963,293
400	D. OWNERS' EQUITY	24	11,607,972,257,087	11,634,255,892,987
410	I. Capital		11,607,972,257,087	11,634,255,892,987
411	1. Share capital		5,867,405,520,000	5,570,186,730,000
411a	- Shares with voting rights		5,867,405,520,000	5,570,186,730,000
412	2. Share premium		6,243,045,915,565	6,243,045,915,565
415	3. Treasury shares		(1,099,985,561,092)	(1,099,985,561,092)
418	4. Investment and development fund		124,701,077,143	69,863,681,464
421	5. Undistributed earnings		472,805,305,471	851,145,127,050
421a	- Undistributed earnings up to the end of prior year		20,945,234,557	308,596,087,663
421b	- Undistributed earnings of current year		451,860,070,914	542,549,039,387
440	TOTAL LIABILITIES AND OWNERS' EQUITY		16,947,802,300,228	16,843,656,406,906

Nguyen Thanh Ngu
General Director

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SEPARATE INCOME STATEMENT
for the year ended 30 June 2019

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	25.1	5,356,595,344,087	4,551,547,946,031
02	2. Deductions	25.1	(11,627,048,562)	(4,847,029,852)
10	3. Net revenue from sale of goods and rendering of services	25.1	5,344,968,295,525	4,546,700,916,179
11	4. Cost of goods sold and services rendered	26, 30	(4,825,324,790,701)	(3,965,568,909,261)
20	5. Gross profit from sale of goods and rendering of services		519,643,504,824	581,132,006,918
21	6. Finance income	25.2	696,697,390,064	470,656,484,819
22 23	7. Finance expenses <i>In which: Interest expense</i>	27	(397,145,563,492) (370,173,805,404)	(322,252,972,342) (286,316,265,526)
25	8. Selling expenses	28, 30	(122,012,830,421)	(79,473,786,689)
26	9. General and administrative expenses	28, 30	(157,278,103,895)	(133,935,149,388)
30	10. Operating profit		539,904,397,080	516,126,583,318
31	11. Other income	29	30,075,479,191	150,308,162,340
32	12. Other expenses	29	(29,500,193,177)	(17,331,783,632)
40	13. Other profit	29	575,286,014	132,976,378,708
50	14. Accounting profit before tax		540,479,683,094	649,102,962,026
51	15. Current corporate income tax expense	31.1	(88,068,991,520)	(112,502,830,762)
52	16. Deferred tax (expense) income	31.3	(550,620,660)	5,948,908,123
60	17. Net profit after tax		451,860,070,914	542,549,039,387



Le Van Danh
Preparer



Le Phat Tin
Chief Accountant



Nguyen Thanh Ngu
General Director

28 September 2019

SEPARATE CASH FLOW STATEMENT
for the year ended 30 June 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		540,479,683,094	649,102,962,026
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	12, 13, 14	79,961,221,373	128,449,876,866
03	(Reversal of provisions) provisions		(45,261,293,695)	54,272,323,438
04	Foreign exchange (gains) losses arisen from revaluation of monetary accounts dominated in foreign currency		(1,321,701,772)	418,362,103
05	Profit from investing activities		(676,831,501,500)	(581,334,800,711)
06	Interest expense	27	370,173,805,404	286,316,265,526
08	Operating profit before changes in working capital		267,200,212,904	537,224,989,248
09	Increase in receivables		(508,481,945,515)	(554,915,402,543)
10	Decrease in inventories		431,602,097,028	113,918,720,624
11	(Decrease) increase in payables		(8,257,774,109)	79,868,561,009
12	Increase in prepaid expenses		(32,569,895,126)	(83,400,440,215)
13	Decrease in held-for-trading securities		2,514,265,753	66,850,678,653
14	Interest paid		(376,532,719,696)	(266,740,905,374)
15	Corporate income tax paid	19	(55,565,878,039)	(67,574,822,452)
17	Other cash outflows for operating activities		(10,319,046,376)	(8,864,909,967)
20	Net cash flows used in operating activities		(290,410,683,176)	(183,633,531,017)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(803,506,338,890)	(188,447,741,905)
22	Proceeds from disposals of fixed assets		363,982,156,119	7,352,117,840
23	Loans to other entities and term deposits		(1,314,800,000,000)	(499,800,000,000)
24	Collections from borrowers and term deposits		1,304,600,000,000	356,000,000,000
25	Payments for investments in other entities		(8,662,795,800)	(23,543,379,154)
26	Proceeds from sale of investments in other entities		1,266,500,000,000	218,000,000,000
27	Interest and dividends received		113,969,169,181	33,058,823,955
30	Net cash flows from (used in) investing activities		922,082,190,610	(97,380,179,264)

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 30 June 2019

VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
32	Capital redemption		-	(1,099,985,561,092)
33	Drawdown of borrowings		7,335,040,965,504	6,058,935,327,364
34	Repayment of borrowings		(7,554,099,715,765)	(4,683,526,526,719)
36	Dividends paid	24.2	(192,683,748,039)	(12,074,600)
40	Net cash flows (used in) from financing activities		(411,742,498,300)	275,411,164,953
50	Net increase (decrease) in cash		219,929,009,134	(5,602,545,328)
60	Cash at beginning of year		56,585,754,828	62,187,577,074
61	Impact of exchange rate fluctuation		(8,066,520)	723,082
70	Cash at end of year	4	276,506,697,442	56,585,754,828



Le Van Danh
Preparer



Le Phat Tin
Chief Accountant



Nguyen Thanh Ngu
General Director

28 September 2019

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at 30 June 2019 and for the year then ended

1. CORPORATE INFORMATION

Thanh Thanh Cong - Bien Hoa Joint Stock Company ("the Company"), is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Investment License No. 1316/GP issued by the Ministry of Planning and Investment on 15 July 1995 and as amended by the 7th amended Business Registration Certificate dated 14 February 2019.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange with trading code as SBT in accordance with License No. 27/QD-SGDCKHCM issued by the Ho Chi Minh City Stock Exchange on 18 February 2008.

The current registered principal activities of the Company are producing sugar and electricity; planting sugar cane; producing and trading products using sugar or its by-products, waste products; producing and trading fertilizer, agricultural materials; constructing civil project; trading hotel and restaurant; constructing and trading industrial zone infrastructure; mechanical processing; consulting engineering, technology, and management in sugar's production industry; producing and trading alcohol products; trading real estates, rent houses and apartments and investing activities.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at Tan Hung Commune, Tan Chau District, Tay Ninh Province, Vietnam and its representation office is located at No. 253, Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2019 was 607 persons (30 June 2018: 700 persons).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The company has subsidiaries as disclosed in Note 16.1. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 June 2019 ("the consolidated financial statements") dated 28 September 2019.

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

2.2 Accounting standards and system

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.2 Accounting standards and system (continued)

- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

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

2.3 Applied accounting documentation system

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

2.4 Fiscal year

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 July and ends on 30 June.

2.5 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash

Cash comprises cash on hand and cash in banks.

3.2 Inventories

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

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

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

- Raw materials, merchandise and tools - cost of purchase on a weighted average basis.
- Finished goods and work-in-process - cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Receivables

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

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

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 Leased assets

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

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred.

Lease income is recognised in the separate income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.6 Intangible fixed assets (continued)**

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

Land use rights

Land use rights is recorded as intangible fixed asset on the separate balance sheet when the Company obtained the land use right certificate. The costs of a land use right comprise all directly attributable costs of bringing the land lot to the condition available for its intended use.

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

3.7 Depreciation and amortisation

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

	<i>Current year</i>	<i>Previous year</i>
Land use rights	3 - 50 years	3 - 50 years
Buildings and structures	3 - 50 years	5 - 30 years
Machinery and equipment	5 - 20 years	3 - 20 years
Office equipment	8 - 10 years	3 - 7 years
Computer software	2 - 6 years	2 - 6 years
Means of transportation	10 years	4 - 8 years
Others	9 - 25 years	4 - 15 years

From 1 July 2018, Management has changed the estimated useful lives of tangible fixed assets to better reflect the usage of those assets. The impact of changes in the estimated useful lives of tangible fixed assets are disclosed in Note 12.

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

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

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

	<i>Current year</i>	<i>Previous year</i>
Land use rights	50 years	50 years
Buildings and structures	20 - 25 years	6 - 25 years

From 1 July 2018, Management has changed the estimated useful lives of investment properties to better reflect the usage of those assets. The impact of changes in the estimated useful lives of investment properties are disclosed in Note 14.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Investment properties* (continued)

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

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

3.9 *Investments*

Investments in subsidiaries

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

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

Investments in associates

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

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

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

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

Held-to-maturity investments

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Prepaid expenses

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

Deferred sugarcane production costs and sugarcane farming cost are calculated and amortised to production costs based on the actual volume of sugar produced and sugarcane harvested during the year.

The prepaid land rental represents the unamortised balance of advance payment made in accordance with the lease contracts for a period of 44 – 50 years. Such prepaid rental is recognised as a long-term prepaid expense for allocation to the separate income statement over the remaining lease period according to Circular 45.

