

THE STEERING COMMITTEE FOR EQUITIZATION OF PARENT COMPANY - HANOI TRADE CORPORATION AND PARENT COMPANY - HANOI TRADE CORPORATION RECOMMEND INVESTORS TO CAREFULLY READ INFORMATION IN THIS PROSPECTUS AND SHARE AUCTION REGULATION BEFORE PARTICIPATING THE AUCTION

PROSPECTUS

INITIAL PUBLIC OFFERING

PARENT COMPANY - HANOI TRADE CORPORATION

AUCTIONEER



HANOI STOCK EXCHANGE

Address: No. 2 Phan Chu Trinh, Hoan Kiem District, Hanoi

Telephone no.: (84-24) 3941 2626

Fax: (24) 3934 7818

ISSUER



PARENT COMPANY - HANOI TRADE CORPORATION

Head office address: No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi

Business office address: No. 11B Cat Linh Street, Quoc Tu Giam Ward, Dong Da District, Hanoi

Telephone no.: (84-24) 3826 7984

Fax: (84-24) 3928 8407

ADVISOR



VIETNAM INVESTMENT SECURITIES COMPANY

Address: The 1st Floor, Charmvit Tower, No. 117 Tran Duy Hung Street, Trung Hoa, Cau Giay, Hanoi

Telephone no.: (84-24) 35730073

Fax: (84-24) 3573 0088

Hanoi, February, 2018

**INFORMATION ABOUT INITIAL PUBLIC OFFERING OF PARENT COMPANY
- HANOI TRADE CORPORATION**

- ❖ Expected post-equitization charter capital: 2,200,000,000,000 VND (*Two thousand and two hundred billion Vietnamese dong only*)
- ❖ The number of shares to be offered: 75,926,000 shares, equivalent to 34.51% of expected post-equitization charter capital
- ❖ Type of shares: Freely transferable ordinary shares
- ❖ Par value: 10,000 VND/share
- ❖ Starting price: 12,800 VND/share
- ❖ Incremental bid: 100 VND
- ❖ Incremental volume: 100 shares
- ❖ The number of prices to be offered: 01 price
- ❖ The minimum number of shares that an investor is allowed to purchase: 100 shares
- ❖ The maximum number of shares that a domestic investor is allowed to purchase: 75,926,000 shares
- ❖ The maximum number of shares that a foreign investor is allowed to purchase: 75,926,000 shares
- ❖ Deadline for receipt of auction participation applications and receipt of deposit: Under Auction regulation issued by Hanoi Stock Exchange
- ❖ Auction time: Under Auction regulation issued by Hanoi Stock Exchange
- ❖ Auction venue: Hanoi Stock Exchange, No. 02 Phan Chu Trinh Street, Hoan Kiem District, Hanoi
- ❖ Deadline for payment of share purchase amount and return of deposit: Under Auction regulation issued by Hanoi Stock Exchange

TABLE OF CONTENTS

I.	LEGAL BASES	6
II.	LIST OF ABBREVIATIONS	9
III.	INFORMATION ABOUT THE OFFERING	10
IV.	SITUATION OF THE ENTERPRISE BEFORE EQUITIZATION	11
1.	Information about the equitized enterprise	11
1.1.	General information	11
1.2.	Business lines	12
1.3.	Organizational structure and functions of departments of the Corporation	15
1.4.	Main products and services	25
1.5.	Actual state of employment of the Corporation	26
1.6.	Owner of the Corporation	27
1.7.	List of subsidiaries, joint venture companies, associates and other long-term investments;	27
2.	Result of enterprise valuation and the State-owned capital valuation	40
3.	For outstanding financial issues at the time of enterprise valuation on June 30 th , 2016 and movements up to the time that Hanoi Trade Joint Stock Corporation is issued with the first business registration certificate, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and handling under regulations:	45
3.1.	Long-term prepaid expenses	45
3.2.	Liabilities	45
3.3.	Handling of shortcoming under conclusion of Hanoi Inspectorate no. 2880/ KL-TTTP-P3 on November 27 th , 2015 on management and use of specialized house at No. 17 Hang Ngang, Hoan Kiem District	51
4.	Main assets of the enterprise	52
4.1.	Land and workshops	52
4.2.	Fixed assets	75
5.	Business situation and business result in the last 03 years before equitization	78
5.1.	Revenue and profit of the Corporation during 2014 – 2017 period	78
5.2.	Cost structure of the Corporation during 2014 – 2017 period	79
5.3.	Raw materials	82
5.4.	Technological level	82
5.5.	Situation of new product and service research	83
5.6.	Situation of product/service quality inspection	83
5.7.	Marketing activities	83
5.8.	Trademark, registration of inventions, patents and copyright	84

5.9.	Major contracts in progress or signed.....	84
5.10.	Financial position and business result in the last 03 years before equitization	88
5.11.	Factors affecting business and production activities of the Company	96
5.12.	Standing of the Company in comparison with other enterprises in the industry.....	97
6.	Legal disputes and other issues to be handled related to locations, networks in dispute, outstanding financial issues and liabilities until Hanoi Trade Joint Stock Corporation is issued with the first business registration certificate for joint stock company, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and handling:	99
V.	POST-EQUITIZATION INVESTMENT PLAN AND DEVELOPMENT STRATEGY OF THE ENTERPRISE.....	99
1.	Equitization target.....	99
2.	Equitization form.....	99
3.	Post-equitization enterprise information	100
3.1.	General information.....	100
3.2.	Powers and obligations of the Joint stock corporation	100
3.3.	Business lines	100
3.4.	Organizational structure	104
3.5.	Charter capital and charter capital structure of the Joint stock corporation	113
4.	Business option.....	114
4.1.	General targets of the Corporation to 2020	114
4.2.	Business plan of the Joint stock corporation (2017 - 2019)	115
4.3.	Solutions for business plan implementation.....	118
5.	Plan for use of land and house premises after equitization	123
VI.	EXPECTED RISKS	123
1.	Economic risks	123
2.	Legal risks	127
3.	Competitive risks.....	127
4.	Risks of the offering	128
5.	Other risks	128
VII.	INFORMATION ABOUT THE PUBLIC OFFERING	129
1.	Methods for share sale and payment of share purchase amount for investors participating auction	129
2.	Methods for share sale and payment of share purchase amount for employees.....	130
3.	Shares sold to Trade Union of the Corporation.....	131
4.	Shares sold to Strategic investors	131

4.1.	Objectives of strategic investor selection	131
4.2.	Criteria for Strategic investor selection	131
4.3.	Methods for share sale to Strategic investors	133
4.4.	Strategic investor selection result	133
5.	Handling of the number of shares not sold out.....	135
6.	Plan for use of proceeds from equitization.....	135
VIII.	PLAN FOR PUBLIC COMPANY REGISTRATION, DEPOSITORY, TRANSACTION REGISTRATION AND LISTING ON SECURITIES MARKET	136
IX.	KEY PERSONS ASSUMING RESPONSIBILITY FOR THE PROSPECTUS	137
X.	CONCLUSION	140

LIST OF TABLES

Table 1: Business lines of the Corporation.....	12
Table 2: Actual state of labor at the time of enterprise value publication.....	26
Table 3: Post-equitization employment plan.....	26
Table 4: Subsidiaries, joint venture companies, associates and other long-term financial investments.....	28
Table 5: Actual enterprise value for equitization as at June 30th, 2016.....	42
Table 6: Summary information about land and house premises that the Corporation has right to keep on managing and using after equitization.....	58
Table 7: Fixed assets of Parent Company Hapro at the time of enterprise valuation on June 30th, 2016.....	75
Table 8: Fixed assets of Hapro as at December 31st, 2017 (Parent company).....	77
Table 9: Fixed assets of Hapro as at June 30 th , 2017 (Consolidated).....	77
Table 10: Revenue structure of Hapro during 2014 –2017 period (Parent company).....	78
Table 11: Revenue structure of Hapro during 2014 – the first six months of 2017 period (Consolidated).....	78
Table 12: Rate of gross profit to revenue of Hapro during 2014 – 2017 period (Parent company).....	79
Table 13: Rate of gross profit to revenue during 2014 – the first six months of 2017 period (Consolidated).....	79
Table 14: Cost structure of Hapro during 2014 –2017 period (Parent company).....	80
Table 15: Cost structure of Hapro during 2014 – the first six months of 2017 period (Consolidated).....	80
Table 16: Some major contracts of Parent Company in progress or signed.....	84
Table 17: Some general items of Hapro during 2014 –2017 period (Parent company).....	88
Table 18: Some general items of Hapro during 2014 – the first six months of 2017 period (Consolidated).....	89
Table 19: Receivables of Hapro during 2014 – 2017 period (Parent company).....	90
Table 20: Receivables of Hapro during 2014 – the first six months of 2017 (Consolidated).....	91
Table 21: Payables of Hapro during 2014 – 2017 period (Parent company).....	92
Table 22: Payables of Hapro during 2014 – the first six months of 2017 (Consolidated).....	93
Table 23: Some financial items of Hapro during 2014 – 2017 period (Parent company).....	95
Table 24: Some financial items of Hapro during 2014 – the first six months of 2017 period (Consolidated).....	95
Table 25: Business lines of the Joint stock corporation.....	100
Table 26: Expected charter capital structure of the Joint stock corporation.....	113
Table 27: Some criteria regarding business plan of the Joint stock corporation.....	116

Table 28: Plan for use of proceeds from equitization..... 136

LIST OF FIGURES

Figure 1. Organizational structure of Parent Company - Hanoi Trade Corporation 16
Figure 2. Organizational structure of Joint stock corporation 105

I. LEGAL BASES

- Enterprise Law No. 68/2014/QH13 passed by the National Assembly of the Socialist Republic of Vietnam on November 28th, 2014;
- Decree No. 126/2017/ND-CP on November 16th, 2017 of the Government on transformation of state-owned enterprises and one member limited liability companies with 100% of charter capital invested by state-owned enterprises into joint stock companies;
- Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies;
- Decree No. 189/2013/ND-CP on November 20th, 2013 of the Government amending and supplementing a number of articles of Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies;
- Decree No. 116/2015/ND-CP of the Government issued on November 11th, 2015 amending Decree No. 59/2011/ND-CP on transformation of enterprises wholly owned by the State into joint stock companies;
- Circular No. 127/2014/TT-BTC on September 05th, 2014 of the Ministry of Finance guiding the financial handling and enterprise evaluation when transforming enterprises wholly owned by the State into joint stock companies;
- Circular No. 196/2011/TT-BTC on December 26th, 2011 of the Ministry of Finance guiding initial sale of shares and management and use of proceeds from equitization of enterprises wholly owned by the State into joint stock companies; Circular No. 115/2016/TT-BTC on June 30th, 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 196/2011/TT-BTC on December 26th, 2011 of the Ministry of Finance guiding initial sale of shares and management and use of proceeds from equitization of enterprises wholly owned by the State into joint stock companies;
- Decree No. 63/2015/ND-CP on July 22nd, 2015 of the Government providing for policies towards redundant employees due to the restructuring of one member limited liability companies owned by the State;
- Circular No. 33/2012/TT-BLDTBXH of the Ministry of Labor, Invalids and Social Affairs guiding the implementation of policies for employees under Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies;
- Decision No. 817/QD-BLDTBXH on May 28th, 2013 on revision of Circular No. 33/2012/TT-BLDTBXH on December 20th, 2012 of the Ministry of Labor, Invalids and Social Affairs guiding the implementation of policies for employees under Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises

- wholly owned by the State into joint stock companies;
- Decision No. 58/2016/QD-TTg on December 28th, 2016 of the Prime Minister on issue of criteria for classification of state-owned enterprises, enterprises partially owned by the State and list of state-owned enterprises subject to restructuring during 2016 - 2020 period;
 - Official Dispatch No. 1679/UBND-KT on April 11th, 2017 of the People's Committee of Hanoi reporting preparation of a list of state-owned enterprises that are controlled by the People's Committee of Hanoi and equitized by years (2017 - 2020 period) to the Government;
 - Decision No. 51/2014/QD-TTg on September 15th, 2014 of the Prime Minister guiding some contents on divestment, share sale, transaction registration and listing on securities market by state-owned enterprises;
 - Pursuant to Official Dispatch No. 2252/TTg-DMDN on December 29th, 2012 of the Prime Minister on approval of Plan on restructuring and reform of enterprises wholly owned by the State and controlled by the People's Committee of Hanoi during 2012 - 2015 period;
 - Pursuant to Decision No. 2193/QD-UBND on March 18th, 2013 of the People's Committee of Hanoi on issue of Process for restructuring and reform of enterprises wholly owned by the State and controlled by the People's Committee of Hanoi;
 - Pursuant to Official Dispatch No. 5318/UBND-KT on September 13th, 2016 of the People's Committee of Hanoi on restructuring and equitization of state-owned enterprises controlled by the People's Committee of Hanoi during 2016 - 2020 period;
 - Pursuant to Decision No. 2908/QD-UBND on June 06th, 2016 of the People's Committee of Hanoi on establishment of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation; Decision No. 3426/QD-STC-BCD on June 14th, 2016 of the Steering Committee for Equitization on establishment of Supporting Team of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation;
 - Pursuant to Decision No. 1558/QD-UBND on March 07th, 2017 on approval of criteria for strategic investors during equitization of Parent Company - Hanoi Trade Corporation;
 - Pursuant to Decision No. 2393/QD-UBND on April 21st, 2017 of the People's Committee of Hanoi on approval of plan for use of locations, land and houses after equitization of Parent Company - Hanoi Trade Corporation;
 - Pursuant to Decision No. 2479/QD-UBND on April 28th, 2017 of the People's Committee of Hanoi on approval of value of Parent Company - Hanoi Trade Corporation as at June 30th, 2016;
 - Pursuant to Decision No. 6582/QD-UBND on September 21st, 2017 amending and

supplementing contents in Point 3.1.2 Clause 3 Article 1 of Decision No. 2479/QĐ-UBND on April 28th, 2017 of the People's Committee of Hanoi on approval of value of Parent Company - Hanoi Trade Corporation;

- Pursuant to inter-sectoral meeting minutes on November 30th, 2016 on appraisal of the Organization and Operation Charter of Hanoi Trade Corporation after equitization, minutes on December 07th, 2016 on appraisal of business plan of Hanoi Trade Corporation after equitization; minutes on June 12th, 2017 on appraisal of employment plan of Parent Company - Hanoi Trade Corporation after equitization;
- Pursuant to Resolution of Extraordinary Meeting of Employees of Parent Company - Hanoi Trade Corporation on May 13th, 2017 and June 15th, 2017 on approval of equitization plan of Parent Company - Hanoi Trade Corporation;
- Pursuant to Decision No. 1925/QĐ-TTg on November 30th, 2017 of the Prime Minister on approval of Equitization plan of Parent Company - Hanoi Trade Corporation;
- Pursuant to Decision No. 502/QĐ-UBND on January 26th, 2018 of the People's Committee of Hanoi on approval of Strategic investors during equitization of Parent Company - Hanoi Trade Corporation;
- Pursuant to Contract for Consultancy of Initial Public Offering of Hanoi Trade Corporation (Hapro) No. 01.12/2017/IVS/HD-TV signed on December 25th, 2017 between Hanoi Trade Corporation and Vietnam Investment Securities Company (IVS);
- Other related legal documents.