3.11 Borrowing costs

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

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

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

3.12 Payables and accruals

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

3.13 Foreign currency transactions

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

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

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

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

All exchange differences incurred are taken to the separate income statement.

3.14 Treasury shares

Treasury shares are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's treasury shares.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Appropriation of net profits

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

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

► *Investment and development fund*

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

► *Bonus and welfare fund*

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

3.16 Revenue recognition

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

Sale of goods

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

Sale of electricity

Revenue is recognized based on the actual electricity sold and transferred to the grid at the pre-agreed tariff.

Rental income

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

Interest

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

Dividends

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Related parties

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

4. CASH

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	787,132,751	341,962,365
Cash in banks	275,719,564,691	56,243,792,463
TOTAL	276,506,697,442	56,585,754,828

5. HELD-FOR-TRADING SECURITIES

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Number of shares</i>	<i>Value (VND)</i>	<i>Number of shares</i>	<i>Value (VND)</i>
Listed shares				
- Sai Gon - Nghe Tinh Beer Joint Stock Company ("SB1")	1,000	15,022,500	1,000	15,022,500
- Hoa Binh Group Construction JSC ("HBC")	-	-	55,000	2,514,265,753
TOTAL		15,022,500		2,529,288,253
Provision for held-for-trading securities		(2,222,496)		(1,205,438,250)
NET		12,800,004		1,323,850,003

6. HELD-TO-MATURITY INVESTMENTS

Held-to-maturity investments represent twelve-month term deposits at Bank of Investment and Development Vietnam - Gia Dinh Branch which earn interest at the rate of 6.8% per annum and were pledged as collateral for short-term loans obtained from the bank (Note 23.1).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

7. SHORT-TERM TRADE RECEIVABLES

	Ending balance	VND Beginning balance (Reclassified – Note 34)
Due from other parties	523,571,404,571	228,784,589,072
<i>In which:</i>		
- Ms Chau Nhu Phuong (*)	144,366,740,000	-
- Suntory Pepsico Vietnam Beverage Limited Company	107,669,871,750	26,498,147,550
- Others	271,534,792,821	202,286,441,522
Due from related parties (Note 32)	732,919,292,593	919,957,088,181
TOTAL	1,256,490,697,164	1,148,741,677,253
Provision for doubtful short-term trade receivables	(6,494,481,848)	-
NET	1,249,996,215,316	1,148,741,677,253

(*) This represented receivables from the transfer of 4,124,764 shares in Ben Tre Import Export Joint Stock Company ("Betrimex") (Note 16.3).

As at 30 June 2019, a part of short-term trade receivables was pledged as collateral for short-term loans obtained from commercial banks (Note 23.1).

Details of movements of provision for doubtful short-term trade receivables:

	Current year	VND Previous year
Beginning balance	-	-
Provision made during the year	6,494,481,848	-
Ending balance	6,494,481,848	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

8. ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Short-term	1,211,622,236,247	1,295,171,011,943
Advances to other parties	407,424,821,453	244,610,064,224
<i>In which:</i>		
- Hoang Tuyet Trading and Service Co., Ltd	149,976,000,000	-
- Farmers (*)	146,093,568,520	242,392,641,721
- Lien Loc Phat Service Trading Joint Stock Company	50,000,000,000	-
- Others	61,355,252,933	2,217,422,503
Advances to related parties (Note 32)	804,197,414,794	1,050,560,947,719
Long-term	20,722,680,610	60,566,551,291
Advances to farmers (*)	20,722,680,610	60,566,551,291
TOTAL	1,232,344,916,857	1,355,737,563,234
Provision for doubtful short-term advances to suppliers	(3,247,451,471)	(37,679,401,032)
NET	1,229,097,465,386	1,318,058,162,202

(*) Advances to sugar cane farmers are partially secured by the farmers' certificate of land use rights and earn applicable interest rates.

Details of movements of provision for doubtful short-term advances to suppliers:

	VND	
	Current year	Previous year
Beginning balance	37,679,401,032	28,559,697,354
Provision made during the year	8,435,592,414	10,893,136,812
Reversal during the year	(42,867,541,975)	(1,773,433,134)
Ending balance	3,247,451,471	37,679,401,032

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

9. OTHER RECEIVABLES

		VND
	Ending balance	Beginning balance (Reclassified – Note 34)
Short-term	815,386,044,645	107,891,841,203
Deposits for land rental (*)	668,196,960,000	539,542,000
Interest receivables	95,518,248,447	82,910,452,925
Staff advances	35,958,800,952	13,275,328,201
Payment on behalf	7,990,259,897	6,013,123,775
Others	7,721,775,349	5,153,394,302
Long-term	38,253,473,392	101,593,893,926
Deposits for land rental	36,902,991,646	100,243,412,180
Deposits for office and warehouse rental	1,350,481,746	1,350,481,746
TOTAL	853,639,518,037	209,485,735,129
Provision for doubtful other short-term receivables	(6,421,889,113)	(11,173,539,339)
NET	847,217,628,924	198,312,195,790
<i>In which:</i>		
Related parties (Note 32)	711,677,493,059	107,166,150,613
Other parties	135,540,135,865	91,146,045,177

(*) Mainly comprise of:

- Deposits amounting to VND 418 billion in accordance with Deposit Contracts No. 48/2019/HDDC-THV and 49/2019/HDDC-THV dated 21 June 2019 and 26 June 2019 between the Company and Toan Hai Van Joint Stock Company with total contract value of VND 1,440 billion for renting land lots with total area of 218,238.06 m² located in Vinh Dam Complex Project, Phu Quoc District, Kien Giang Province.
- Deposits amounting to VND 250 billion in accordance with Memorandum No. 116/2019/HDTLD-TTCIZ dated 24 June 2019 between the Company and Thanh Thanh Cong Industrial Zone Joint Stock Company in accordance with total Memorandum value of VND 319 billion for renting land lots with total area of 195,132 m² located at C3 Street, Thanh Thanh Cong Industrial Zone, An Hoi Hamlet, An Hoa Commune, Trang Bang District, Tay Ninh Province.

Details of movements of provision for doubtful other short-term receivables:

		VND
	Current year	Previous year
Beginning balance	11,173,539,339	9,933,281,049
Provision made during the year	567,738,719	1,777,683,798
Reversal during the year	(5,319,388,945)	(537,425,508)
Ending balance	6,421,889,113	11,173,539,339

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

10. INVENTORIES

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Merchandises	640,126,185,491	(17,313,526,755)	655,964,913,971	(25,297,969,771)
Finished goods	233,669,816,367	-	543,031,170,973	-
Raw materials	161,648,665,813	-	243,889,720,802	-
Work in process	47,400,798,920	-	79,068,243,574	-
Tools and supplies	20,750,816,054	-	20,775,916,535	(5,662,737,033)
Goods on consignment	11,858,338,161	-	4,326,751,979	-
TOTAL	1,115,454,620,806	(17,313,526,755)	1,547,056,717,834	(30,960,706,804)

As at 30 June 2019, a part of inventories was pledged as collateral for short-term loans obtained from commercial banks (Note 23.1).

Details of movements of provision for obsolete inventories:

	VND	
	Current year	Previous year
Beginning balance	30,960,706,804	1,290,212,575
Provision made during the year	-	29,670,494,229
Reversal during the year	(13,647,180,049)	-
Ending balance	17,313,526,755	30,960,706,804

11. PREPAID EXPENSES

	VND	
	Ending balance	Beginning balance
Short-term	56,826,677,045	31,459,034,403
Sugarcane farming cost	27,450,336,798	8,703,551,892
Deferred sugarcane production costs	12,891,668,957	16,044,645,770
Others	16,484,671,290	6,710,836,741
Long-term	167,969,672,807	155,459,549,932
Prepaid land rental	144,046,739,650	145,774,617,596
Others	23,922,933,157	9,684,932,336
TOTAL	224,796,349,852	186,918,584,335