Note to investors: Decree No. 126/2017/ND-CP on November 16th, 2017 of the Government on transformation of state-owned enterprises and one member limited liability companies with 100% of charter capital invested by state-owned enterprises into joint stock companies takes effect from January 01st, 2018 (replacing Decree No. 59/2011/ND-CP on July 18th, 2011, Decree No. 189/2013/ND-CP on November 20th, 2013 and Decree No. 116/2015/ND-CP on November 11th, 2015). Equitization plan of Parent Company - Hanoi Trade Corporation was approved by the Prime Minister on November 30th, 2017 before Decree No. 126/2017/ND-CP takes effect, thus, under regulations in Clause 2 Article 48 of Decree No. 126/2017/ND-CP, Parent Company - Hanoi Trade Corporation has right to keep on implementing the approved plan. Handling of financial issues and settlement of proceeds from equitization at the time that the joint stock corporation is issued with the first Enterprise registration certificate for joint stock company shall comply with regulations in Decree No. 126/2017/ND-CP and current guiding documents.

II. LIST OF ABBREVIATIONS

Abbreviations	Meaning
The Corporation/Hapro/The equitized enterprise	Parent Company - Hanoi Trade Corporation
Advisor	Vietnam Investment Securities Company (IVS)
GMS	General Meeting of Shareholders
MC	Members' Council
BOD	Board of Directors
BOS	Board of Supervisors
CA	Chief Accountant
O&E	Officers and employees
LC	Labor contracts
FA	Fixed assets
CA	Current assets
SE	Stock exchange
HNX	Hanoi Stock Exchange
SSC	State Securities Commission of Vietnam
PC	People's Committee
SI	Social insurance
SOE	State-owned enterprises
EV	Enterprise value
CC	Charter capital
FS	Financial statements
COGS	Cost of goods sold
RE	Real estate
PBT	Profit before tax
PAT	Profit after tax
Avg.	Average

III. INFORMATION ABOUT THE OFFERING

1. The equitized enterprise

- Name of issuer: **PARENT COMPANY - HANOI TRADE CORPORATION**
- Head office : No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi
- Business office : No. 11B Cat Linh, Quoc Tu Giam Ward, Dong Da District, Hanoi
- Expected post-equitization : 2,200,000,000,000 (*Two thousand and two hundred billion Vietnamese dong only*)
charter capital
- Par value : 10,000 VND/share
- Total shares : 220,000,000 shares:
- The number of shares to be : 75,926,000 shares, equivalent to 34.51% of charter
offered capital.
- Type of shares to be offered : Ordinary shares.
- Form of offering : Public offering via HNX
- Starting price : 12,800 VND/share
- Incremental bid : 100 VND.
- The number of prices : 01 price.
- Incremental volume : 100 shares.
- The minimum number of shares to be subscribed: 100 shares.
- The maximum number of shares to be subscribed by domestic individuals and organizations: 75,926,000 shares
- The maximum number of shares to be subscribed by foreign individuals and organizations: 75,926,000 shares

2. Advisor

VIETNAM INVESTMENT SECURITIES COMPANY (IVS)

Address: The 1st Floor, Charmvit Tower, No. 117 Tran Duy Hung Street, Trung Hoa, Cau Giay, Hanoi

Telephone no.: (84-24) 35730073

Fax: (84-24) 3573 0088

3. Auctioneer

HANOI STOCK EXCHANGE

Address: No. 2, Phan Chu Trinh, Hoan Kiem District, Hanoi.

Telephone no.: (84-24) 39412626

Fax: (84-4) 39347818

IV. SITUATION OF THE ENTERPRISE BEFORE EQUITIZATION

1. Information about the equitized enterprise

1.1. General information

1.1.1. Overview of the Corporation

- Name in Vietnamese : CÔNG TY MẸ - TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI
- International trade name : HANOI TRADE CORPORATION
- Name in short in English : HAPRO
- Head office : No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi
- Business office : No. 11B Cat Linh, Quoc Tu Giam Ward, Dong Da District, Hanoi
- Telephone no. : (84-24) 3826 7984 Fax : (84-24) 3928 8407
- Owner : The People's Committee of Hanoi
- Type of enterprise: An enterprise wholly owned by the State applies independent accounting treatment, has legal person status and its own seal.
- Enterprise Registration Certificate No. 0100101273 issued by the Hanoi Authority for Planning and Investment for the first time on February 28th, 1993, the 29th registration of change on October 09th, 2014.

1.1.2. History of establishment and development

Hanoi Trade Corporation is a state-owned enterprise established under Decision No. 129/2004/QĐ-TTg on July 14th, 2004 of the Prime Minister on approval of Scheme for establishment of the Corporation and Decision No. 125/2004/QĐ-UB on August 11th, 2004 of the People's Committee of Hanoi on establishment of Hanoi Trade Corporation operating under Parent Company - Subsidiary model based on restructuring of state-owned enterprises under control of the People's Committee of Hanoi in trade sector, in which, South Hanoi Production, Services, Import and Export Company under control of the Trade Department of Hanoi (The Department of Industry and Trade of Hanoi at present) is appointed as Parent Company - Corporation. The Corporation was officially put into operation since November, 2004.

Implementing Decree No. 25/2010/ND-CP on March 19th, 2010 of the Government on transformation of state-owned enterprises into one member limited liability companies, in March, 2010, the Corporation officially transformed its business model into business model of

One member limited liability company owned by the State under Decision No. 3466/QĐ-UBND on July 13th, 2010 of the People’s Committee of Hanoi.

1.2. Business lines

According to Enterprise Registration Certificate No. 0100101273 issued by the Hanoi Authority for Planning and Investment for the first time on February 28th, 1993, the 29th registration of change on October 09th, 2014, business lines of Hanoi Trade Corporation include:

Table 1: Business lines of the Corporation

No.	Name of business lines
1	Wholesale of food;
2	Wholesale of beverage;
3	Wholesale of machinery, equipment and other machine parts
	<u>In detail:</u> <ul style="list-style-type: none"> - Wholesale of electrical machinery, equipment, materials (generators, electrical motors, electrical wires and other equipment used in electrical circuits); - Wholesale of machinery, equipment and parts in weaving, sewing and shoe leather; - Wholesale of office machinery, equipment and machine parts (excluding computers and peripheral devices);
4	Wholesale of tobacco and wild tobacco In detail: Wholesale of domestic tobacco and wild tobacco
5	Wholesale of electronic and telecommunications equipment, components;
6	Wholesale of other home appliances (excluding pharmaceutical products)
7	Wholesale of computers, peripheral devices and software;
8	Retail of foodstuff, food, beverage, tobacco, wild tobacco accounting for high percentage in department stores; In detail: Retail of foodstuff, food, beverage, domestic tobacco, wild tobacco accounting for high percentage in department stores
9	Other retail in department stores;
10	Retail of computers, peripheral devices, software and telecommunications equipment in specialty stores;
11	Retail of fabric, wool, fibers, threads and other weaving products in specialty stores;
12	Retail of metalware, paint, glass and other installation equipment in construction in specialty stores;
13	Retail of fitness and sports equipment, tools in specialty stores;
14	Retail of fabric, ready-made garments and footwears;
15	Production of crumpled paper, crumpled cover, packs from paper and cover

No.	Name of business lines
	In detail: Production of packs made from paper and cover
16	Retail of foodstuff in specialty stores;
17	Retail of food in specialty stores;
18	Retail of beverage in specialty stores;
19	Retail of tobacco and wild tobacco in specialty stores In detail: Retail of domestic tobacco and wild tobacco in specialty stores
20	Retail of electrical home appliances, couches, cabinets, tables, chairs and similar furniture, electrical lamp and lamp set, other home appliances that have not been classified elsewhere in specialty stores;
21	Retail of books, newspapers, magazines and stationery in specialty stores;
22	Retail of other new goods in specialty stores;
	<p><u>In detail:</u></p> <p>Retail of gold, silver, precious stone and semi-precious stone, jewelry in specialty stores;</p> <p>Retail of souvenirs, knitting products, fine art and handicraft products in specialty stores;</p> <p>Retail of paintings, pictures, other art works (excluding antiques) in specialty stores;</p> <p>Trading in duty-free goods</p> <ul style="list-style-type: none"> - Retail of flower and ornamental plants - Retail of watches and eyeglasses (excluding medical eyeglasses) - Retail of cameras, films, pictures and picture materials - Retail of bicycles and accessories
23	Processing, storage of aquatic products and products from aquatic products
24	Production of wine;
25	Production of non-alcoholic drinks and mineral water;
26	Production of types of cakes from powder;
27	Production of ready-made dishes and food;
28	Provision of food and drink catering services under irregular contracts with customers (for parties, meetings, weddings, etc);
29	Drink catering services
30	Retail of garments, footwears, leather and leatherette in specialty stores;
31	Processing, storage of meat and products from meat
32	Processing, store of vegetables and fruits
33	Production of non-folded noodles, noodles and similar products;
34	Restaurants and mobile food and drink catering services In detail: Restaurants, food and drink catering establishments (not including trading in pubs, karaoke rooms and dance halls)
35	Warehousing and goods storage

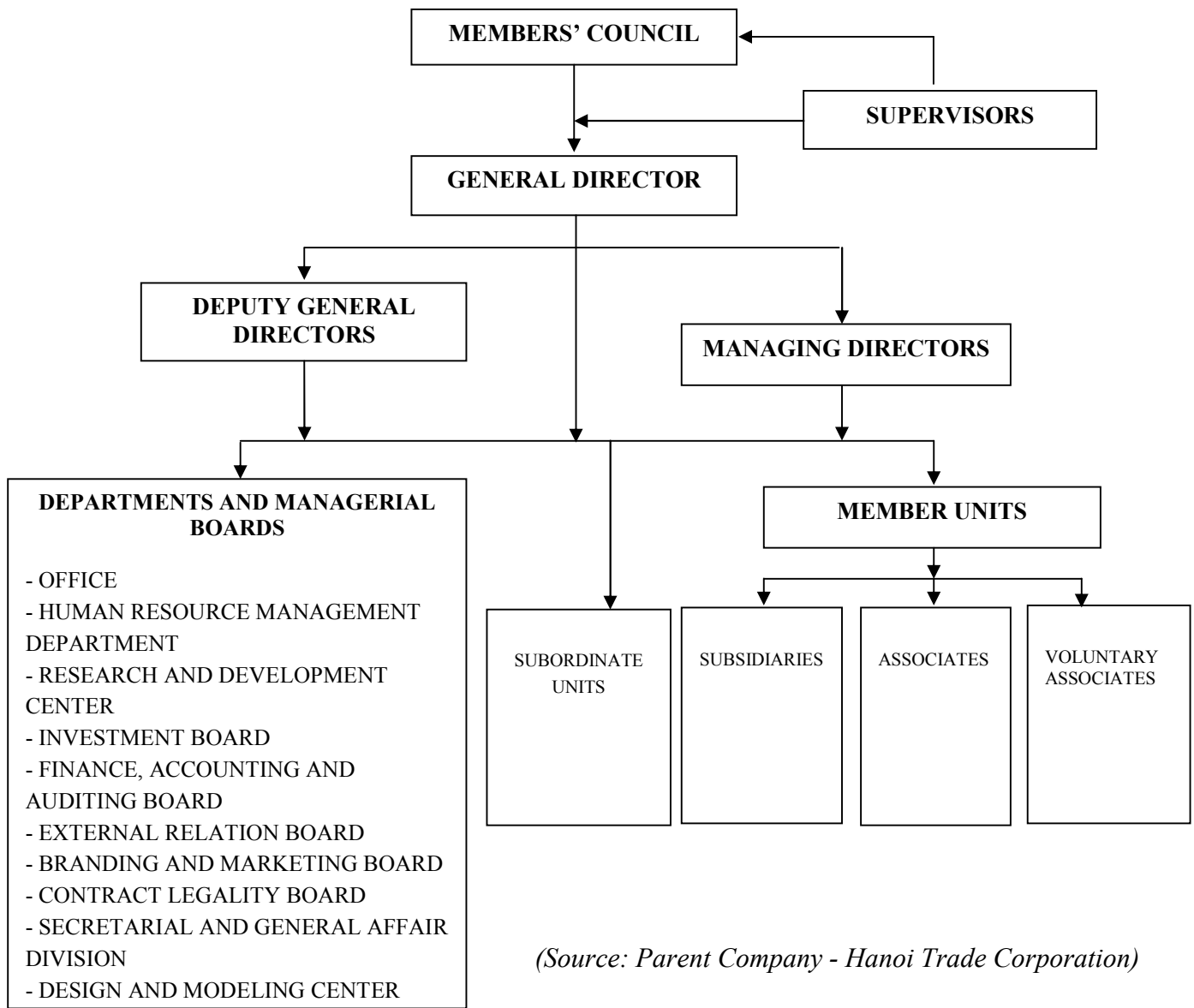
No.	Name of business lines
36	Exhibitions and trade promotion;
37	Production of packs from wood;
38	Production of animal feed for cattle, poultry and aquatic products;
39	Production of footwears;
40	Production of sugar;
41	Short-term accommodation services
	<u>In detail:</u> - Hotels; - Guest houses, motels offering short-term accommodation services
42	Inland waterways freight transport
43	Activities and services in direct support of waterway transport;
44	Specialized design activities (Excluding work design services);
45	Asset holding activities
46	Packaging services;
47	Agents, brokerage, auction Detail: Agents
48	Production of cacao, chocolate, jam and candy;
49	Road freight transport
50	Activities and services in direct support of rail and road transport;
51	Advertising (not including tobacco advertising)
52	Market research and public opinion poll
53	Trading in real estate, land use right belonging to owners, users or leased land use right In detail: Trading in real estate
54	Consultancy, brokerage, auction of real estate, auction of land use right In detail: Consultancy and brokerage of real estate
55	Other activities and services in support of business that have not been classified elsewhere In detail: Export of goods traded by the Company; Trusted goods import and export
56	Wholesale of raw agroforestry products (excluding wood, bamboo, neohouzeaua) and live animals (excluding products prohibited by the State)
57	Wholesale of rice
58	Other specialty wholesales that have not been classified elsewhere In detail:

No.	Name of business lines
	<ul style="list-style-type: none"> - Wholesale of fertilizers; - Wholesale of other chemicals (excluding chemicals used in agriculture); - Wholesale of plastic in primary form; - Wholesale of rubber; - Wholesale of silk, fibers and weaving threads; - Wholesale of garment accessories and footwears; - Wholesale of scraps, metal and non-metal scraps;
59	Other mining that has not been classified elsewhere In detail: Overexploitation of minerals (excluding minerals prohibited by the State);
60	Wholesale of materials and other installation equipment in construction In detail: Wholesale of bamboo, neohouzeaua, natural wood and processed wood
61	Grinding and production of raw powder
62	Production of starch and products from starch
63	Retail of carpets, mattresses, blankets, mosquito nets, curtains, wall and floor covers in specialty stores In detail: Retail of carpets, mattresses, blankets, mosquito nets, curtains, wall and floor covers
64	Retail of games and toys in specialty stores (excluding toys harmful to education and development of personality and health of children or to security, order and social safety)
65	Retail of medicines, medical devices, cosmetics and sanitary wares in specialty stores In detail: Retail of perfume, cosmetics and sanitary wares
66	Retail of used goods in specialty stores In detail: Retail of used garment Retail of other used goods (not including national relics, antiques, precious objects)
	Other conditional business lines (<i>The Corporation was issued with business licenses by the competent authorities</i>) <ul style="list-style-type: none"> - Trading and export of rice; - Distribution, wholesale of some alcohol products and retail of alcohol in some locations and stores; - Trading of duty-free goods

(Source: Parent Company - Hanoi Trade Corporation)

1.3. Organizational structure and functions of departments of the Corporation

Figure 1. Organizational structure of Parent Company - Hanoi Trade Corporation



Organizational model: In Parent Company - Subsidiary model, current organizational structure of the Corporation includes the Members' Council, Supervisors, Board of Management, functional departments and subordinate units.

❖ **The Members' Council**

The Members' Council of the Corporation includes Chairman of the Members' Council and members of the Members' Council appointed and removed from office by the People's Committee of Hanoi.

The Members' Council directly represents the State owner in the Corporation and represents owner of companies whose charter capital is wholly owned by the Corporation and contributed capital invested by the Corporation into other enterprises.

The Members' Council acts as the Corporation owner to fulfill rights and obligations of the Corporation owner, assume responsibility before law and and the Corporation owner for fulfillment of assigned rights and tasks under the Corporation's Charter, Enterprise Law and related laws.

❖ **Supervisors**

Supervisors in the Corporation are appointed and removed from office by the People's Committee of Hanoi.

Tasks of Supervisors are inspection of legality, honesty and prudence of the Members' Council, General Director and other managerial officers in fulfilling rights of owner and managing business operation of the Corporation, appraisal of financial statements, income statements, management assessment reports and other reports before submitting to owner or related State authorities, submission of appraisal reports to owner and other tasks under legal provisions.

❖ **The Board of Management**

The Board of Management of Hanoi Trade Corporation includes the General Director, Deputy General Directors and Managing Directors.

The General Director and Deputy General Directors are appointed and removed from office by the People's Committee of Hanoi;

Managing Directors are appointed and removed from office by the Members' Council.

The General Director is a legal representative of the Corporation, directs all of daily activities of the Corporation based on targets and plans under the Corporation's Charter, resolutions, decisions of the Members' Council and assumes responsibility before the Members' Council and law for fulfillment of assigned rights and tasks.

The Deputy General Directors and Managing Directors assist the General Director in directing the Corporation based on assignment and authorization of the General Director and assume responsibility before the General Director and law for tasks assigned or authorized by the General Director.

❖ **Functional departments**

- *The Research and Development Center:*

+ Researching and give advice regarding long-term development strategy planning to managers of the Corporation (including business operation development, domestic business system development and the Corporation's member enterprise development strategy), mid-term and long-term plans for implementation of such strategies.

+ Developing, deploying, monitoring, urging implementation of annual business plans, making statistics of planning, assessing, analyzing achieved results, making related general reports and proposing feasible measures to ensure plan completion.

+ Researching, proposing application and monitoring implementation of quality management systems under international standards (ISO, HACCP, etc) for the Corporation and its subordinate units, assuming responsibility for regularly maintaining quality management system supervision, assessment and improvement activities in the Corporation.

- ***The Finance, Accounting and Auditing Board***

+ *The Accounting and Internal Audit Department*

- Developing and submitting financial documents, regulations guiding and concretizing accounting treatment and accounting policies applicable to Parent Company and the whole Corporation to managers of the Corporation.
- Performing accounting treatment and accounting activities in Office Division of Parent Company - Corporation under policies;
- Guiding, supervising subordinate units of Parent Company - Corporation, Member companies that are wholly owned by the State and controlled by the Corporation in financial management and accounting treatment under regimes.
- Preparing general reports of Parent Company - Corporation and consolidated reports of the Corporation.
- Performing internal audit to dependent accounting units of Parent Company - Corporation and member companies that are wholly owned by the State and controlled by the Corporation.
- Appraising cost estimates of completed projects.

+ *The Business and Finance Department*

- Giving advice regarding finance and financial investment, capital management, use and development to managers of the Corporation.
- Developing capital strategies and capital raising, investment and use plans to fully and promptly capital demand for development of the Corporation.
- Managing, monitoring capital use in enterprises that the Corporation invested into or contributed capital to.
- Performing tasks of enterprise reform and development.

+ *The Debt Collection Department*

- Giving advice regarding debt handling, recovery policies and solutions, measures for reduction of debt, especially bad debt, to managers of the Corporation.
- Directly performing tasks of debt collection.

- ***The Human Resource Management Department:***

Developing organizational structure of the Corporation including Departments, Boards, divisions, subordinate units of the Corporation. Developing specific functions, tasks for Departments, Boards, divisions, subordinate units of the Corporation. Developing scheme for establishment, merger and dissolution of Departments, Boards, divisions, subordinate units of the Corporation;

Developing human resource development strategies and plans for Parent Company and Member Companies in each development stage;

Developing human resource planning for each Department, Board and subordinate divisions of the Corporation. Developing job description for each position in organizational structure of Departments and Managerial Boards of the Corporation;

Developing labor recruitment, human resource assessment processes, training and re-training plans for the best development of human resource.

Developing salary payment mechanisms, compensation policies and other regimes as bases for human resource development of Parent Company and the whole Corporation;

- ***The External Relation Board***

Researching, developing external relation development strategies serving development requirements of the Corporation and management strategies for such external relations;

Developing, organizing and implementing trade promotion programs, plans serving business operation of the Corporation for each stage, each division and each unit;

Establishing, maintaining, developing and effectively promoting relationships with domestic and foreign organizations and individuals, developing and proposing new policies for external relations;

- ***The Branding and Marketing Board:***

Giving advice regarding brand development strategies to managers of the Corporation, developing mid-term and long-term plans for image promotion of the Corporation in domestic and foreign market under standards and current legal provisions of Vietnam and other countries where brand of the Corporation is registered for protection;

Developing and implementing communications programs serving brand and business operation development target of the Corporation;

- ***The Contract Legality Board:***

Researching, updating legal documents of Vietnam related to all business fields of the Corporation to give advice regarding development orientation and business management of the Corporation to managers of the Corporation;

Regularly receiving and handling disputes, complaints on economic contracts, civil contracts and disputes related to the Corporation in court, coordinating with Departments, Boards to develop rules, regulations and legal documents of the Corporation based on current legal documents in conformity with business characteristics of the Corporation;

- ***The Secretarial and General Affair Division:***

Acting as a focal point to receive information of Chairman of the Members' Council, General Director and Board of Management of the Corporation;

Preparing working plans, programs and arranging working timetable of Chairman of the Board of Directors, General Director, Board of Directors and Board of Management of the Corporation;

Performing secretarial tasks of the Board of Directors of the Corporation;

Monitoring, urging implementation of direction of Chairman of the Board of Directors, General Director of the Corporation over managers, Departments, Managerial Boards of the Corporation, Member Companies and subordinate units of the Corporation. Performing authorized works on behalf of Chairman of the Board of Directors.

- ***Office:***

+ *The Party Committee and Union Department* based on restructuring and re-naming of the Union Department

Performing works of Party Committee of the Corporation (including works of the Party Committee Office, Party Committee Organization Commission of the Corporation and Party Committee Propaganda and Training Commission of the Corporation);

Union works: Trade Union of Parent Company, Youth Union of the Corporation.

+ *The General Affair Department:*

Emulation and commendation works (periodically performing under regulations of the State and Hanoi); Labor protection, periodic medical examinations; Organization of public holidays, Tet holidays and anniversaries for employees of the Corporation; Organization of annual meetings of retired employees, day of war invalids and martyrs, founding anniversary of Vietnam People's Army, farewell events for retired employees, etc;

Preparing procedures and documents (passports, visas, etc) for delegations of the Corporation going on business trips in foreign countries;

Performing records management, archives and general works.

+ *The Administration and Serving Department:*

Performing reception works, guarding workplace, driving vehicles and managing technical facilities of the Corporation head office;

Performing security, defense, militia, self-defense, fire prevention and fighting works, etc of the Corporation and the Corporation's offices.

- ***The Investment Board:***

+ *The Network Management and Development Department:*

- Giving advice regarding financial analysis, investment project performance assessment to managers of the Corporation; Proposing and deploying plans for project implementation, trading of Parent Company - Corporation and some main construction works and other projects assigned by the Corporation;
- Giving advice regarding management, use of the Corporation's network and locations to managers of the Corporation to improve business result, meet requirements of market development orientation and strategy of the Corporation;
- Managing, using and developing system of the Corporation's network and locations for right purposes, in conformity with planning and in the most effective manner;
- Completing legal procedures and managing legal land and house documents of Parent Company - Corporation, settling shortcoming regarding network management and use such as disputes, lawsuits, use for wrong purposes, etc and assisting Member Companies when required;
- Giving advice regarding real estate investment, trading and management of Parent Company - Corporation assigned by the Corporation to managers of the Corporation; Researching market, proposing plans for seizing and searching of real estate business opportunities;

+ *The Project Management Department:*

- Giving advice regarding capital construction and investment project management to managers of the Corporation during project implementation of Parent Company - Corporation and Member Companies of the Corporation;
- Managing and implementing capital construction and investment projects of Parent Company - Corporation during project implementation under procedures for capital construction and investment management issued by management agencies of the State;
- Provide consultancy and support to subordinate units of Parent Company - Corporation, Member Companies of Corporation in capital construction and investment management during project implementation.

+ *The Investment Preparation Department:*

- Giving advice regarding proposals of project formulation ideas, project site survey, searching and investment preparation for commercial infrastructure development projects of Parent Company - Corporation and Member Companies of the Corporation;
- Managing and implementing capital construction and investment projects of Parent Company - Corporation during investment preparation under procedures for capital construction and investment management issued by management agencies of the State;

- Provide consultancy and support to subordinate units of Parent Company - Corporation, Member Companies of Corporation in investment preparation under procedures for capital construction and investment management issued by management agencies of the State;

- ***The Design and Modeling Center:***

Researching, surveying market and domestic and foreign customer preference for requirements on product code of fine arts and handicrafts;

Directly participating works requiring design in conformity with capacity of the Corporation.

Acting as a focal point of the Corporation to perform works related to design and production of publications such as brochures, posters, banners, bandrolls, standees, etc under general standards and brand identification of the Corporation.

❖ **Subordinate accounting units**

- ***Branch of Hanoi Trade Corporation in Ho Chi Minh City:***

Directly organizing import, export business activities and general import, export services of agroforestry, aquatic products, food, fine arts and handicrafts, minerals, chemicals (excluding extremely toxic chemicals), materials, goods, machinery, equipment, components and accessories in various business fields serving production, consumption and export in the Southern Region under authorization of the Corporation.

Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation;

- ***Branch of Hanoi Trade Corporation - Northern Import and Export Center:***

Directly organizing import, export business activities and general import, export services of agroforestry, aquatic products, food, fine arts and handicrafts, minerals, chemicals (excluding extremely toxic chemicals), materials, goods, machinery, equipment, components and accessories in various business fields serving production, consumption and export in the Northern Region under authorization of the Corporation.

Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation;

- ***Branch of Hanoi Trade Corporation - Exported Goods Processing Center:***

Using current facilities in cooperation with organizations to produce types of goods serving activities of Branch of Hanoi Trade Corporation - Northern Import and Export Center;

Assuming responsibility for managing assets, finance and labor of Exported Goods Processing Branch and performing reporting regime under regulations of the State and Corporation;

- ***Branch of Hanoi Trade Corporation in Dong Thap Province:***

Researching and giving advice regarding goods purchase, production, processing and reservation orientation to managers of the Corporation to maintain stable goods supply for export and domestic consumption of the Corporation;

Exploiting, purchasing, producing, processing and supplying typical goods of regions, areas and localities for export and domestic consumption;

Assuming responsibility for managing assets, finance and labor of Warehouses and performing reporting regime under regulations of the State and Corporation;

- ***Branch of Hanoi Trade Corporation in Hung Yen Province:***

Researching and giving advice regarding strategy and policy making on warehousing and logistics development to managers of the Corporation;

Providing warehousing service;

Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation;

- ***Business Center in Thuong Dinh Market:***

Developing plans for use of business premises and arranging business lines in the market; Regulations on use, rental, rental period and measures for management of business premises in the market; plans for fire prevention and fighting, environmental sanitation, food safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

Assuming responsibility for managing assets, finance and labor of the market and performing reporting regime under regulations of the State and Corporation.

- ***Business Center in North Thang Long Focal Market:***

Researching and giving advice regarding methods for effective focal market operation, solutions for market business and management to managers of the Corporation;

Developing plans for use of business premises and arranging business lines in the market; regulations for business premise lessees in the market; measures for management of business premises; plans for fire prevention and fighting, environmental sanitation, food safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- ***Business Center in Southern Focal Market:***

Researching and giving advice regarding methods for effective focal market operation, solutions for market business and management to managers of the Corporation;

Developing plans for use of business premises and arranging business lines in the market; Regulations for business premise lessees in the market; measures for management of business premises; plans for fire prevention and fighting, environmental sanitation, food safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- ***Hanoi Supermarket Company:***

Hanoi Supermarket Company is a production and business unit with dependent accounting system, has its own seal and accounts opened in bank;

The Company has right to trade in commercial activities and supermarket services, develop supermarket network system under planning and development strategy of Hanoi Trade Corporation to well achieve assigned targets and ensure business performance;

Based on on development orientation and strategy of Hanoi Trade Corporation, the Company develops plans for human resource, finance, accounting and business operation to submit to Parent Company - Hanoi Trade Corporation for approval;

Hanoi Supermarket Company is directly, comprehensively directed and managed by Parent Company - Hanoi Trade Corporation and fully implements legal provisions and regulations of related specialized management agencies.

- ***Business Center for Duty-Free Goods:***

Specialized in importing and purchasing domestically produced goods for duty-free sale to objects entitled to tax incentives including exited visitors, entered visitors, ODA experts, Vietnamese experts overseas working in Vietnam and invited by the State of Vietnam as prescribed in Certificate for eligibility of duty-free goods trading under documents of the Ministry of Trade;

Specialized in trading imported goods and purchasing domestically produced goods for duty-free sale to diplomatic objects as prescribed in Decree No. 73/CP on July 30th, 1994 of the Government and Certificate for eligibility of duty-free goods trading;

Trading in tradable goods for all objects under documents of the General Department of Vietnam Customs.

Developing business plans and implementing targets and plans assigned by the Corporation. Closely complying with laws of the State on trading of duty-free goods.

- ***Hapro Food Industrial Park Authority:***

Managing planning and investment in the Industrial Cluster under documents approved by Hanoi Industrial Zone Authority for enterprises;

Settling issues during performance of contracts for lease of land with infrastructure for enterprises investing into and operating in Hapro Food Industrial Cluster;

Managing documents and records related to Hapro Food Industrial Cluster.

❖ **Member Companies and Companies that Parent Company - Corporation contributed capital to:**

As at December 31st, 2017, the Corporation has 10 subsidiaries, 20 associates and 11 other companies that the Corporation invested into and contributed capital to.

1.4. Main products and services

Hanoi Trade Corporation operates in three main business fields including Import and export, Domestic trade and Commercial infrastructure investment and development, in detail:

- Import and export:
 - Export of fine arts and handicrafts, agricultural products, food, beverage, garments, consumer goods, etc
 - Import of machinery, equipment, materials serving production and life, consumer goods, etc
- Domestic trade:
 - Management of Trade center system, supermarket, convenience store, specialty store system, etc
 - Development of distribution, wholesale and agent system for consumer goods produced and distributed by the Corporation
 - Trading of duty-free goods.
 - Production, processing of assorted food, beverage, fine arts and handicrafts, pottery, porcelain, garments, food.
 - Provision of restaurant services, food and drink catering services, travel, logistics services.
 - Logistics services.
- Commercial, service infrastructure investment and development including Trade center system, supermarkets, convenience stores; offices for lease; focal market, distribution, reservation and logistics center.

1.5. Actual state of employment of the Corporation

Base on current workforce and business plan of the Corporation after transformation into Joint stock corporation, the Corporation expects to wholly restructure its workforce as follows:

1.5.1. Actual state of labor at the time of enterprise value publication

Labor structure of the Corporation at the time of enterprise value publication (on April 28th, 2017) as follows:

Table 2: Actual state of labor at the time of enterprise value publication

No.	Criteria	The number of employees	Percentage (%)
	Total employees	630	
I	Classified by gender:		
1	<i>Male</i>	267	42.38%
2	<i>Female</i>	363	57.62%
II	Classified by labor contracts		
1	Employees appointed by the State	5	0.79%
2	Employees signing labor contracts with indefinite term	559	88.73%
3	Employees signing labor contracts with definite term	63	10.00%
4	Seasonal employees	3	0.48%
III	Classified by qualification		
1	Employees holding postgraduate degree	22	3.49%
2	Employees holding bachelor degree	316	50.16%
3	Employees graduating from colleges and vocational schools	105	16.67%
4	Employees graduating from high schools	187	29.68%

(Source: Equitization plan of the Corporation)

1.5.2. Post-equitization employment plan

Table 3: Post-equitization employment plan

No.	Contents	Total
I	Total employees at the time of publication of equitized enterprise value	630

No.	Contents	Total
1	Employees not eligible to sign labor contracts	05
2	Employees working under labor contracts	625
	<i>a) Employees working under labor contracts with indefinite term</i>	559
	<i>b) Employees working under labor contracts with definite term from 12 months to 36 months</i>	63
	<i>c) Seasonal employees or part-time employees for less than 03 months</i>	03
II	The number of dismissed employees at the time of publication of equitized enterprise value	80
1	The number of redundant employees under Decree No. 63/2015/ND-CP on May 22 nd , 2015	79
2	The number of dismissed public servants under Decree No. 108/2014/ND-CP on November 20 th , 2014	1
III	The number of employees to be transferred to joint stock corporation	550
1	<i>Classified by form of labor contracts</i>	
-	The number of employees whose labor contracts are valid	532
-	The number of dismissed employees entitled to social insurance regime	10
-	The number of employees whose labor contracts are suspended	08
2	<i>Classified by qualification</i>	550
-	Employees holding postgraduate degree	21
-	Employees holding bachelor degree	294
-	Employees graduating from colleges and vocational schools	85
-	Employees graduating from high schools	150

(Source: Equitization plan of the Corporation)

1.6. Owner of the Corporation

Name of organization: **THE PEOPLE’S COMMITTEE OF HANOI**

Address: 12 Le Lai, Hoan Kiem District, Hanoi, Vietnam

1.7. List of subsidiaries, joint venture companies, associates and other long-term investments;

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

Table 4: Subsidiaries, joint venture companies, associates and other long-term financial investments