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

12. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other assets	Total
						VND
Cost:						
Beginning balance	437,455,800,580	1,611,541,360,806	24,748,513,051	9,518,284,161	62,345,518,276	2,145,609,476,874
New purchase	-	-	4,148,256,634	4,516,084,730	12,611,837,507	21,276,178,871
Transfer from construction in progress	484,688,182	43,944,189,414	-	-	-	44,428,877,596
Disposal	(505,275,862)	(1,222,026,240)	(6,679,939,063)	(767,421,018)	(11,239,837,507)	(20,414,499,690)
Reclassified	-	2,398,103,319	(1,982,303,319)	(415,800,000)	-	-
Reclassify to investment properties	(3,367,058,095)	-	-	-	-	(3,367,058,095)
Ending balance	434,068,154,805	1,656,661,627,299	20,234,527,303	12,851,147,873	63,717,518,276	2,187,532,975,556
<i>In which:</i>						
Fully depreciated	23,994,699,308	1,169,794,001,989	7,471,624,132	4,657,883,972	58,405,330,530	1,264,323,539,931
Accumulated depreciation:						
Beginning balance	197,260,697,741	1,291,971,194,870	15,665,631,794	6,672,561,784	59,030,598,955	1,570,600,685,144
Depreciation for the year	10,547,835,688	60,403,589,305	1,482,031,682	616,042,738	206,737,130	73,256,236,543
Disposal	(328,130,964)	(530,655,724)	(4,821,190,145)	(367,426,700)	(24,101,533)	(6,071,505,066)
Reclassified	-	2,106,701,564	(1,982,303,319)	(124,398,245)	-	-
Reclassify to investment properties	(2,254,036,247)	-	-	-	-	(2,254,036,247)
Ending balance	205,226,366,218	1,353,950,830,015	10,344,170,012	6,796,779,577	59,213,234,552	1,635,531,380,374
Net carrying amount:						
Beginning balance	240,195,102,839	319,570,165,936	9,082,881,257	2,845,722,377	3,314,919,321	575,008,791,730
Ending balance	228,841,788,587	302,710,797,284	9,890,357,291	6,054,368,296	4,504,283,724	552,001,595,182
<i>In which:</i>						
Pledged as loan security (Note 23.3)	111,029,999,765	302,710,797,284	1,464,099,374	403,868,277	4,504,283,724	420,113,048,424

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

12. TANGIBLE FIXED ASSETS (continued)

As presented in Note 3, from 1 July 2018, the Management has changed the the estimated useful lives of tangible fixed assets to better reflect the usage of those assets. Accordingly, depreciation of tangible fixed assets for the year ended 30 June 2019 based on their new useful lives was VND 73,256,236,543 (depreciation of tangible fixed assets for the year ended 30 June 2019 based on their old useful lives was VND 102,511,734,578).

13. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Computer software</i>	<i>VND Total</i>
Cost:			
Beginning balance	11,068,791,819	14,931,474,722	26,000,266,541
New purchase	66,610,593,432	-	66,610,593,432
Disposal	-	(44,740,000)	(44,740,000)
Ending balance	<u>77,679,385,251</u>	<u>14,886,734,722</u>	<u>92,566,119,973</u>
<i>In which:</i>			
<i>Fully amortised</i>	<i>1,610,377,636</i>	<i>4,022,646,150</i>	<i>5,633,023,786</i>
Accumulated amortisation:			
Beginning balance	4,685,069,892	8,701,323,614	13,386,393,506
Reclassification	5,307,870,391	-	5,307,870,391
Amortisation for the year	319,483,018	1,815,196,722	2,134,679,740
Disposal	-	(44,740,000)	(44,740,000)
Ending balance	<u>10,312,423,301</u>	<u>10,471,780,336</u>	<u>20,784,203,637</u>
Net carrying amount:			
Beginning balance	<u>6,383,721,927</u>	<u>6,230,151,108</u>	<u>12,613,873,035</u>
Ending balance	<u>67,366,961,950</u>	<u>4,414,954,386</u>	<u>71,781,916,336</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

14. INVESTMENT PROPERTIES

			VND
	<i>Buildings and structures</i>	<i>Land use rights</i>	<i>Total</i>
Cost:			
Beginning balance	147,461,524,173	29,296,423,000	176,757,947,173
Reclassify from tangible fixed assets	3,367,058,095	-	3,367,058,095
Disposal	(893,799,094)	-	(893,799,094)
Ending balance	149,934,783,174	29,296,423,000	179,231,206,174
Accumulated depreciation and amortisation:			
Beginning balance	9,806,486,630	5,369,673,149	15,176,159,779
Depreciation and amortisation for the year	3,984,376,630	585,928,460	4,570,305,090
Reclassify from tangible fixed assets	2,254,036,247	-	2,254,036,247
Disposal	(4,038,368)	-	(4,038,368)
Ending balance	16,040,861,139	5,955,601,609	21,996,462,748
Net carrying amount:			
Beginning balance	137,655,037,543	23,926,749,851	161,581,787,394
Ending balance	133,893,922,035	23,340,821,391	157,234,743,426
<i>In which:</i>			
<i>Pledged as loan security (Note 23.1)</i>	133,893,922,035	23,340,821,391	157,234,743,426

As presented in Note 3, from 1 July 2018, the Management has changed the the estimated useful lives of investment properties to better reflect the usage of those assets. Accordingly, depreciation and amortisation of investment properties for the year ended 30 June 2019 based on their new useful lives was VND 4,570,305,090 (depreciation and amortisation of investment properties for the year ended 30 June 2019 based on their old useful lives was VND 7,059,223,701).

The fair values of the investment property as at 30 June 2019 had not yet been formally assessed and determined, but the Management believed that it was much higher than the property's carrying values considering that the investment property (TTC Plaza Tay Ninh) has been almost fully rented out as at the balance sheet date.

Revenue and expense relating to investment properties

			VND
	<i>Current year</i>	<i>Previous year</i>	
Rental income from investment properties	16,847,220,531	8,464,880,962	
Direct operating expenses of investment properties that generated rental income during the year	(3,690,635,150)	(1,885,643,938)	

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15. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Drying bagasse system	31,182,337,499	-
Improvement of machinery and equipment	8,831,213,530	3,367,559,039
Landscape improvement project	6,172,618,193	-
Machinery and equipment under installation	3,046,005,159	7,605,344,521
Others	2,408,929,089	-
TOTAL	51,641,103,470	10,972,903,560

During the year, the Company capitalized borrowing costs amounting to VND 808,898,357 (for the year ended 30 June 2018: VND 3,577,196,249) to construction in progress.

16. LONG-TERM INVESTMENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 16.1)	10,956,546,221,985	11,065,553,278,185
Investments in an associate (Note 16.2)	31,579,200,000	31,579,200,000
Investments in other entities (Note 16.3)	36,804,268,445	403,236,496,444
TOTAL	11,024,929,690,430	11,500,368,974,629
Provision for diminution in value of long-term investments	(19,271,530,290)	(16,993,310,243)
NET	11,005,658,160,140	11,483,375,664,386

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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16. LONG-TERM INVESTMENTS

16.1 Investments in subsidiaries

Name of subsidiaries	Business activities	Status	Ending balance		Beginning balance	
			Cost of investment (VND)	% voting right (*)	Cost of investment (VND)	% voting right (*)
TTC Bien Hoa – Dong Nai Sugar One Member Limited Company	Manufacturing and trading sugar and related by-products; manufacturing fertilizer; manufacturing and trading electricity; and technical advisory	Operating	9,206,061,271,500	100.00	9,206,061,271,500	100.00
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Manufacturing sugar and other by-products from sugar-cane for sales; plant sugar cane; manufacturing electricity for sales; engineering the civil projects; processing agricultural products; manufacturing and trading in fertilizer; and investing in financial market	Operating	658,850,304,600	100.00	658,850,304,600	100.00
TTC Attapeu Sugarcane Co., Ltd	Producing and trading import-export of sugar; planting sugarcane, rubber tree, oil palm tree, short-term leguminous trees; producing, transmitting and distributing electricity and trading of agricultural machineries and spare-parts	Operating	532,109,999,975	100.00	532,109,999,975	100.00
TSU Investment Private Limited Company	Trading; apart of manufacturing and packaging raw and refined sugar to sell in Singapore and export to region	Operating	269,779,200,000	100.00	269,779,200,000	100.00

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16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in subsidiaries (continued)

Name of subsidiaries	Business activities	Status	Ending balance		Beginning balance			
			Cost of investment (VND)	% voting right (*)	% of direct interest	Cost of investment (VND)	% voting right (*)	% of direct interest
Thanh Thanh Cong Agricultural Development Joint Stock Company (formerly known as Thanh Thanh Cong Alcohol Trading Production Joint Stock Company)	Manufacturing and trading alcohol and related by-products; manufacturing and trading electricity; manufacturing fertilizer and planting sugarcane	Operating	189,000,000,000	90.00	90.00	189,000,000,000	90.00	90.00
Nuoc Trong Sugar Joint Stock Company (**)	Producing sugar; planting sugarcane, wheat, rubber trees and agricultural products; processing agriculture products, food and alcoholic beverages; processing, manufacturing and installing food industry machineries; importing and exporting businesses	Operating	61,228,783,200	50.58	29.99	53,765,987,400	81.53	23.95
Hai Vi Limited Company	Planting sugarcane; providing services of planting in post-harvesting, nursing seedling; installing machines; providing technical advisory services; trading fertilizers, agricultural products, machines and tools for agricultural activities	Operating	22,196,662,710	100.00	100.00	22,196,662,710	100.00	100.00

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in subsidiaries (continued)

Name of subsidiaries	Business activities	Status	Ending balance		Beginning balance	
			Cost of investment (VND)	% of voting right (*)	Cost of investment (VND)	% of direct interest
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Performing research and developing sugar cane sprouts; analysing cultivation and planting protection products; producing and developing mechanic machineries for sugar canes production	Operating	15,120,000,000	100.00	15,120,000,000	48.00
Bien Hoa Import Export Joint Stock Company	Trading sugar and beverages	Operating	1,200,000,000	100.00	-	-
Miaqua Water One Member Company Limited	Manufacturing non-alcoholic beverages, mineral water; manufacturing and processing soft drinks, fruit juice and soy milk; and manufacturing bottled water	Operating	1,000,000,000	100.00	1,000,000,000	100.00
Tay Ninh Sugar Joint Stock Company (***)	Planting sugarcane; producing and trading sugar and its by-products	Operating	-	-	117,669,852,000	99.88
TOTAL			10,956,546,221,985		11,065,553,278,185	
			(18,072,941,729)		(14,997,299,111)	
Provision for diminution in value of long-term investments			10,938,473,280,256		11,050,555,979,074	
NET						

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16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in subsidiaries (continued)

(*) Including indirect and direct voting right in these subsidiaries.