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
A	Investment into and capital contribution to subsidiaries					287,633,500,000	(10,904,483,820)	276,729,016,180	-	276,729,016,180		
1	Thuy Ta Joint Stock Company	1-6 Le Thai To - Hang Trong Ward - Hoan Kiem District - Hanoi	Restaurant and mobile food and drink catering services, hospitality services, etc	30,000,000,000	30,000,000,000	15,373,500,000	7,024,014,803	22,397,514,803	-	22,397,514,803	51.25%	51.25%
2	Cho Bui Services and Trading Joint Stock Company	Buoi Market - Buoi Ward - Tay Ho District - Hanoi	Wholesale of raw agroforestry products (excluding wood, bamboo, neohouzeaua) and live animals, etc	32,000,000,000	32,000,000,000	19,840,000,000	332,097,846	20,172,097,846	-	20,172,097,846	62.00%	62.00%
3	Chu Dau Ceramic Joint Stock Company	Chu Dau Hamlet, Thai Tan Commune, Nam Sach District, Hai Duong Province	Production of assorted pottery and porcelain products, etc	20,000,000,000	20,000,000,000	10,200,000,000	(121,007,139)	10,078,992,861	-	10,078,992,861	51.00%	51.00%
4	Hanoi Food Joint Stock Company	24-26 Tran Nhat Duat, Hoan Kiem, Hanoi	Production and distribution of processed food, fresh food, essential consumer goods, etc	145,000,000,000	145,000,000,000	74,772,000,000	(46,905,624)	74,725,094,376	-	74,725,094,376	51.57%	51.57%
5	Trang Thi Trade and Services Joint Stock Company	12-14 Trang Thi, Hang Trong Ward, Hoan Kiem District, Hanoi	Commercial trading, import, export, real estate trading	135,000,000,000	135,000,000,000	72,002,000,000	6,958,024,601	78,960,024,601	-	78,960,024,601	53.33%	53.33%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
6	Hapro Vodka Joint Stock Company	Hapro Industrial Park, Le Chi Commune, Gia Lam District, Hanoi	Production and trading of alcohol and Vodka Hapro	32,978,600,000	32,978,600,000	18,000,000,000	(7,856,957,082)	10,143,042,918	-	10,143,042,918	54.58%	54.58%
7	Hapro Fine Arts and Handicrafts Import, Export and Tourism Joint Stock Company	No, 11B Trang Thi, Hang Trong Ward, Hoan Kiem District, Hanoi	Domestic and international travel, air ticket agent, etc, goods export	10,000,000,000	10,000,000,000	5,250,000,000	(4,658,873,107)	591,126,893	-	591,126,893	52.50%	52.50%
8	Hanoi Supermarket Development Joint Stock Company	38-40 Le Thai To, Hoan Kiem, Hanoi	Supermarket trading, restaurant, food and drink catering service	61,591,000,000	61,591,000,000	51,381,000,000	(1,371,232,399)	50,009,767,601	-	50,009,767,601	83.42%	83.42%
9	Hapro Da Nang Trading and Investment Joint Stock Company	Lot A1-3 Le Van Hien, Khue My Ward, Ngu Hanh Son District, Da Nang City	Wholesale, retail of cosmetics, food, furniture, etc	20,000,000,000	20,000,000,000	15,715,000,000	(8,215,748,072)	7,499,251,928	-	7,499,251,928	78.58%	78.58%
10	Hapro Gastronomy and Event Joint Stock Company	No, 172 Ngoc Khanh, Giang Vo Ward, Ba Dinh District, Hanoi	Restaurant, food and drink catering services, event organization	10,000,000,000	10,000,000,000	5,100,000,000	(2,947,897,647)	2,152,102,353	-	2,152,102,353	51.00%	51.00%
B	Investment into joint venture companies and associates					203,227,019,824	15,661,297,363	218,888,317,187	5,399,770,000	224,288,087,187		
1	Thang Long Wine Joint Stock Company	No, 3 Lane 191 Lac Long Quan, Nghia Do Ward, Cau Giay District, Hanoi	Production of wine, alcoholic drink, etc	27,000,000,000	40,500,000,000	10,799,550,000	15,011,374,500	25,810,924,500	5,399,770,000	31,210,694,500	40.00%	40.00%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
2	Hanoi Trading Development Joint Stock Company	B21 South Thanh Cong (47 Nguyen Hong), Lang Ha Ward, Dong Da District, Hanoi	Department store, food technology, food, agent, consignment, etc	24,800,000,000	24,800,000,000	7,736,000,000	(246,362,437)	7,489,637,563	-	7,489,637,563	31.19%	31.19%
3	Hanoi Trading Development and Tourism Joint Stock Company	No, 7 Dinh Tien Hoang, Hoan Kiem, Hanoi	Domestic and international travel, etc	6,000,000,000	6,000,000,000	2,400,000,000	(1,095,462,821)	1,304,537,179	-	1,304,537,179	40.00%	40.00%
4	Livestock Production and Trading Joint Stock Company	Hapro Industrial Park, Le Chi Commune, Gia Lam District, Hanoi	Culture, production, processing and trading of livestock products	47,250,000,000	47,250,000,000	20,000,005,440	(12,594,698,455)	7,405,306,985	-	7,405,306,985	42.33%	42.33%
5	Hapro Holdings Joint Stock Company	No, 38-40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi	Commercial infrastructure system investment and development	40,000,000,000	40,000,000,000	12,225,242,550	469,285,978	12,694,528,528	-	12,694,528,528	33.42%	33.42%
6	Hapro Distribution Joint Stock Company	No, 11C, Cat Linh Street, Quoc Tu Giam Ward, Dong Da District, Hanoi	Planting, processing, wholesale, retail of food, goods and goods distribution	10,000,000,000	10,000,000,000	2,550,000,000	(2,550,000,000)	-	-	-	25.50%	25.50%
7	Hapro Information Joint Stock Company	No, 38-40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi	Information technology activities and services, wholesale, retail of computers and electronic components, etc	10,000,000,000	10,000,000,000	2,677,396,334	(1,952,514,570)	724,881,764	-	724,881,764	26.77%	26.77%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
8	Long Bien Joint Stock Company	No, 561, Nguyen Van Linh Street, Sai Dong Ward, Long Bien District, Hanoi	Trading, import, export of production materials, travel services, agent, goods consignment and trusting,	10,900,000,000	10,900,000,000	3,373,000,000	2,312,410,613	5,685,410,613	-	5,685,410,613	30.94%	30.94%
9	Hapro Binh Phuoc Joint Stock Company	Group 4, Thuan Hai Hamlet, Thuan Phu Commune, Dong Phu District, Binh Phuoc Province	Wholesale of food, etc	50,000,000,000	50,000,000,000	10,000,000,000	(4,296,160,775)	5,703,839,225	-	5,703,839,225	20.00%	20.00%
10	Hanoi Trading, Services, Fashion Joint Stock Company	No, 13, Dinh Le Street, Trang Tien Ward, Hoan Kiem District, Hanoi	Production of knitting, crochet costumes, sewing of costumes, etc	100,000,000,000	100,000,000,000	49,028,000,000	4,925,599,554	53,953,599,554	-	53,953,599,554	49.03%	49.03%
11	Hanoi Agricultural Import, Export Joint Stock Company	No, 210 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi	Wholesale of paddy, types of grain, cereal, wholesale of animal feed and animal feed materials for cattle, poultry, etc	40,000,000,000	40,000,000,000	16,950,000,000	3,526,371,906	20,476,371,906	-	20,476,371,906	42.38%	42.38%
12	Hanoi Investment, Import, Export Joint Stock Company	41 Ngo Quyen, Hang Bai Ward, Hoan Kiem District, Hanoi	Other supporting activities and services related to transport, wholesale of cars and motor vehicles, etc	200,000,000,000	200,000,000,000	40,297,000,000	(659,114,208)	39,637,885,792	-	39,637,885,792	20.15%	20.15%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
13	An Phu Hung Trading, Import and Export Joint Stock Company	5C/1 Group 8, Quarter 1A, An Phu Ward, Thuan An Town, Binh Duong Province	Wholesale of agroforestry products, tobacco leaves, raw cashew nuts, etc	10,000,000,000	10,000,000,000	4,000,000,000	-	4,000,000,000	-	4,000,000,000	40.00%	40.00%
14	Hanoi Furniture Joint Stock Company	Hapro Food Industrial Park, Le Chi Commune, Gia Lam District, Hanoi	Trading in plant variety, ornamental plants, preparation of investment reports for construction and investment projects, etc	2,000,000,000	2,000,000,000	400,000,000	(400,000,000)	-	-	-	20.00%	20.00%
15	Hanoi Honeybee Joint Stock Company	80 Nguyen Chi Thanh, Lang Thuong Ward, Dong Da District, Hanoi	Wholesale of food	5,000,000,000	5,000,000,000	1,000,000,000	130,645,063	1,130,645,063	-	1,130,645,063	20.00%	20.00%
16	VHSC Supermarket Joint Stock Company (Vietnam)	No. 8 Pham Ngoc Thach, Kim Lien Ward, Dong Da District, Hanoi	Supermarket, food trading, etc	18,365,228,300	18,365,228,300	7,085,949,500	4,254,919,397	11,340,868,897	-	11,340,868,897	35.00%	35.00%
17	Trang Thi Hotel Joint Stock Company	No. 11B Trang Thi, Hang Trong Ward, Hoan Kiem District, Hanoi	Short-term accommodation services, etc	10,000,000,000	10,000,000,000	3,000,000,000	-	3,000,000,000	-	3,000,000,000	30.00%	30.00%
18	Vietnam Distribution System Investment and Development Joint Stock	No. 275B Pham Ngu Lao, District 1, Ho Chi Minh City	Commercial trading, services, investment, etc	600,000,000,000	600,000,000,000	1,000,000,000	(776,020,609)	223,979,391	-	223,979,391	0.17%	0.17%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
	Company											
19	Asia Tower Co., Ltd	No. 6 Nha Tho Street, Hang Trong Ward, Hoan Kiem District, Hanoi	Construction and trading of a tower as an office for lease	12,636,225,000	12,636,225,000	4,729,950,000	12,494,460,646	17,224,410,646	-	17,224,410,646	40.00%	40.00%
20	Phu Tho Mountain Trading Joint Stock Company	No. 68 Bach Dang, Au Co Ward, Phu Tho Town, Phu Tho Province	Wholesale of food, tobacco, wild tobacco, agricultural machinery, machine parts, etc	5,664,620,000	5,664,620,000	3,974,926,000	(2,893,436,419)	1,081,489,581	-	1,081,489,581	26.99%	26.99%
C	Investment into other units					38,678,920,000	9,542,237,083	48,221,157,083	2,036,330,000	50,257,487,083		
1	VNN Investment and Trade Joint Stock Company	House No, 15, Lane 175/5/167 Dinh Cong Street, Dinh Cong Ward, Hoang Mai, Hanoi	Wholesale of materials, other installation equipment in construction, warehousing and goods storage, etc	57,266,980,000	57,266,980,000	5,250,000,000	(3,955,000,000)	1,295,000,000	-	1,295,000,000	6.11%	6.11%
2	Hanoimilk Joint Stock Company (Hanoimilk)	Km 9, North Thang Long, Noi Bai, Quang Minh Industrial Park, Me Linh, Hanoi	Production and trading of cow milk, soy milk, products from milk, etc	200,000,000,000	200,000,000,000	2,570,000,000	(1,790,000,000)	780,000,000	-	780,000,000	0.50%	0.50%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
3	Vinacontrol Group Corporation	No, 54 Tran Nhan Tong, Nguyen Du Ward, Hai Ba Trung District, Hanoi	Technical inspection and analysis, related architecture and technical consultancy activities, etc	104,999,550,000	104,999,550,000	2,000,000,000	4,600,000,000	6,600,000,000	-	6,600,000,000	1.90%	1.90%
4	Global Property Investment Joint Stock Company	No, 170 La Thanh Street, O Cho Dua Ward, Dong Da District, Hanoi	Formulation, management, organization, implementation of infrastructure investment and development plans and projects funded by the State budget, etc	300,000,000,000	300,000,000,000	12,533,920,000	5,369,857,866	17,903,777,866	808,830,000	18,712,607,866	2.47%	2.74%
5	Lang Yen Trading Joint Stock Company	No, 21 Tran Khanh Du, Bach Dang Ward, Hai Ba Trung District, Hanoi	Commercial trading, services, asset lease, etc	40,000,000,000	40,000,000,000	5,025,000,000	(2,960,768,449)	2,064,231,551	-	2,064,231,551	5.00%	5.00%
6	Vietnam Export Import Service and Investment Joint Stock Company (Vicosimex)	312 Nguyen Van Tho, Khue Trung Ward, Cam Le District, Da Nang City	Industrial production, commercial trading and services	15,000,000,000	30,000,000,000	50,000,000	46,230,548	96,230,548	37,500,000	133,730,548	0.33%	0.25%
7	Chu Dau Hai Duong Porcelain Ceramic Joint Stock Company	Chu Dau Hamlet, Thai Tan Commune, Nam Sach District, Hai Duong Province	Production of porcelain ceramic products, fine arts and handicrafts, equipment in porcelain ceramic industry, etc	50,000,000,000	50,000,000,000	2,000,000,000	(2,000,000,000)	-	-	-	4.00%	4.00%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Company name	Address	Main business lines	Charter capital as at June 30 th , 2016 (VND)	Charter capital as at December 31 st , 2017 (VND)	Value of capital contributed by the Corporation (book value as at June 30 th , 2016) (VND)	Revaluation difference at the time of enterprise valuation (VND)	Value of capital contributed by the Corporation (enterprise valuation as at June 30 th , 2016) (VND)	Purchase of more shares at Companies after enterprise valuation	Value of contributed capital as at December 31 st , 2017 (adjusted) (VND)	Capital contribution rate of the Corporation as at June 30 th , 2016	Capital contribution rate of the Corporation as at December 31 st , 2017
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)=(7)+(8)	(10)	(11)=(9)+(10)	(12)	(13)
8	Tan My Production, Trading and Services Joint Stock Company	Road 1A, Phu My I Industrial Park, Tan Phuoc Commune, Tan Thanh District, Ba Ria - Vung Tau Province	Production of construction wood, wood chip for paper materials, etc	20,000,000,000	30,000,000,000	1,200,000,000	2,166,431,221	3,366,431,221	690,000,000	4,056,431,221	6.00%	6.00%
9	COINTRA Investment, Construction and Trading Joint Stock Company	445 Doi Can, Vinh Phuc Ward, Ba Dinh District, Hanoi	Investment and construction of urban area, concentrated industrial park development projects, etc	10,000,000,000	10,000,000,000	1,000,000,000	-	1,000,000,000	-	1,000,000,000	10.00%	10.00%
10	Trang Tien Plaza Co., Ltd	24 Hai Ba Trung, Trang Tien Ward, Hoan Kiem District, Hanoi	Real estate investment, trading, amusement and entertainment services, food and drink catering services, etc	15,000,000,000	20,000,000,000	1,500,000,000	8,065,485,897	9,565,485,897	500,000,000	10,065,485,897	10.00%	10.00%
11	Consortium of Trade Center in Nga Tu So Market					5,550,000,000	-	5,550,000,000	-	5,550,000,000		
	Total					529,539,439,824	14,299,050,626	543,838,490,450	7,436,100,000	551,274,590,450		

(Source: Hanoi Trade Corporation)

Note:

- Total investment capital at book value as at June 30th, 2016: 529,539,439,824 VND
- Total revalued investment capital as at June 30th, 2016: 543,838,490,450 đồng
- Revaluation difference between total investment capital at book value as at June 30th, 2016 and total revalued investment capital as at June 30th, 2016, recognized in increase of the State-owned capital: 14,299,050,626 VND.

- Total investment capital as at December 31st, 2017: 551,274,590,450 VND, increasing by 7,436,100,000 VND in comparison with total investment capital as at June 30th, 2016.

- Determination of capital invested by Parent Company - Hanoi Trade Corporation into other enterprises at the time of enterprise valuation on June 30th, 2016 shall comply with Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies and related amending, supplementing and guiding documents.

- Handling of financial issues related to investments into these 41 enterprises at the time of transformation into joint stock corporation shall comply with Decree No. 126/2017/ND-CP and current guiding document.

- At the time of publication of information about initial public offering by Parent Company - Hanoi Trade Corporation, Hanoi Investment, Import and Export Joint Stock Company (equitized from Hanoi Investment, Import and Export One Member Limited Liability Company, a member company wholly owned by Hanoi Trade Corporation and 20.15% of its charter capital is currently held by Parent Company - Hanoi Trade Corporation), issued with business registration certificate for joint stock company from June 03rd, 2016, has not completed handover procedures for transformation of state-owned enterprise into joint stock corporation.

1.7.1. Total value of financial investments into external enterprises from enterprise valuation to December 31st, 2017 increases by 7,436,100,000 VND resulting from:

(i) **Thang Long Wine Joint Stock Company** (section B.1 – table 4): Pursuant to Resolution of Extraordinary General Meeting of Shareholders No. 02/NQ-DHDCD on December 06th, 2016 of Thang Long Wine Joint Stock Company and approval of the Members' Council of the Corporation in Proposal No. 153/TTr-BDH on October 26th, 2016 on public offering for increase of charter capital of Thang Long Wine Joint Stock Company from 27,000,000,000 VND to 40,500,000,000 VND, the Corporation has purchased more 539,977 shares at price of 10,000 VND/share, equivalent to purchase amount of 5,399,770,000 VND to ensure that rate of capital contribution by the Corporation in the Company is 40% of charter capital. After such purchase, total shares held by the Corporation in Thang Long Wine Joint Stock Company is 1,619,932 shares accounting for 40% of the Company's charter capital, increasing by

539,977 shares, equivalent to 5,399,770,000 VND in comparison with value of capital contributed by the Corporation to the Company at the time of enterprise valuation on June 30th, 2016.

- (ii) **Global Property Investment Joint Stock Company** (*section C4 – table 4*): According to business registration certificate for joint stock company, registered charter capital is VND 300 billion, however, amount of capital actually contributed by investors is only VND 267.69 billion. Pursuant to Notification No. 01TB/BDSTC-HDQT on August 08th, 2016 of Global Property Investment Joint Stock Company on share subscription for current shareholders to raise full of registered charter capital of the Company and approval of the Members' Council of the Corporation in Proposal No. 135/TTr-BDH on August 22nd, 2016 on purchase of more shares of Global Property Investment Joint Stock Company, the Corporation has purchased more 80,883 shares at price of 10,000 VND/share, equivalent to purchase amount of 808,830,000 VND. After such purchase, total shares held by the Corporation in Global Property Investment Joint Stock Company is 822,360 shares accounting for 2.74% of the Company's charter capital, increasing by 80,883 shares, equivalent to 808,830,000 VND in comparison with value of capital contributed by the Corporation to Global Property Investment Joint Stock Company at the time of enterprise valuation on June 30th, 2016.
- (iii) **Vietnam Export Import Service and Investment Joint Stock Company (Vicosimex)** (*section C.6 – table 4*): Pursuant to Notification No. 183/VIC on November 09th, 2017 of Vietnam Export Import Service and Investment Joint Stock Company on charter capital increase and approval of the Members' Council of the Corporation in Proposal No. 131/TTr-BDH on November 17th, 2017 on purchase of more shares of Vietnam Export Import Service and Investment Joint Stock Company (Vicosimex), the Corporation has purchased more 2,500 shares at convertible price of 10,000 VND/share. After such purchase, total shares held by the Corporation in Vietnam Export Import Service and Investment Joint Stock Company (Vicosimex) is 7,500 shares accounting for 0.25% of the Company's charter capital, increasing by 2,500 shares, equivalent to 37,500,000 VND in comparison with value of capital contributed by the Corporation to Vietnam Export Import Service and Investment Joint Stock Company (Vicosimex) at the time of enterprise valuation on June 30th, 2016.
- (iv) **Tan My Production, Trading and Services Joint Stock Company** (*section C.8 – table 4*): Pursuant to Resolution of Annual General Meeting of Shareholders in 2017 No. 15/NQ-TM-DHDCD of Tan My Production, Trading and Services Joint Stock Company on January 15th, 2017 and approval of the Members' Council of the Corporation in Proposal No. 05B/TTr-BDH on January 20th, 2017 on purchase of more shares of Tan My Production, Trading and Services Joint Stock Company, the

Corporation has purchased more 30,000 shares (at price of 10,000 VND/share for 12,000 shares and 15,000 VND/share for 18,000 shares) and 30,000 shares deducted from investment and development fund of the Company shall be supplemented to increase capital contributed by current shareholders to the number of shares currently held in the Company. After such purchase and supplementation, total shares held by the Corporation in Tan My Production, Trading and Services Joint Stock Company is 180,000 shares accounting for 6% of the Company's charter capital, increasing by 60,000 shares, equivalent to 690,000,000 VND in comparison with value of capital contributed by the Corporation to Tan My Production, Trading and Services Joint Stock Company at the time of enterprise valuation on June 30th, 2016.

- (v) **Trang Tien Plaza Co., Ltd** (*section C.10 – table 4*): Pursuant to Official Dispatch No. 147/TTPL-BGD on October 11th, 2016 of Trang Tien Plaza Co., Ltd on charter capital increase of the Company and approval of the Members' Council of the Corporation in Proposal No. 155/TTr-BDH on October 28th, 2016 on charter capital increase of Trang Tien Plaza Co., Ltd from 15,000,000,000 VND to 20,000,000,000 VND. In order to maintain capital contribution rate of 10%, Hanoi Trade Corporation has contributed more 500,000,000 VND. Actual value of capital contributed by the Corporation to Trang Tien Plaza Co., Ltd at present is accounting for 10% of the Company's charter capital, increasing by 500,000,000 VND in comparison with value of capital contributed by the Corporation to the Company at the time of enterprise valuation on June 30th, 2016.

1.7.2. *Some contents of change in accounting treatment and classification of subsidiaries, joint venture companies, associates and other investments as at December 31st, 2017 in comparison with those as at June 30th, 2016*

- (i) At the time of enterprise valuation, the Corporation records capital contributed to 5 joint venture companies and associates including Hapro Vodka Joint Stock Company (capital contribution rate of 54.58%), Hapro Fine Arts and Handicrafts Import, Export and Tourism Joint Stock Company (capital contribution rate of 52.5%), Hanoi Supermarket Development Joint Stock Company (capital contribution rate of 83.42%), Hapro Da Nang Trading and Investment Joint Stock Company (capital contribution rate of 78.6%) and Hapro Gastronomy and Event Joint Stock Company (capital contribution rate of 51%). As at December 31st, 2017, the Corporation records capital contributed to five companies above as subsidiaries.
- (ii) As at June 30th, 2016, the Corporation records capital contributed to Hanoi Furniture Joint Stock Company (capital contribution rate of 20%), Hanoi Honeybee Joint Stock Company (capital contribution rate of 20%) as investment into and capital contribution to other units. As at December 31st, 2017, the Corporation records capital contributed to two companies as joint venture companies and associates.

- (iii) **Trang Thi Hotel Joint Stock Company** (*section B.17 – table 4*): At the time of enterprise valuation of Parent Company - Corporation on June 30th, 2016, Trang Thi Hotel Joint Stock Company has not been issued with business registration certificate, thus, the Corporation temporarily records VND 3 billion of capital contributed to Trang Thi Hotel Joint Stock Company as investment into and capital contribution to other units. On August 04th, 2016, Trang Thi Hotel Joint Stock Company was issued with business registration certificate, its charter capital is VND 10 billion and rate of capital contribution by the Corporation is 30%. As at December 31st, 2017, the Corporation records capital contributed to Trang Thi Hotel Joint Stock Company as joint venture companies and associates.
- (iv) **Vietnam Distribution System Investment and Development Joint Stock Company (VDA)** (*section B.18 – table 4*): According to Business Registration Certificate No. 0102238509, the fourth registration change on June 20th, 2011, charter capital of the Company is VND 600 billion, shareholders contributed VND 120 billion for stage 1, in which, Hanoi Trade Corporation contributed VND 30 billion, accounting for 25%, Saigon Trading Group contributed VND 30 billion, Saigon Co-op contributed VND 30 billion, Phu Thai Group Joint Stock Company contributed VND 30 billion.
- According to Resolution at the 27th meeting of the Board of Directors of VDA on December 06th, 2014, the Board of Directors of VDA agreed to refund founding shareholders VND 29 billion of contributed capital of stage 1 and perform the Company dissolution procedures. The Corporation received VND 29 billion and recorded decrease of capital contributed by the Corporation to VDA. The remaining contributed capital of VND 1 billion, accounting for 0.17% of charter capital of VND 600 billion, recognized at the time of enterprise valuation on June 30th, 2016 shall be refunded by VDA after dissolution procedures are completed. At present, VDA has not completed dissolution procedures.
- (v) **Consortium of Trade Center in Nga Tu So Market** (*section C.11 – table 4*): At the time of capital contribution for establishment of Consortium of Trade Center in Nga Tu So Market for implementation of Trade Center Project, Nga Tu So Market, parties shall contribute VND 300 billion, capital contribution rate of the Corporation is 10%, equivalent to VND 30 billion of capital to be contributed, the remaining shareholders include Vietnam Investment and Asset Trading Joint Stock Company, Construction Investment and Design Consultancy Joint Stock Company (CID) and Cultural Work Construction Joint Stock Company contributing 60%, 20% and 10% of charter capital of Consortium of Trade Center in Nga Tu So Market, respectively. At present, parties have not fully contributed capital, in which, the Corporation contributed 5,550,000,000 VND. On August 01st, 2014, the People's Committee of Hanoi issued Decision No. 4095/QD-UBND on recovery of Decision No. 98/QD-UBND on January 08th, 2009 on approval of project bid winning result, in which, implementation of Trade Center Project – Nga Tu So Market was suspended and the People's Committee

of Dong Da District was assigned to keep on managing Nga Tu So Market and proposed plans for transformation of the market management model or select investors for implementation of Nga Tu So Market investment and construction. The People's Committee of Hanoi assigned the Department of Finance of Hanoi to chair and coordinate with related departments and the People's Committee of Dong Da District to work with the Consortium to reach agreement on settlement of investors' proposals related to financial issues and report to the People's Committee of Hanoi. on July 17th, 2015, the People's Committee of Hanoi issued Decision No. 3355/QD-UBND on refund of 5,000,000,000 VND paid to Hanoi's budget to Project Management Unit of Trade Center - Nga Tu So Market investment and construction project. At present, the Consortium is preparing auditor's report to settle investment capital and other costs to report to the People's Committee of Hanoi and Departments to refund investment capital to investors.

1.7.3. Inactive companies that the Corporation contributed capital to:

- Cointra Investment, Construction and Trading Joint Stock Company: Capital contributed by the Corporation is VND 1 billion, accounting for 10% of the Company's charter capital. According to notification on website of the General Department of Taxation, at present, the Company is inactive with definite term.
- An Phu Hung Trading, Import and Export Joint Stock Company: Capital contributed by the Corporation is VND 4 billion, accounting for 40% of the Company's charter capital. According to notification on website of the General Department of Taxation, at present, the Company is inactive but has not completed closing of tax code.

2. Result of enterprise valuation and the State-owned capital valuation

Pursuant to:

- *Document on enterprise valuation of Hanoi Trade Corporation performed by IVC Vietnam Valuation Joint Stock Company;*
- *Decision No. 2393/QD-UBND on April 21st, 2017 of the People's Committee of Hanoi on approval of plans for use of land and houses after equitization of Parent Company - Hanoi Trade Corporation.*
- *Decision No. 2479/QD-UBND on April 28th, 2017 of the People's Committee of Hanoi on approval of enterprise value of Parent Company - Hanoi Trade Corporation.*
- *Decision No. 6582/QD-UBND on September 21st, 2017 amending and supplementing contents in Point 3.1.2 Clause 3 Article 1 of Decision No. 2479/QD-UBND on April 28th, 2017 of the People's Committee of Hanoi on approval of enterprise value of Parent Company - Hanoi Trade Corporation.*

As at June 30th, 2016, actual value of the enterprise and actual value of the State-owned capital at the enterprise after valuation are as follows:

- **Actual enterprise value: 4,043,213,461,455 VND** (*Four thousand and forty three billion, two hundred thirteen million, four hundred sixty one thousand, four hundred fifty five Vietnamese dong*).
- **Actual value of the State-owned capital at the enterprise: 2,155,699,724,707 VND** (*Two thousand, one hundred fifty five billion, six hundred ninety nine million, seven hundred twenty four thousand, seven hundred and seven Vietnamese dong*)

In detail:

Table 5: Actual enterprise value for equitization as at June 30th, 2016

Unit: Vietnamese dong

No.	Items	Book value	Revaluated amount	Difference
1	2	3	4	5
A	CURRENT ASSETS (I+II+III+IV)	3,557,021,335,048	4,043,213,461,455	486,192,126,407
I	LONG-TERM ASSETS (Not including land use right)	1,202,549,777,636	1,594,467,073,544	391,917,295,908
1	Long-term accounts receivable	20,761,437,949	20,761,437,949	-
2	Fixed assets	342,579,499,873	554,631,871,727	212,052,371,854
2.1	<i>Tangible fixed assets</i>	341,926,969,555	553,847,245,801	211,920,276,246
2.2	<i>Intangible fixed assets</i>	652,530,318	784,625,926	132,095,608
3	Investment property	62,612,034,182	122,279,315,003	59,667,280,821
4	Long-term work in progress	202,321,039,379	303,221,681,269	100,900,641,890
4.1	<i>Long-term production in progress</i>	145,931,651,136	146,102,059,780	170,408,644
4.2	<i>Long-term construction in progress</i>	56,389,388,243	157,119,621,489	100,730,233,246
5	Long-term financial investments	529,539,439,824	543,838,490,450	14,299,050,626
6	Other long-term assets	44,736,326,429	49,734,277,146	4,997,950,717
II	SHORT-TERM ASSETS	2,076,319,562,950	2,091,749,612,828	15,430,049,878
1	Cash and cash equivalents	289,754,095,869	289,754,095,869	-
1.1	Cash on hand	8,172,571,601	8,172,571,601	-
1.2	Cash in bank	123,493,480,158	123,493,480,158	-
1.3	Cash in transit	3,088,489,666	3,088,489,666	-
1.4	Cash equivalents	154,999,554,444	154,999,554,444	-

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	Book value	Revaluated amount	Difference
2	Short-term financial investments	396,800,000,000	396,800,000,000	-
3	Short-term accounts receivable	1,287,144,413,618	1,302,156,544,145	15,012,130,527
3.1	Short-term trade receivables	530,475,364,017	534,668,608,071	4,193,244,054
3.2	Short-term prepayment to suppliers	520,711,209,927	525,375,902,026	4,664,692,099
3.3	Accounts receivable for short-term borrowing	140,166,309,159	140,166,309,159	-
3.4	Other short-term accounts receivable	95,791,530,515	101,945,724,889	6,154,194,374
4	Inventory	61,108,549,616	61,404,727,749	296,178,133
5	Other short-term assets	41,512,503,847	41,634,245,065	121,741,218
III	Goodwill value of the enterprise	-	31,103,743,004	31,103,743,004
1	Brand value		31,103,743,004	31,103,743,004
2	Development potential value		-	-
IV	Value of land use right	278,151,994,462	325,893,032,079	47,741,037,617
1	Land use right recognized as long-term production in progress (Le Chi Villa)	272,982,042,540	278,729,358,134	5,747,315,594
2	Land use right recognized as long-term construction in progress (Land in Sa Dec, Dong Thap)	1,130,181,818	1,677,760,364	547,578,546
3	Land use right belonging to intangible fixed assets	4,039,770,104	45,485,913,581	41,446,143,477
B	UNNECESSARY ASSETS	31,163,028,078	31,163,028,078	-
I	Fixed assets and long-term investments	29,661,106,063	29,661,106,063	-
1	Fixed assets	26,237,149,963	26,237,149,963	-
	In which: Investment assets from commendation and welfare fund			
2	Long-term financial investments			

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	Book value	Revaluated amount	Difference
3	Construction in progress	3,423,956,100	3,423,956,100	-
4	Long-term deposits			
II	Current assets and short-term investments	1,501,922,015	1,501,922,015	-
1	Tools	1,501,922,015	1,501,922,015	-
2	Irrecoverable liabilities			
3	Inventory with poor quality			
C	ASSETS AWAITING DISPOSAL	1,094,427,097	1,094,427,097	-
I	Fixed assets and long-term investments	664,331,398	664,331,398	-
II	Current assets and short-term investments	430,095,699	430,095,699	-
D	ASSETS ACQUIRED FROM COMMENDATION AND WELFARE FUND	-	-	-
E	Total asset value of enterprise (A+B+C+D)	3,589,278,790,223	4,075,470,916,630	486,192,126,407
	In which: Total current asset value of enterprise (Section A)	3,557,021,335,048	4,043,213,461,455	486,192,126,407
E1	Actual liabilities	1,808,101,873,338	1,887,513,736,748	79,411,863,410
E2	Non-business cost	-	-	-
	Total actual value of the State-owned capital at enterprise (Total actual enterprise value minus (-) actual liabilities (A-(E1+E2))	1,748,919,461,710	2,155,699,724,707	406,780,262,997

(Source: Document on enterprise valuation of Parent Company - Hanoi Trade Corporation as at June 30th, 2016)

3. For outstanding financial issues at the time of enterprise valuation on June 30th, 2016 and movements up to December 31st, 2017 and the time that the Corporation is transformed into the Joint stock corporation, Hanoi Trade Corporation shall assume responsibility for handling and recovering debts under legal provisions. If the Corporation fails to handle and recover debts after the Corporation is transformed into joint stock corporation, the joint stock corporation shall assume responsibility for handling and recovering debts under laws.