(**) During the year, the Company completed the purchase of additional 350,366 shares of Nuoc Trong Sugar Joint Stock Company ("Nuoc Trong Sugar") from related parties. Accordingly, the Company's direct ownership rate in Nuoc Trong Sugar increased from 23.95% to 29.99%.

(***) During the year, the Company completed the transfer of 8,000,000 shares of Tay Ninh Sugar Joint Stock Company ("Tani Sugar") to a related party (Note 32). Accordingly, the Company's direct ownership rate in Tani Sugar decreased from 39.23% to 12.03% and it was no longer the Company's subsidiary. In addition, the Company's voting right in Nuoc Trong Sugar also decreased from 81.53% to 50.58%.

16.2 Investment in an associate

Details of the Company's investment in an associate were as follows:

Name of associates	Business activities	Ending balance			Beginning balance		
		Status	Cost of investment	% voting right (*)	% of direct interest	Cost of % voting investment right (*)	% of direct interest
			(VND)			(VND)	
Tay Ninh Chemical Industry Joint Stock Company	Producing starch and products related to starch; producing artificial condensed products, non-alcohol and mineral water, nitrogen compound; installing machinery and industrial equipment	Operating	31,579,200,000	20.10	19.13	31,579,200,000	20.10
							19.13
Provision for diminution in value of long-term investments			-			(1,254,794,798)	
NET			31,579,200,000			30,324,405,202	



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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16. LONG-TERM INVESTMENTS (continued)

16.3 Investments in other entities

Details of the Company's investments in other entities were as follows:

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<i>Cost of investment</i>	<i>% of interest</i>	<i>Cost of investment</i>	<i>% of interest</i>
	<i>(VND)</i>		<i>(VND)</i>	
Tay Ninh Sugar Joint Stock Company (Note 16.1)	36,069,852,000	12.03	-	-
Ben Tre Import Export Joint Stock Company (*)	-		402,495,280,000	13.50
Other long-term investments	734,416,445		741,216,444	-
TOTAL	36,804,268,445		403,236,496,444	
Provision for diminution in value of long-term investment	(1,198,588,561)		(741,216,334)	
NET	35,605,679,884		402,495,280,110	

(*) During the year, the Company completed the transfer of all its shares in Betrimex to individuals and a related party (Note 32).

17. SHORT-TERM TRADE PAYABLES

	<i>VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Due to related parties (Note 32)	136,246,002,933	162,922,400,809
Due to other parties	56,438,831,988	18,592,384,206
<i>In which:</i>		
- Farmers	30,076,067,424	11,702,802,970
- Others	26,362,764,564	6,889,581,236
TOTAL	192,684,834,921	181,514,785,015

18. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Due to related parties (Note 32)	17,014,000,000	18,161,749,960
Due to other parties	2,546,931,969	3,658,519,981
TOTAL	19,560,931,969	21,820,269,941

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

19. STATUTORY OBLIGATIONS

				VND
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Payables				
Corporate income tax	48,544,122,870	88,068,991,520	(55,565,878,039)	81,047,236,351
Value-added tax	2,134,563,720	257,278,111,892	(256,370,143,240)	3,042,532,372
Personal income tax	631,038,782	5,996,276,964	(6,554,337,187)	72,978,559
Land rental fee	36,141,707,100	-	(36,141,707,100)	-
TOTAL	87,451,432,472	351,343,380,376	(354,632,065,566)	84,162,747,282
Receivables				
Value-added tax	8,982,771,214	-	-	8,982,771,214

20. SHORT-TERM ACCRUED EXPENSES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Interest expense	26,905,747,515	33,264,661,807
Purchase of materials	9,628,944,412	10,256,354,525
Transportation and loading fees	8,689,587,400	1,665,306,100
Others	37,568,682,731	8,449,768,208
TOTAL	82,792,962,058	53,636,090,640

21. UNEARNED REVENUE

Unearned revenue represents one-time payment received from customers for leasing the premises in TTC Plaza Tay Ninh located at No. 217 – 219, 30/04 Street, Tay Ninh City, Tay Ninh Province, Vietnam and related services.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

22. OTHER PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	249,402,038,685	8,301,992,652
Dividends	215,960,456,326	419,959,415
Receive on behalf	10,918,424,200	-
Harvest and transportation payables	7,569,972,539	1,678,625,434
Machineries rental	5,460,000,000	1,510,000,000
Deposits	1,244,106,200	1,216,706,200
Others	8,249,079,420	3,476,701,603
Long-term	6,433,881,960	6,359,756,280
Deposits	6,433,881,960	6,359,756,280
TOTAL	255,835,920,645	14,661,748,932
<i>In which:</i>		
Other parties	168,030,655,702	1,362,631,530
Related parties (Note 32)	87,805,264,943	13,299,117,402

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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23. LOANS

VND

	Beginning balance	Movement during the year			Impact from foreign exchange difference	Ending balance
		Increase	Decrease	Reclassification		
Short-term	3,754,991,615,292	7,311,502,302,544	(7,554,099,715,765)	349,689,685,377	(1,051,917,461)	3,861,031,969,987
Loans from banks (Note 23.1)	2,216,668,869,860	4,941,269,022,413	(4,602,817,113,930)	-	(1,051,917,461)	2,554,068,860,882
Loans from related parties (Note 32)	658,650,000,000	1,857,909,946,798	(2,037,489,946,798)	-	-	479,070,000,000
Short-term bonds (Note 23.2)	538,960,000,000	512,323,333,333	(565,400,000,000)	-	-	485,883,333,333
Current portion of long-term loans from banks (Note 23.3)	49,315,936,772	-	(53,446,315,037)	54,743,345,377	-	50,612,967,112
Current portion of long-term loan from a related party (Note 23.4)	2,386,342,000	-	(2,386,340,000)	2,386,340,000	-	2,386,342,000
Current portion of long-term bonds (Note 23.5)	289,010,466,660	-	(292,560,000,000)	292,560,000,000	-	289,010,466,660
Long-term	1,029,888,963,293	27,088,196,300	-	(349,689,685,377)	-	707,287,474,216
Loans from banks (Note 23.3)	153,160,756,614	23,538,662,960	-	(54,743,345,377)	-	121,956,074,197
Loan from a related party (Note 23.4)	2,386,340,000	-	-	(2,386,340,000)	-	-
Long-term bonds (Note 23.5)	874,341,866,679	3,549,533,340	-	(292,560,000,000)	-	585,331,400,019
TOTAL	4,784,880,578,585	7,338,590,498,844	(7,554,099,715,765)	-	(1,051,917,461)	4,568,319,444,203

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

23. LOANS (continued)

23.1 Short-term loans from banks

Bank	Ending balance		Principal repayment term	Description of collateral
	VND	Original currency (USD)		
Joint Stock Commercial Bank for Investment and Development of Vietnam – Gia Dinh Branch	541,068,545,638	-	From 5 July 2019 Land use rights of 329.44 ha at Ben Cau District; capital contribution in Thanh Thanh Cong Gia Lai One Member Co., Ltd amounting to VND 399,000,000,000 and term deposits at the bank with the value of VND 45,000,000,000	
Joint Stock Commercial Bank for Foreign Trade of Vietnam – North Sai Gon Branch	307,943,987,652	-	From 21 Jul 2019 Land use rights of land lot 49 located at Ward 2, Tay Ninh City, Tay Ninh Province and associated assets	
Vietnam Maritime Commercial Joint Stock Bank – Ho Chi Minh Branch	238,336,481,500	-	From 28 September 2019 to 19 October 2019	Unsecured
Orient Commercial Joint Stock Bank – Dak Lak Branch	200,000,000,000	-	From 14 July 2019 to 18 November 2019	All of inventories with the carrying value of VND 143,000,000,000 and capital contribution by TTC Bien Hoa – Dong Nai Sugar One Member Limited Company in Ninh Hoa Thermoelectricity One Member Limited Liability Company amounting to of VND 174,886,000,000
Vietnam International Commercial Joint Stock Bank – Dong Nai Branch	159,954,818,120	-	From 19 September 2019 to 3 October 2019	All of inventories, receivables with the carrying value of VND 200,000,000,000
BPCE International et Outre-mer SA – Ho Chi Minh Branch	71,909,165,126 68,281,237,500	- 2,924,250	From 24 July 2019 to 23 November 2019	All of inventories, receivables with the carrying value of USD 6,600,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Tay Ninh Branch	138,484,364,215	-	From 1 August 2019 to 14 December 2019	Land use rights of 156.2 ha at Tay Ninh Province

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23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Bank	Ending balance		Principal repayment term	Description of collateral
	VND	Original currency (USD)		
United Oversea Bank Limited – Ho Chi Minh Branch	137,822,854,187	-	From 23 July 2019 to 17 September 2019	All of inventories, receivables with the carrying value of USD 6,000,000
Malayan Banking Berhard – Ha Noi Branch	29,400,000,000	-	20 December 2019	All of inventories, receivables with the carrying value of USD 10,000,000
Malayan Banking Berhard – Ho Chi Minh Branch	105,632,337,851	4,555,668	From 3 July 2019 to 15 October 2019	
Military Commercial Joint Stock Bank – North Sai Gon Branch	122,518,563,060	-	From 15 July 2019 to 11 September 2019	All of inventories, receivables with the carrying value of VND 143,750,000,000
ANZ Bank (Vietnam) Limited – Ho Chi Minh Branch	121,023,901,330	-	From 4 July 2019 to 22 July 2019	All of inventories, receivables with the carrying value of USD 18,750,000
Ho Chi Minh City Development Joint Stock Commercial Bank – Tay Ninh Branch	118,100,000,000	-	From 18 October 2019 to 19 October 2019	Inventories with the carrying value of VND 70,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank	99,944,659,681	-	From 14 October 2019 to 27 October 2019	Unsecured
Shinhan Bank Vietnam – Ho Chi Minh Branch	59,756,625,022	-	From 3 November 2019 to 15 November 2019	Unsecured
DBS Bank Ltd. – Ho Chi Minh City Branch	33,891,320,000	-	From 4 July 2019 to 6 September 2019	All of inventories, receivables with the carrying value of USD 11,000,000
TOTAL	2,554,068,860,882	7,479,918		

The Company obtained short-term loans from banks at market interest rate for financing its working capital requirements.

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23. LOANS (continued)

23.2 Short-term bonds

	Ending balance	Principal repayment term	Interest rate %p.a.	Purpose	Description of collateral
	VND				
Issued at par value					
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh Branch	500,000,000,000	7 June 2020	11	Financing working capital	100% ownership right to the present and future capital contribution by the Company in TTC Bien Hoa – Dong Nai Sugar One Member Limited Company and entire associate assets rights and benefits
Issuance fee	(14,116,666,667)				
TOTAL	485,883,333,333				

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

23. LOANS (continued)

23.3 Long-term loans from banks

Bank	Ending balance	Principal repayment term	Purpose	Description of collateral
	VND			
Military Commercial Joint Stock Bank - East Sai Gon Branch	70,129,278,272	From 25 August 2019 to 17 November 2022		Machinery funded by the loan
Joint Stock Commercial Bank for Foreign Trade of Vietnam – North Saigon Branch	57,913,478,042	From 1 January 2020 to 13 September 2024	Purchasing and constructing fixed assets	Assets funded by the loan
Vietnam Joint Stock Commercial Bank for Industry and Trade – Tay Ninh Branch	32,055,000,000	From 15 May 2020 to 21 August 2021		Land use rights of land lot 513 located at Thanh Tay Commune, Tan Bien District, Tay Ninh Province and machinery funded by the loan with the value of VND 51,830,000,000
Orient Commercial Joint Stock Bank	12,471,284,995	From 10 September 2019 to 4 December 2023		Machinery funded by the loan
TOTAL	172,569,041,309			

In which:

Current portion	50,612,967,112
Non-current portion	121,956,074,197

The Company obtained short-term loans from banks at market interest rate

23.4 Long-term loan from a related party

Lender	Ending balance	Principal repayment term	Purpose	Interest rate	Description of collateral
	VND			% p.a.	
Tay Ninh Sugar Joint Stock Company	2,386,342,000	10 April 2020	Financing working capital	4.62	Unsecured
In which:					
Current portion	2,386,342,000				
Non-current portion	-				

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23. LOANS (continued)

23.5 Long-term bonds

	Ending balance VND	Principal repayment term	Interest rate % p.a.	Purpose
<i>Issued at par value</i>				
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Noi Branch (*)	383,040,000,000	From 23 June 2020 to 23 June 2023	10.03	Investing in project to develop sugar industrial zone and material plating area located at Attapeu Province, The Lao People's Democratic Republic through the acquisition of shares in TTC Attapeu Sugarcane Co., Ltd ("TTC Attapeu")
Tien Phong Commercial Joint Stock Bank (**)	300,000,000,000	From 30 May 2020 to 30 May 2021	10.13	Loan restructuring and financing working capital
Vietnam International Commercial Joint Stock Bank (**)	200,000,000,000	From 30 May 2020 to 30 May 2021	10.13	Loan restructuring and financing working capital
Issuance fee	(8,698,133,321)			
TOTAL	874,341,866,679			
<i>In which:</i>				
Current portion	289,010,466,660			
Non-current portion	585,331,400,019			

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

23. LOANS (continued)

23.5 Long-term bonds (continued)

(*) *Collateral*

Land lease rights under Contract No. 8011/TNM dated 19 November 2012 between TTC Attapeu Cane Sugar Sole Co., Ltd (formerly known as Hoang Anh Attapeu Cane Sugar Limited Company) ("TTC Attapeu Laos") and The Lao People's Democratic Republic for 51 hectre land area located at Phu Vong District, Attapeu Province, The Lao People's Democratic Republic and associated assets, real estates and all rights and obligations emerging from those assets owned by TTC Attapeu Laos; and ownership and entitlement to indemnity for incidents arising under insurance policies for those assets;

Land lease rights under Contract dated 26 December 2013 between TTC Attapeu Laos and The Lao People's Democratic Republic for 2,723.9 hectre land area located at Attapeu Province, The Lao People's Democratic Republic and associated assets, real estates and all rights and obligations emerging from those assets owned by TTC Attapeu Laos; contruction, machineries in use at farmsites, sugar manufacturing plan, thermo power plant and microbiological fertilizer manufacturing plant; and ownership and entitlement to indemnity for incidents arising under insurance policies for those assets; and

Entire capital contributed by the Company in TTC Attapeu amounting to VND 532,109,000,975.

(**) *Collateral*

Land use rights of land lot 97 located at Tan Hung Commune, Tan Chau District, Tay Ninh Province and associated assets owned by the Company, machinery and equipment and 51% capital contribution by the Company in Thanh Thanh Cong Gia Lai One Member Co., Ltd.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	VND
						Total
Previous year						
Beginning balance	2,531,882,680,000	75,894,194,065	-	39,217,460,174	381,017,774,501	3,028,012,108,740
Increase in capital	3,038,304,050,000	6,167,151,721,500	-	-	-	9,205,455,771,500
Purchase of treasury shares	-	-	(1,099,985,561,092)	-	-	(1,099,985,561,092)
Net profit for the year	-	-	-	-	542,549,039,387	542,549,039,387
Profit appropriation	-	-	-	30,646,221,290	(30,646,221,290)	-
Bonus and welfare fund	-	-	-	-	(41,775,465,548)	(41,775,465,548)
Ending balance	5,570,186,730,000	6,243,045,915,565	(1,099,985,561,092)	69,863,681,464	851,145,127,050	11,634,255,892,987
Current year						
Beginning balance	5,570,186,730,000	6,243,045,915,565	(1,099,985,561,092)	69,863,681,464	851,145,127,050	11,634,255,892,987
Dividend in share (Note 24.2)	297,218,790,000	-	-	-	(297,218,790,000)	-
Net profit for the year	-	-	-	-	451,860,070,914	451,860,070,914
Profit appropriation	-	-	-	54,837,395,679	(54,837,395,679)	-
Bonus and welfare fund	-	-	-	-	(69,919,461,864)	(69,919,461,864)
Dividend in cash (Note 24.2)	-	-	-	-	(408,224,244,950)	(408,224,244,950)
Ending balance	5,867,405,520,000	6,243,045,915,565	(1,099,985,561,092)	124,701,077,143	472,805,305,471	11,607,972,257,087

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

24. OWNERS' EQUITY (continued)

24.2 Capital transactions with shareholders and distribution of dividends

		VND
	Current year	Previous year
Issued contributed share capital		
Beginning balance	5,570,186,730,000	2,531,882,680,000
Increase during the year	297,218,790,000	3,038,304,050,000
Ending balance	5,867,405,520,000	5,570,186,730,000
Dividends declared (*)	(705,474,908,750)	-
In which:		
Dividends declared in shares	(297,250,663,800)	-
Dividends declared in cash	(408,224,244,950)	-
Dividends paid in cash	(192,683,748,039)	(12,074,600)

(*) In accordance with Shareholders' Resolution No. 01/2018/NQ-DHDCD dated 17 October 2018 and the Board of Director's Resolutions No. 30/2018/NQ-HDQT dated 7 December 2018, the Company declared dividends by cash amounting to VND 408,224,244,950 and in form of shares with value at VND 297,250,663,800. Accordingly, on 24 January 2019, the Company completed the issuance of 29,721,879 shares in form of dividend payment to existing shareholders from its undistributed earnings in the consolidated financial statements for the year ended 30 June 2018. On 14 February 2019, the Company received the 7th amended BRC issued by the Department of Planning and Investment of Tay Ninh Province approving the increase of share capital to VND 5,867,405,520,000.