3.1. Long-term prepaid expenses

Long-term prepaid expenses of the Company are construction expenses of the 8th floor on Le Ngoc Han Street. This is an additional construction item of a seven-floor condominium without permission, households of the building were issued with land use right certificates. The 8th floor is used for construction and lease. Consultant re-calculated investment and construction value of the 8th floor of this work item.

3.2. Liabilities

3.2.1. For liabilities with completed judgment enforcement, until June 27th, 2017, the Corporation has fully recovered liabilities of 2,807,154,858 VND, in detail:

- **C&T International Joint Stock Company:** The Corporation is recovering liabilities under Decision No. 94/2016/QDST-KDTM on April 27th, 2016 of the People's Court of Tan Binh District, Ho Chi Minh City on recognition of agreements of related parties and Judgment Enforcement Decision under Application No. 274/QD-CCTHADS on June 10th, 2016 of the Sub-Department of Civil Judgment Enforcement of Tan Binh District, Ho Chi Minh City. Receivable liabilities amount under decision of the court is 2,807,154,858 VND.

Until June 27th, 2017, C&T International Joint Stock Company fully paid liabilities of 2,807,154,858 under decision of the court to the Corporation.

3.2.2. Overdue liabilities until December 31st, 2017 amounting to 101,366,649,060 VND, in which:

a. Liabilities with pending judgment enforcement amounting to 46,701,874,899 VND, in detail:

(i) Quang Nam Co., Ltd:

The Corporation is recovering liabilities under Decision No. 08/2015/QDST-KDTM on May 05th, 2015 of the People's Court of Hai Ba Trung District, Hanoi on recognition of agreements of related parties. Receivable liabilities amount under decision of the court is 4,390,594,048 VND.

On June 09th, 2017, the Sub-Department of Civil Judgment Enforcement of Hai Ba Trung District issued Decision No. 16/KDTMTD/QD-CCTHADS on judgment enforcement under application.

On November 07th, 2017, the Sub-Department of Civil Judgment Enforcement of Hai Ba Trung District issued Decision No. 03/QD-CCTHADS on ineligibility for judgment enforcement.

On November 17th, 2017, the Sub-Department of Civil Judgment Enforcement of Hai Ba Trung District issued Decision No. 115/QD-CCTHADS on exit suspension of Mr. Truong Quoc Hoe - Director of Quang Nam Co., Ltd.

Receivable liabilities at book value as at June 30th, 2016 is 4,390,594,048 VND.

Receivable liabilities at book value as at December 31st, 2017 is 4,390,594,048 VND.

(ii) Tuyet Anh Trading, Services One Member Company Limited:

The Corporation is recovering liabilities under Decision No. 01/2015/QDST-KDTM on January 05th, 2015 of the People's Court of Cu Jut District on recognition of agreements of related parties on liabilities payment and Decision No. 76/QD-CCTHA on October 29th, 2015 of the Sub-Department of Civil Judgment Enforcement of Cu Jut District on judgment enforcement under application. Receivable liabilities amount under decision of the court is 2,807,154,858 VND.

Receivable liabilities at book value as at June 30th, 2016 is 2,723,093,000 VND.

Receivable liabilities at book value as at December 31st, 2017 is 2,723,093,000 VND.

Sub-Department of Civil Judgment Enforcement of Cu Jut District issued notifications on auction of assets of Tuyet Anh Company as follows:

- For land plot no. 327:

- + Notification no. 385/TB-CCTHADS on July 10th, 2017 on the first asset auction
- + Notification no. 497/TB-CCTHADS on August 02nd, 2017 on none bidder paying price or unsuccessful auction.
- + Decision no. 60/QD-CCTHADS on August 16th, 2017 on the first asset price reduction
- + Notification no. 541/TB-CCTHADS on August 18th, 2017 on the second asset auction
- + Notification no. 597/TB-CCTHADS on September 15th, 2017 on none bidder paying price or unsuccessful auction.
- + Decision no. 01/QD-CCTHADS on October 03rd, 2017 on the second asset price reduction
- + Notification no. 643/TB-CCTHADS on October 12th, 2017 on the third asset auction
- + Notification no. 672/TB-CCTHADS on October 30th, 2017 on none bidder paying price or unsuccessful auction.
- + Decision no. 09/QD-CCTHADS on November 13th, 2017 on the third asset price reduction
- + Notification no. 716/TB-CCTHADS on December 01st, 2017 on the fourth asset auction

- For land plot no. 323, 324, 325:

- + Notification no. 598/TB-CCTHADS on September 15th, 2017 on the first asset auction
- + Notification no. 642/TB-CCTHADS on October 12th, 2017 on none bidder paying price or unsuccessful auction.
- + Notification no. 673/TB-CCTHADS on October 30th, 2017 on the second asset auction
- + Notification no. 707/TB-CCTHADS on November 23rd, 2017 on none bidder paying price or unsuccessful auction.
- + Decision no. 15/QD-CCTHADS on December 06th, 2017 on the second asset price reduction
- + Notification no. 737/TB-CCTHADS on December 23rd, 2017 on the third asset price reduction

(iii) Tan Thanh Dat Mechanics and Electro-Refrigeration Co., Ltd:

The Corporation is recovering liabilities under Decision No. 09/2016/QDST-KDTM on September 27th, 2016 of the People's Court of Hoan Kiem District on recognition of agreements of related parties on liabilities payment. Receivable liabilities amount under decision of the court is 3,760,425,115 VND.

On May 09th, 2017, the Sub-Department of Civil Judgment Enforcement of Hoan Kiem District issued Decision No. 18/QD-CCTHADS on judgment enforcement under application. The Sub-Department of Civil Judgment Enforcement of Hoan Kiem District inspected actual state of air conditioners mortgaged by Tan Thanh Dat Company to the Corporation. In the future, the Sub-Department of Civil Judgment Enforcement of Hoan Kiem District shall sell and auction assets above.

Receivable liabilities at book value as at June 30th, 2016 is 3,760,425,115 VND.

Receivable liabilities at book value as at December 31st, 2017 is 3,760,425,115 VND.

(iv) Thanh Phat Trading Co., Ltd:

The Corporation is recovering liabilities under Decision No. 06/2014/QDST-KDTM on March 28th, 2014 of the People's Court of Hai Duong Province on recognition of agreements of related parties on liabilities payment and Judgment Enforcement Decision under Application No. 31/QD-CCTHA on October 02nd, 2015 of the Sub-Department of Civil Judgment Enforcement of Kim Thanh District. Receivable liabilities amount under decision of the court is 7,082,074,509 VND.

On September 26th, 2017, the Sub-Department of Civil Judgment Enforcement of Kim Thanh District issued Decision No. 19/QD-CCTHA on ineligibility for judgment enforcement to Thanh Phat Company.

On October 26th, 2017, the Sub-Department of Civil Judgment Enforcement of Kim Thanh District issued Decision No. 01/QD-CCTHA on exit suspension of Ms. Pham Thi Tinh - legal representative of Thanh Phat Company.

Receivable liabilities at book value as at June 30th, 2016 is 7,082,074,509 VND.

Receivable liabilities at book value as at December 31st, 2017 is 7,082,074,509 VND.

(v) Bich Hong Co., Ltd:

The Corporation is recovering liabilities under Decision No. 06/2014/QDST-KDTM on October 28th, 2016 of the People's Court of Chu Phu District on recognition of agreements of related parties on liabilities payment and Decision No. 131/QD-CCTHADS on December 13th, 2016 of the Sub-Department of Civil Judgment Enforcement of Chu Phu District on judgment enforcement under application. Receivable liabilities amount under decision of the court is 21,979,546,962 VND.

On December 29th, 2016, the Sub-Department of Civil Judgment Enforcement of Chu Phu District issued Decision No. 05/QD-CCTHADS on ineligibility for judgment enforcement.

Receivable liabilities at book value as at June 30th, 2016 is 21,979,546,962 VND.

Receivable liabilities at book value as at December 31st, 2017 is 21,979,546,962 VND.

(vi) SUNCHUNG Co., Ltd:

On June 14th, 2016, the Corporation submitted a petition. The People's Court of Tan Chau District, Tay Ninh Province handled documents under Notification No. 09/2016/TLST-KDTM on October 10th, 2016. Receivable liabilities according to the petition is 6,562,892,121 VND, in which, principal is 2,660,019,000 VND, interest and penalty for contract violation is 3,902,873,131 VND.

On March 07th, 2017, the People's Court of Tan Chau District, Tay Ninh Province issued Decision No. 02/2017/QDST-KDTM on recognition of agreements of related parties. Receivable liabilities under decision of the court is 5,618,365,075 VND, in which, principal is 2,190,019,000 VND, interest and penalty for contract violation is 3,428,346,075 VND. Principal decreased by 470,000,000 VND in comparison with that in petition was paid by Sunchung Company to the Corporation in 2016.

On June 02nd, 2017, the Sub-Department of Civil Judgment Enforcement of Tan Chau District, Tay Ninh Province issued Decision No. 217/QD-CCTHADS on judgment enforcement under application.

Receivable liabilities at book value as at June 30th, 2016 is 6,562,892,121 VND

The Corporation is recording receivables from SUNCHUNG Co., Ltd on December 31st, 2017 as 5,618,365,075 VND, in which, principal is 2,190,109,000 VND, interest and penalty for contract violation is 3,428,346,075 VND.

(vii) V.A.C Co., Ltd:

The Corporation is recovering liabilities under Decision No. 03/2016/QDKDTM-ST on June 27th, 2014 of the People's Court of Phuoc Long Town, Binh Phuoc Province on recognition of agreements of related parties on liabilities payment. Receivable liabilities amount under decision of the court is 1,147,776,190 VND.

On July 22nd, 2016, the Sub-Department of Civil Judgment Enforcement of Phuoc Long Town, Binh Phuoc Province issued Judgment enforcement decision under Application No. 398/QD-CCTHA.

On August 18th, 2016, the Sub-Department of Civil Judgment Enforcement of Phuoc Long Town, Binh Phuoc Province issued Decision No. 42/QD-CCTHA on ineligibility for judgment enforcement.

Receivable liabilities at book value as at June 30th, 2016 is 1,147,776,190 VND.

Receivable liabilities at book value as at December 31st, 2017 is 1,147,776,190 VND.

b. Liabilities that the Court has issued handling decisions: 9,787,880,650 VND, in detail:

- **Tan Cuong Thanh Wires and Cables Co., Ltd** (Tan Cuong Thanh Wires and Cables Joint Stock Company at present): On June 22nd, 2016, the Corporation submitted a petition. The People's Court of District 5, Ho Chi Minh City issued Notification No. 88/2016/TB-TLVA on July 22nd, 2016 on handling of the case. Receivable liabilities according to the petition is 10,123,552,329 VND.

On July 28th, 2017, the People's Court of District 5, Ho Chi Minh City issued Decision No. 98/2017/QDST-KDTM on recognition of agreements of related parties. Receivable liabilities under decision of the court is 10,699,608,982 VND, in which, principal is 9,897,880,650 VND, interest is 801,728,332 VND.

Recovered principal amount after the Court issued decision is 110,000,000 VND.

Receivable liabilities at book value as at June 30th, 2016 is 9,897,880,650 VND.

Total liabilities at book value to December 31st, 2017 is 9,787,880,650 VND.

c. The Corporation has submitted petitions amounting to 7,879,231,080 VND, in detail:

(i) Hiep Hung Long One Member Co., Ltd

On June 14th, 2016, the Corporation submitted a petition. The People's Court of Tan Uyen Town, Binh Duong Province handled documents under Notification No. 45/2016/TLST-KDTM on November 09th, 2016. Receivable liabilities according to the petition is 8,310,613,940 VND, in which, principal is 6,338,953,616 VND, interest is 1,971,660,324 VND.

During handling and assessment of documents, on August 16th, 2017, the Corporation re-submitted a petition. Receivable liabilities according to the petition is 7,569,129,400 VND, in which, principal is 5,008,450,000 VND, interest is 2,560,679,400 VND.

Receivable liabilities at book value as at June 30th, 2016 is 7,988,197,616 VND.

The Corporation records receivable from Hiep Hung Long Company at book value as at December 31st, 2017 as 7,569,129,400 VND, in which, principal is 5,008,450,000 VND, interest is 2,560,679,400 VND.