24.3 Shareholders

	Ending balance		Beginning balance	
	Shares	% of interest	Shares	% of interest
Thanh Thanh Cong Investment Joint Stock Company	168,021,963	28.64	107,511,290	19.30
Ben Tre Import Export Joint Stock Company	-	-	76,124,566	13.67
Others	418,718,589	71.36	373,382,817	67.03
TOTAL	586,740,552	100.00	557,018,673	100.00

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

24. OWNERS' EQUITY (continued)

24.4 Shares

	Number of shares	
	Ending balance (share)	Beginning balance (share)
Authorised shares	586,740,552	557,018,673
Shares issued and fully paid Ordinary shares	586,740,552	557,018,673
Treasury shares Ordinary shares	(61,600,900)	(61,600,900)
Shares in circulation Ordinary shares	525,139,652	495,417,773

25. REVENUE

25.1 Revenue from sale of goods and rendering of services

	Current year	VND Previous year
Gross revenue	5,356,595,344,087	4,551,547,946,031
Of which:		
Sale of sugar	5,057,805,052,640	4,100,021,882,445
Sale of molasses	132,591,326,184	88,054,776,655
Sale of electricity	80,726,854,043	56,999,001,022
Rendering of rental services (Note 14)	16,847,220,531	8,464,880,962
Sale of fertilizer	8,137,243,664	63,429,791,384
Others	60,487,647,025	234,577,613,563
Less		
Sales allowances	(960,689,760)	(321,990,628)
Sales returns	(10,666,358,802)	(4,525,039,224)
Net revenues	5,344,968,295,525	4,546,700,916,179
Of which:		
Sale of sugar	5,046,178,004,078	4,095,174,852,593
Sale of molasses	132,591,326,184	88,054,776,655
Sale of electricity	80,726,854,043	56,999,001,022
Rendering of rental services (Note 14)	16,847,220,531	8,464,880,962
Sale of fertilizer	8,137,243,664	63,429,791,384
Others	60,487,647,025	234,577,613,563
Of which:		
Sales to other parties	4,357,717,734,211	3,034,854,958,878
Sales to related parties	987,250,561,314	1,511,845,957,301

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

25. REVENUE (continued)

25.2 Finance income

	VND	
	Current year	Previous year
Gain from disposals of investments	532,386,086,607	380,547,636,239
Interest income from bank deposit, lending and advance to suppliers	152,585,506,652	90,836,970,614
Dividends income	1,031,788,565	(4,206,362,358)
Foreign exchange gains	10,694,008,240	3,478,240,324
TOTAL	696,697,390,064	470,656,484,819
Of which:		
Other parties	352,975,544,232	36,356,551,465
Related parties	343,721,845,832	434,299,933,354

26. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Current year	Previous year
Cost of sugar	4,540,040,743,377	3,591,255,581,427
Cost of molasses	123,578,712,000	80,008,758,000
Cost of electricity	80,726,854,043	56,999,001,022
Cost of rental services	3,690,635,150	1,885,643,938
Cost of fertilizer	10,964,545,563	58,753,963,628
Others	66,323,300,568	176,665,961,246
TOTAL	4,825,324,790,701	3,965,568,909,261

27. FINANCE EXPENSES

	VND	
	Current year	Previous year
Interest expense	370,173,805,404	286,316,265,526
Provision for diminution in investment	1,075,004,296	18,693,521,914
Loss from disposal of investments	381,925,773	2,585,105,125
Foreign exchange losses	10,635,267,657	1,874,433,257
Others	14,879,560,362	12,783,646,520
TOTAL	397,145,563,492	322,252,972,342

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses		
Expenses for external services	92,179,829,261	61,283,748,050
Labor cost	16,895,162,529	11,558,444,007
Other expenses	12,937,838,631	6,631,594,632
	<u>122,012,830,421</u>	<u>79,473,786,689</u>
General and administrative expenses		
Labor cost	72,714,979,443	57,278,677,102
Expenses for external services	53,475,842,214	25,515,547,606
(Reversal of provisions) provisions	(22,626,060,564)	18,516,826,820
Depreciation and amortization	5,058,902,114	7,305,593,493
Other expenses	48,664,698,492	25,318,504,367
	<u>157,288,361,699</u>	<u>133,935,149,388</u>
TOTAL	<u>279,301,192,120</u>	<u>213,408,936,077</u>

29. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Other income	30,075,479,191	150,308,162,340
Income from leasing activities	22,850,791,729	16,290,846,982
Gains from disposal of fixed assets	-	127,974,254,839
Others	7,224,687,462	6,043,060,519
Other expenses	(29,500,193,177)	(17,331,783,632)
Depreciation of leased assets	(16,074,797,301)	(14,075,248,849)
Loss from disposal of fixed assets	(9,050,453,718)	-
Others	(4,374,942,158)	(3,256,534,783)
OTHER PROFIT	<u>575,286,014</u>	<u>132,976,378,708</u>

30. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Material and merchandise cost	4,705,760,172,461	3,691,106,577,120
Labor cost	155,914,803,315	155,439,464,969
Expenses for external services	122,009,830,219	113,276,811,352
Depreciation and amortization	89,964,476,524	113,599,303,776
Other expenses	77,302,740,486	75,885,193,892
(Reversal of provisions) provisions	(46,336,297,988)	29,670,494,229
TOTAL	<u>5,104,615,725,017</u>	<u>4,178,977,845,338</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

31. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 10% of taxable income from normal operating activities and 20% of taxable income from other activities. The Company is entitled to an exemption from CIT in regard to taxable income generated from manufacturing sugar from sugar-cane commencing from 1 January 2015 in accordance with Circular No. 96/2015/TT-BTC issued by the Ministry of Finance dated 22 June 2015.

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

31.1 CIT expense

		VND
	Current year	Previous year
Current CIT expense	88,068,991,520	112,502,830,762
Deferred tax expense (income)	550,620,660	(5,948,908,123)
TOTAL	88,619,612,180	106,553,922,639

Reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

		VND
	Current year	Previous year
Accounting profit before tax	540,479,683,094	649,102,962,026
At applicable CIT rates	83,213,420,714	106,120,881,503
<i>Adjustments:</i>		
Non-deductible expenses	5,612,549,179	12,404,900
Dividend income	(206,357,713)	420,636,236
CIT expense	88,619,612,180	106,553,922,639

31.2 Current CIT

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

31. CORPORATE INCOME TAX (continued)

31.3 Deferred tax

The following are the deferred tax asset recognized by the Company, and the movement thereon, during the current and previous year:

	VND			
	<i>Separate balance sheet</i>		<i>Separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Provision for diminution in value of investments	3,611,428,097	2,999,459,822	611,968,275	2,999,459,822
Provision for obsolete inventories	1,731,352,676	2,967,049,423	(1,235,696,746)	2,967,049,423
Short-term accrued expenses	390,978,712	317,870,901	73,107,811	(17,601,122)
Deferred tax asset	<u>5,733,759,485</u>	<u>6,284,380,146</u>		
Deferred tax (expense) income			<u>(550,620,660)</u>	<u>5,948,908,123</u>

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties within Thanh Thanh Cong Group ("affiliates") and other related parties during the current and previous year were as follows:

Related parties	Relationship	Transactions	Current year	Previous year
				VND
Thanh Thanh Cong Trading Joint Stock Company	Common ownership	Purchase of goods Interest income Purchase of service Sale of goods Purchase of Nuoc Trong Sugar shares	80,024,616,163 53,972,039,454 38,644,002,303 24,609,581,452 4,167,132,000	86,819,639,378 37,050,491,468 30,097,630,045 230,610,733,231 -
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Lending Collection of lending Purchase of goods Loans drawdown Loans repayment Sale of goods Interest income Purchase of service	607,800,000,000 503,800,000,000 449,887,809,059 276,759,946,798 294,759,946,798 50,628,771,582 10,010,334,421 3,683,815,462	- - 378,387,540,224 18,000,000,000 - 217,097,434,572 5,192,434,265 417,595,364
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Loans drawdown Loans repayment Purchase of goods Interest expense Interest income Sale of goods Purchase of materials Sale of assets	859,500,000,000 833,130,000,000 275,351,571,733 21,509,411,368 16,446,590,185 8,578,338,610 - -	488,400,000,000 226,400,000,000 246,379,628,723 13,398,022,050 8,636,620,576 16,204,578,000 226,101,397,595 4,462,353,813

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with affiliates and other related parties during the current and previous year were as follows: (continued)

Related parties	Relationship	Transactions	Current year	Previous year
				VND
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Sale of goods	285,728,284,565	264,827,728,656
		Purchase of goods	116,749,716,488	1,518,319,500
		Dividend declared	130,613,301,200	-
		Dividend paid	63,404,516,000	-
		Purchase of services	24,951,520,956	10,824,041,142
		Interest income	5,319,552,224	784,741,645
		Purchase of Nuoc Trong Sugar shares	2,132,130,000	-
Son Tin Commodity Exchange Joint Stock Company	Affiliate	Purchase of goods	126,436,047,619	22,454,700,000
		Sale of goods	119,000,000,000	160,072,000,000
		Interest income	81,726,247	5,898,261,478
Mr Thai Van Chuyen	Related party	Transfer of Betrimex shares	240,000,000,000	-
Bien Hoa - Ninh Hoa Sugar One Member Company Limited	Indirect subsidiary	Loans drawdown	369,750,000,000	232,950,000,000
		Loans repayment	555,700,000,000	47,000,000,000
		Lending	499,500,000,000	-
		Collection of lending	499,500,000,000	-
		Purchase of goods	288,480,123,295	421,809,151,892
		Sale of goods	25,021,824,027	-
		Interest income	8,877,842,466	979,551,210
		Purchase of fixed asset	5,185,740,910	-
		Service rendered	730,585,490	100,114,525,186
		Sale of machines	-	11,584,800,000

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with affiliates and other related parties during the current and previous year were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>	<i>VND</i>
Nuoc Trong Sugar Joint Stock Company	Subsidiary	Purchase of goods Purchase of materials Loans drawdown Sale of goods Purchase of fixed asset	104,063,283,759 59,004,531,410 10,000,000,000 3,743,472,410 598,932,293	128,566,140,636 14,592,848,499 - 10,396,450,907 -	
Svayrieng Sugarcane One Member Company Limited	Affiliate	Purchase of materials Sale of goods	91,491,143,013 168,491,000	81,019,607,504 24,266,789,000	
TTC Attapeu Cane Sugar Sole Co., Ltd.	Indirect subsidiary	Lending Lending retrieve Sale of tools Sale of goods Interest income Services rendered Sale of fixed assets	76,000,000,000 56,000,000,000 17,882,765,408 2,100,411,172 1,504,109,587 860,000,000 -	- - 6,087,065,213 67,184,538,688 - - 39,690,958,785	
Global Mind Commodities Trading Pte. Ltd	Common ownership	Sale of goods Dividend declared Dividend paid Purchase of materials	93,991,207,488 2,385,572,000 2,385,572,000 -	180,082,433,955 - - 177,632,895,030	
Ben Tre Import Export Joint Stock Company	Affiliate	Purchase of materials Interest income Sale of goods Purchase of goods	12,855,191,945 3,820,845,626 1,935,125,000 -	54,912,070,424 3,011,360,725 24,310,900,000 181,964,557,300	

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with affiliates and other related parties during the current and previous year were as follows: (continued)

Related parties	Relationship	Transactions	Current year	Previous year
				VND
Thanh Thanh Cong Packing Trading - Production Joint Stock Company	Affiliate	Purchase of materials	28,166,396,120	20,703,111,192
Hai Vi Limited Company	Subsidiary	Service rendered	13,630,378,940	11,256,717,898
		Purchase of services	12,343,698,713	33,765,120,583
		Purchase of materials	7,456,046,714	5,867,612,452
		Sale of goods	3,231,568,601	2,033,909,405
		Sale of tools	-	2,236,994,800
Tay Ninh Sugar Joint Stock Company (*)	Affiliate	Purchase of goods	703,647,500	458,484,545
		Purchase of services	649,104,333	304,653,141
		Dividend	512,808,343	547,892,217
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect subsidiary	Purchase of goods	5,868,378,330	13,646,150,952
Toan Thinh Phat Architecture Investment Construction Co., Ltd	Affiliate	Purchase of services	-	9,270,683,293
Thanh Thanh Cong Tourist Joint Stock Company	Common ownership	Purchase of services	5,123,878,303	3,203,257,152
Miaqua Water One Member Company Limited	Subsidiary	Sale of goods	2,883,311,089	2,342,017,586

(*) Subsidiary up to 20 June 2019.

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with affiliates and other related parties during the current and previous year were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
				VND
Thanh Thanh Cong Agricultural Development Joint Stock Company	Subsidiary	Loan repayment Interest expenses Purchase of goods and services Service rendered	32,000,000,000 9,178,979,451 10,411,305,175 973,540,020	- 8,798,769,129 - 71,620,885
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company	Subsidiary	Loans drawdown Purchase of service	14,200,000,000 3,505,673,516	- 1,213,878,231
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Affiliate	Sale of asset Dividend declared Purchase of service Land rental Sale of goods	52,090,909,091 8,000,000,000 3,303,463,861 - -	- - 1,471,655,031 255,498,447,101 103,782,000,000
Toan Hai Van Joint Stock Company	Affiliate	Land rental deposit Transfer of TTC IZ shares	418,000,000,000 -	- 612,500,000,000
Loc Tho Joint Stock Company	Affiliate	Purchase of land use right Purchase of materials	66,610,593,432 -	- 28,263,336,829
Tam Binh An Manufacturing Trading Joint Stock Company	Affiliate	Sale of goods Purchase of goods Interest income	367,000,000,000 94,333,040,000 3,403,497,402	73,500,000,000 363,490,909,091 4,071,756,165

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with affiliates and other related parties during the current and previous year were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
				VND
Bien Hoa Import Export Trading Joint Stock Company	Indirect subsidiary	Sale of goods Purchase of goods	75,558,012,807 16,616,870,255	397,518,545 3,220,932,220
Mien Trung Bovine Breeding Joint Stock Company	Indirect subsidiary	Sale of goods	565,326,919	-
Thanh Thanh Cong Industrial Zone Joint Stock Company	Affiliate	Land rental deposit Transfer of Tani Sugar shares	250,000,000,000 232,000,000,000	- -
Tan Hoi Industrial Cluster Infrastructure Joint Stock Company	Affiliate	Loan drawdown Loan repayment	40,000,000,000 34,000,000,000	- -

Transactions with other related parties

Details of remuneration of the Board of Directors and Management during the year are as follows:

	<i>Current year</i>	<i>Previous year</i>
		VND
Salaries and bonus	10,761,433,802	8,087,517,913

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows:

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Short-term trade receivables					
Tam Binh An Manufacturing Trading Joint Stock Company	Affiliate	Sale of goods	267,865,000,000	-	-
TTC Attapeu Cane Sugar Sole Co., Ltd.	Indirect subsidiary	Sale of goods	220,067,100,925	189,660,240,952	
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Sale of goods	178,172,669,600	-	-
Hai Vi Limited Company	Subsidiary	Services rendered Sale of goods	14,993,416,835 9,170,867,450	16,321,478,817 6,505,086,870	
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Sale of goods	12,962,927,728	4,483,147,018	
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Sale of goods	7,261,165,198	7,261,165,198	
Son Tin Commodity Exchange Joint Stock Company	Affiliate	Sale of goods	6,172,500,000	-	-
Bien Hoa - Ninh Hoa Sugar One Member Company Limited	Indirect subsidiary	Sale of goods	4,115,587,316	4,990,035,540	
Thanh Thanh Cong Agricultural Development Joint Stock Company	Subsidiary	Sale of goods	3,041,508,821	78,782,974	
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Sale of goods	2,764,139,121	1,379,153,334	
Global Mind Commodities Trading Pte. Ltd	Common ownership	Sale of goods	1,385,328,001	35,736,921,358	
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Affiliate	Sale of fixed assets	370,253,510	249,302,744,490	
Toan Hai Van Joint Stock Company	Affiliate	Transfer of TTC IZ shares	-	394,500,000,000	
Other related parties		Sale of goods Services rendered	4,312,828,088 264,000,000	9,654,331,630 84,000,000	
TOTAL			732,919,292,593	919,957,088,181	

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance
VND				
Short-term advances to suppliers (*)				
Thanh Thanh Cong Trading Joint Stock Company	Common ownership	Purchase of merchandise	433,576,050,183	799,584,563,651
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Purchase of materials	114,390,851,239	1,445,380,800
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Purchase of goods	98,712,057,550	-
Svayrieng Sugarcane One Member Company Limited	Affiliate	Purchase of materials	70,137,489,034	52,634,652,710
Tam Binh An Manufacturing Trading Joint Stock Company	Affiliate	Purchase of goods	67,250,050,000	-
Son Tin Commodity Exchange Joint Stock Company	Affiliate	Purchase of materials	12,000,000,000	70,304,750,000
Hai Vi Limited Company	Subsidiary	Purchase of services	2,279,656,000	6,062,647,354
Other related parties		Purchase of materials	478,735,626	1,849,960,464
		Purchase of services	2,728,065,922	673,937,300
		Purchase of goods	2,644,459,240	118,005,055,440
TOTAL			804,197,414,794	1,050,560,947,719

Other short-term receivables

Toan Hai Van Joint Stock Company	Affiliate	Land rental deposit	418,000,000,000	-
Thanh Thanh Cong Industrial Zones Joint Stock Company	Affiliate	Land rental deposit	250,000,000,000	-
Thanh Thanh Cong Trading Joint Stock Company	Common ownership	Interest income	6,560,784,052	27,222,806,066
Tam Binh An Manufacturing Trading Joint Stock Company	Affiliate	Interest income	6,423,420,234	3,067,709,133
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Interest income	6,104,293,869	784,741,645
Bien Hoa - Ninh Hoa Sugar One Member Company Limited	Indirect subsidiary	Interest income	4,925,445,208	562,865,859

(*) Short-term advances to related parties earn interest at the rates ranging from 8.0% to 9.5% per annum.

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Other short-term receivables					
Son Tin Commodity Exchange Joint Stock Company	Affiliate	Interest income	4,836,008,579	4,754,282,332	
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Interest income Payment on behalf	4,041,998,803 89,200,000	165,624,189 579,487,000	
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Payment on behalf	2,987,465,801	693,828,624	
Thanh Thanh Cong Agricultural Development Joint Stock Company	Subsidiary	Payment on behalf	2,574,402,080	320,555,340	
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Interest income	2,231,283,100	4,139,617,611	
TTC Attapeu Cane Sugar Sole Co., Ltd.	Indirect subsidiary	Interest income	1,504,109,587	-	
Other related parties		Payment on behalf	48,600,000	5,158,687,168	
TOTAL			610,327,011,313	47,450,204,967	
Other long-term receivables					
Loc Tho Joint Stock Company	Affiliate	Land rental deposit	-	57,865,463,900	
Other related parties		Warehouses and office deposits	1,350,481,746	1,815,631,746	
TOTAL			1,350,481,746	59,681,095,646	

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Short-term loan receivables (*)					
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Lending	104,000,000,000	-	-
TTC Attapeu Sugarcane Co., Ltd	Subsidiary	Lending	20,000,000,000	-	-
TOTAL			124,000,000,000		
Short-term trade payables					
Bien Hoa - Ninh Hoa Sugar One Member Company Limited	Indirect subsidiary	Purchase of goods	33,631,016,370	697,600,000	
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Purchase of services	25,573,844,962	7,691,966,139	
Svayrieng Sugarcane One Member Company Limited	Affiliate	Purchase of materials	18,289,801,639	-	
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Purchase of materials	17,780,231,941	938,848,793	
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Purchase of goods	9,284,452,174	59,553,867,633	
Thanh Thanh Cong Agricultural Development Joint Stock Company	Subsidiary	Purchase of goods and services	7,544,463,894	-	
Thanh Thanh Cong Trading Joint Stock Company	Common ownership	Purchase of materials	6,053,714,700	24,935,331,398	
Bien Hoa Import Export Trading Joint Stock Company	Indirect subsidiary	Purchase of services	4,484,094,094	-	
Nuoc Trong Sugar Joint Stock Company	Subsidiary	Purchase of materials	2,923,230,198	10,373,092,430	
Hai Vi Limited Company	Subsidiary	Purchase of materials	2,526,104,957	1,319,063,728	
Tam Binh An Manufacturing Trading Joint Stock Company	Affiliate	Purchase of goods	2,449,692,000	7,780,000,000	

(*) These represented unsecured short-term loan receivables with the term of 12 months and earn interest at 7.5% p.a.

Thanh Thanh Cong - Bien Hoa Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Short-term trade payables					
Thanh Thanh Cong Packing Trading - Production Joint Stock Company	Affiliate	Purchase of materials	2,164,222,211	1,080,498,587	
Bien Hoa – Phan Rang Sugar Joint Stock Company	Indirect subsidiary	Purchase of goods	1,872,024,601	556,500,001	
Other related parties		Purchase of goods, material and services	1,669,109,192	47,995,632,100	
TOTAL			136,246,002,933	162,922,400,809	
Short-term advances from customers					
Tay Ninh Sugar Joint Stock Company	Affiliate	Sale of goods	15,800,000,000	-	
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Sale of goods	-	15,291,251,900	
Other related parties		Sale of goods and services rendered	1,214,000,000	2,870,498,060	
TOTAL			17,014,000,000	18,161,749,960	

Thanh Thanh Cong - Bien Hoa Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Short term loans					
Thanh Thanh Cong Gia Lai One Member Co., Ltd (*)	Subsidiary	Loan	308,370,000,000	282,000,000,000	
Thanh Thanh Cong Agricultural Development Joint Stock Company (**)	Subsidiary	Loan	140,500,000,000	172,700,000,000	
Thanh Thanh Cong Sugarcane Research and Application Joint Stock Company (**)	Subsidiary	Loan	14,200,000,000	-	
Nuoc Trong Sugar Joint Stock Company (**)	Subsidiary	Loan	10,000,000,000	-	
Tan Hoi Industrial Cluster Infrastructure Joint Stock Company (**)	Affiliate	Loan	6,000,000,000	-	
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Loan	-	18,000,000,000	
Bien Hoa - Ninh Hoa Sugar One Member Company Limited	Indirect subsidiary	Loan	-	185,950,000,000	
TOTAL			479,070,000,000	658,650,000,000	
Long-term loan					
Tay Ninh Sugar Joint Stock Company	Affiliate	Loan	2,386,342,000	4,772,682,000	

(*) The Company obtained these short-term loans with the term from 6 months to 12 months and bears interest rate ranging from 7.5% to 9% per annum for financing its working capital requirements.

(**) The Company obtained these short-term loans with no repayment term and bear interest rate ranging from 6.5% to 11% per annum for financing its working capital requirements.

Thanh Thanh Cong - Bien Hoa Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Short-term other payables					
Thanh Thanh Cong Investment Joint Stock Company	Major shareholder	Dividend payable	67,208,785,200		-
Thanh Thanh Cong Gia Lai One Member Co., Ltd	Subsidiary	Interest expenses	8,810,394,928	9,052,585,940	
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	Affiliate	Dividend payable	8,000,000,000		-
TTC Bien Hoa - Dong Nai Sugar One Member Company Limited	Subsidiary	Interest expenses Reimbursement of expenses	1,499,951,939	167,070,765	
			-	910,000,000	
Tay Ninh Sugar Joint Stock Company	Affiliate	Business Co-operation Contract Interest expenses	1,200,000,000	1,200,000,000 48,932,413	
Other related parties		Interest expenses Other payables	1,086,132,876	1,655,162,655 265,365,629	
TOTAL			87,805,264,943	13,299,117,402	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

33. OPERATING LEASE COMMITMENTS

The Company leases office, warehouses and land under operating lease arrangements. The future minimum lease commitment as at the balance sheet dates under the operating lease agreements is as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	17,467,535,741	8,567,605,340
From 1 – 5 years	44,610,440,426	5,275,481,224
More than 5 years	319,453,701,573	-
TOTAL	381,531,677,740	13,843,086,564

34. CORRESPONDING FIGURES

Certain corresponding balances in the separate balance sheet as at 30 June 2018 have been reclassified to conform with current year's presentation. Details are as follows:

	VND		
	<i>Beginning balance (as previously presented)</i>	<i>Reclassification</i>	<i>Beginning balance (reclassified)</i>
Short-term trade receivables	754,241,677,253	394,500,000,000	1,148,741,677,253
Other short-term receivables	502,391,841,203	(394,500,000,000)	107,891,841,203

35. OFF BALANCE SHEET ITEMS

	<i>Ending balance</i>	<i>Beginning balance</i>
Goods held on consignment		
- Sugar finished goods (tonne)	31,138	9,730
Foreign currencies		
- USD	55,528	15,104
- GBP	630	630
- AUD	950	950
- THB	-	19,460
- INR	18,140	18,140

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2019 and for the year then ended

36. EVENTS AFTER THE BALANCE SHEET DATE

On 23 September 2019, the Company completed the issuance of 21,611,333 preference shares with convertible rights to a new shareholder with value of VND 648,340,000,000 in accordance with Resolution of Shareholders No. 01/2018/NQ-ĐHĐCĐ dated 17 October 2018. On 24 September 2019, the Company received Official Letter No. 5775/UBCK-QLCB issued by the State Securities Commission approving this share issuance transaction. As at the date of these separate financial statements, the Company is in the process of completing documentation in relation to this change of share capital to submit to the Department of Planning and Investment of Tay Ninh Province.

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



Le Van Danh
Preparer



Le Phat Tin
Chief Accountant




Nguyen Thanh Ngu
General Director

28 September 2019