(ii) Northern Aquatic Trading, Investment and Development Co., Ltd:

On November 29th, 2016, the Corporation submitted a petition to the People's Court of Thanh Tri District, Hanoi, receivable liabilities according to petition is 515,645,891 VND. On

November 01st, 2017, the People’s Court of Thanh Tri District issued Notification No. 499/TB-TLVA on handling of dispute between the Corporation and Northern Aquatic Company, in which, principal is 310,101,680 VND, temporarily calculated interest is 205,544,211 VND.

The Corporation recorded liabilities from Northern Aquatic Company at book value as at June 30th, 2016 as 310,101,680 VND.

The Corporation recorded liabilities from Northern Aquatic Company at book value as at December 31st, 2017 as 310,101,680 VND.

d. Overdue liabilities to be immediately recovered and amounting to 1,288,184 USD and 120,239,603,844 VND, in detail:

- (i) An Phu Hung Import and Export Joint Stock Company: The Corporation – Northern Import and Export Center, Branch of the Corporation in Ho Chi Minh City and Office of Parent Company are recording liabilities from the Company at book value as 1,241,861,050 VND, 27,265,100,145 VND and 100,000,000 VND, respectively.
- (ii) Duc Viet Ha Production and Trading Co., Ltd: The Corporation is recording liabilities from the Company at book value as 192,433,666 VND.
- (iii) Thai Binh Agricultural Product Processing Joint Stock Company: The Corporation is recording liabilities from the Company at book value as 69,156,640 VND.
- (iv) Thien Phuoc Agricultural Product Processing Joint Stock Company: The Corporation is recording liabilities from the Company at book value as 1,221,977,011 VND.
- (v) Le Gia Joint Stock Company: The Corporation is recording liabilities from the Company at book value as 3,423,707,703 VND.
- (vi) Van An Co., Ltd: The Corporation is recording liabilities from the Company at book value as 2,758,305,240 VND.
- (vii) Thien An Joint Stock Company: The Corporation is recording liabilities from the Company at book value as 725,120,706 VND.

(For more details, see attached Appendix 01)

(ix) Overdue but unpaid liabilities amounting to 1,288,184 USD and 83,241,941,413 VND:

These customers still have difficulties in doing business and have insufficient capital and fail to promptly pay liabilities to the Corporation as a result. The Corporation regularly urge and issue official dispatches to these customers to make payment requests on a monthly and quarterly basis.

(For more details, see attached Appendix 02)

3.2.3. Internal liabilities from member companies of the Corporation to December 31st, 2017 amounting to 311,031,046,877 VND.

For receivable liabilities from member companies of the Corporation, units still have difficulties in doing business and have insufficient capital and fail to promptly pay liabilities to the Corporation as a result. The Corporation regularly urge and issue official dispatches to units to make payment requests on a monthly and quarterly basis.

(For more details, see attached Appendix 03)

3.3. Handling of shortcoming under conclusion of Hanoi Inspectorate no. 2880/KL-TTTP-P3 on November 27th, 2015 on management and use of specialized house at No. 17 Hang Ngang, Hoan Kiem District

Pursuant to Decision No. 1202/QD-TTTP-P3 on June 08th, 2015 of the Chief Inspector of Hanoi on comprehensive inspection of management and use of houses owned by the State at No. 17 Hang Ngang, Hoan Kiem District, No. 240 - 242 Ton Duc Thang Street and No. 35B Cat Linh, Dong Da District, including a house at 17 Hang Ngang managed and used by Hanoi Construction Material Joint Stock Company (a member unit of the Corporation and the Corporation holds 51% of the Company's charter capital).

On November 27th, 2015, Hanoi Inspectorate issued Inspection Conclusion No. 2880/KL-TTTP-P3 on November 27th, 2015 (Inspection Conclusion No. 2880) on management and use of specialized house at No. 17, Hang Ngang, Hoan Kiem District, Hanoi, stating *“Hanoi Construction Material Joint Stock Company received difference between house sublease fee (in form of business cooperation) and land and house rental paid to the State budget to the end of 20114, equivalent to 5,351,267,400 VND. Hanoi Construction Material Joint Stock Company illegally received this amount and this amount shall be recovered to the State budget”*.

Implementing plan of the People's Committee of Hanoi on divestment of the State owned capital from joint stock companies, on February 05th, 2016, Hanoi Trade Corporation issued Prospectus for initial public offering of Hanoi Construction Material Joint Stock Company and successfully organized the offering, collected income from sale of 51% of the State owned capital in Hanoi Construction Material Joint Stock Company from investors. Hanoi Inspectorate inspected and issued decision on handling of amount of 5,351,267,400 VND at the same time of divestment in Hanoi Construction Material Joint Stock Company and the People's Committee of Hanoi has not issued official decision on assignment of responsibilities for payment of such amount, thus, at the time of offering, the Corporation can not present information above on the prospectus for public offering of Hanoi Construction Material Joint Stock Company.

In inter-sectoral meeting on October 28th, 2016 of Hanoi Inspectorate and in opinion in Official Dispatch No. 5769/STC-TCDN on September 14th, 2016 of the Department of Finance, it is proposed that at any time in the future, if the People's Committee of Hanoi issues official decision on difference from sublease fee of specialized house at 17 Hang Ngang to be paid by Hanoi Construction Material Joint Stock Company to the State budget, Hanoi Trade Corporation

shall assist Hanoi Construction Material Joint Stock Company in paying 51% of difference from sublease fee of specialized house owned by the State at 17 Hang Ngang to be paid by Hanoi Construction Material Joint Stock Company to the State budget (equivalent to 51% of charter capital of Hanoi Construction Material Joint Stock Company contributed by Hanoi Trade Corporation as in June, 2015).

At present, the People's Committee of Hanoi still has not issued official decision on handling of such amount. Until Hanoi Trade Joint Stock Corporation is issued with the first enterprise registration certificate for joint stock company for the first time, if the People's Committee of Hanoi has not issued decision on handling of such amount, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and complying with final decision of the People's Committee of Hanoi.

4. Main assets of the enterprise

4.1. Land and workshops

Before equitization, the Corporation is managing and using 183 land and house premises.

Under Decision No. 2393/QD-UBND on April 21st, 2017 of the People's Committee of Hanoi on approval of plan for use of land and house premises after equitization of Parent Company - Hanoi Trade Corporation:

4.1.1. Parent Company - Hanoi Trade Corporation is assigned to keep on managing and using 114 land and house premises, including:

a. Land and house premises in Hanoi: 96 locations, in which:

(i) Rented land and house premises owned by the State that the Corporation signed land and house lease contracts with Hanoi Housing Management and Development One Member Company Limited and Hanoi Housing Development and Investment Corporation: 32 locations.

- Not including value of assets attached to land and rented land in enterprise value; area of additional construction by Hanoi Trade Corporation is included in value of the enterprise for equitization.

- For payment of annual rental of 32 land and house premises: The Corporation pays house rental under notification of Hanoi Housing Management and Development One Member Company Limited until December 31st, 2017. For locations that the Corporation signed land and house lease contracts and has not signed land and house lease contracts under Decision No. 26/2006/QD-UBND on October 30th, 2008 of the People's Committee of Hanoi, the Corporation has fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and tax sub-departments of districts until December 31st, 2017. From January 01st, 2014 to June 30th, 2014 (for 25 locations that the Corporation signed land and house lease contracts) and from January 01st, 2012 to June 30th, 2014 (for 8 locations that the Corporation has not signed land and house lease contracts), the Corporation temporarily paid land

rental two times higher than that in 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 of the Government and Circular No. 16/2013/TT-BTC on February 08th of the Ministry of Finance).

(ii) Houses being enterprise assets and land rented from the State: 64 locations:

- Land and house at No. 11B Trang Thi are not included in equitized enterprise value and are included in capital contributed by the Corporation to Trang Thi Hotel Joint stock corporation under Official Dispatch No. 755/UBND-KT on February 05th, 2016 of the People's Committee of Hanoi on capital contribution for establishment of Trang Thi Hotel Joint stock corporation of Hanoi Trade Corporation (The joint stock corporation inherits contributed capital of 3,000,000,000 VND, accounting for 30% of charter capital of Trang Thi Hotel Joint stock corporation in Clause 4, Article 1 of this Decision). At present, Hanoi Trade Corporation is land lessee and has not completed documents to transfer to Trang Thi Hotel Joint stock corporation. Hanoi Trade Corporation assumes responsibility for coordinating with Trang Thi Hotel Joint stock corporation, the Department of Natural Resources and Environment and related units to complete procedures on land and implement hotel investment project at No. 11B Trang Thi, Hoan Kiem District under legal provisions and regulations of Hanoi. In case land procedures have not been completed, the joint stock corporation transformed from Hanoi Trade Corporation shall assume responsibility for inheriting and handling under regulations.

- For 63 remaining land and house premises: Renting land with payment of annual rental, not valuating land use right, revaluating assets attached to land into enterprise value for equitization, in detail:

+ Revaluating assets attached to land into enterprise value for equitization at 60 locations that there are assets attached to land.

+ For 02 locations (Hai Boi parking lot, Dong Anh District; Soc Son Trade and Service Center, Soc Sin District), there is not asset attached to land and enterprise value is not determined for equitization.

+ Residential area and supporting area in Le Chi Commune, Gia Lam District: Supporting area has assets attached to land included in enterprise value, for residential area with technical infrastructure invested by Hanoi Trade Corporation and investment expense recorded as long-term work in progress, the Corporation paid land use fee for one time and land use right is revaluated to be included in enterprise value for equitization.

* For 03 locations that the Corporation signed long-term business cooperation contracts and long-term business lease contracts and rental was collected for the whole lease term, including:

- Location at No. 11B Cat Linh, Quoc Tu Giam Ward, Dong Da District: Land area of 2,933 m², construction area of 1,360 m², house structure: building with 2 basements, 15 floors and 1 roof:

+ Joint Stock Commercial Bank for Foreign Trade of Vietnam rented the 1st floor to the 5th floor for the whole project life cycle (leased floor area is 6,178.11 m²), the Corporation has collected rental for one time and recorded revenue, deducted for the whole lease term.

+ Ha Son Investment and Construction Joint stock corporation rented the 9th floor for the whole project life cycle, the Corporation has collected rental and recorded revenue, deducted for the whole lease term.

+ Viet Business Platform Co., Ltd rented the 14th floor for the whole project life cycle, the Corporation has collected rental and recorded revenue, deducted for the whole lease term.

- Location at 362 Pho Hue, Pho Hue Ward, Hai Ba Trung District: Land area of 618.4 m², house area of 3,376.0 m², house structure: 7 floors, 1 basement. The Corporation leased the whole building to Vietnam Commercial Joint Stock Bank for Private Enterprises. The Corporation collected rental of 27 years from 2007 to 2033. Revenue is recorded and allocated on a yearly basis.

- Location at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District: Land area is 1,624 m² and General Trade and Service Center project is being implemented. The Corporation signed business cooperation contract with Doji Gold and Gems Group and has the following right:

+ To own, exploit and use the whole area of the 4th floor, basement 1 and basement 3 of the building.

+ To receive income from business cooperation (not including value-added tax) paid by Doji Gold and Gems Group to the Corporation, equivalent to VND 134 billion. The Corporation received this amount and recorded revenue for the whole project life cycle.

In case the the competent authorities allow adjustment of the project investment scale, functions or design, rights of Hanoi Trade Corporation are fixed and shall not be changed by any factor.

* For 05 locations in disputes, lawsuit and other shortcoming: Hanoi Trade Corporation keeps coordinating with related authorities to settle and handle under regulations. If these disputes have not been settled until Hanoi Trade Corporation is transformed into joint stock corporation, Hanoi Trade Corporation shall hand over to joint stock corporation transformed from Parent Company - Hanoi Trade Corporation to inherit and handle under legal provisions, including:

- Location at No. 268 Ton Duc Thang, Dong Da District: Land area is 56.3 m², construction floor area is 168 m², house structure includes 1 ground floor, the 2nd floor expanded and covered by tile roof and Ms. Nguyen Thi An occupied a half of area from 1998. The Civil Court of Dong Da District issued Decision No. 13/2015/QDST-DS on July 28th, 2015 on recognition of agreements of related parties and return of the house to Hanoi Trade Corporation. Judgment enforcement agency invited Ms. Nguyen Thi An to the agency to enforce judgment for three times but Ms. Nguyen Thi An refused. The Sub-Department of Judgment Enforcement of

Dong Da District is planning to compulsorily enforce judgment. After persuasion, on May 29th, 2017, Ms. An handed premise over to the Corporation.

- Location No. 20 Ham Long, Hoan Kiem District: Land area is 44.3 m², house area is 44.3 m². The Corporation uses area of the 1st floor and the 2nd floor is expanded by a house with steel frame, tile roof and in dispute with Ms. Nguyen Thi Bich. Hanoi Trade Corporation keeps on working with Ms. Nguyen Thi Bich and the People's Committee of Phan Chu Trinh Ward to recover expanded area of the 2nd floor.

- Business Center location in Thuong Dinh market, No. 132 Nguyen Trai Street, Thanh Xuan District: Land area is 3,108.5 m², Hanoi Trade Corporation signed business cooperation contract with Housing Group to invest into and implement Hapro Thuong Dinh Trade and Service Center project. The Corporation has the following rights:

+ To receive VND 12 billion of profit after tax. Housing Group transferred VND 6 billion to the Corporation.

+ To own 2,200 m² of commercial floor (not paying investment expense) on the 1st floor.

The project is suspended because Ms. Chau Thi Thu Nga, manager of Housing Group is arrested for fraud in implementation of investment projects in Hanoi. In 2015, the Corporation signed minutes with Hai Au Construction and Trading Company Limited and Hop Thanh Investment and Mineral Joint stock corporation to inherit rights of Housing Group to implement a project of Premium Business Center, Office and Condominium Complex. At present, parties are working with the Investigation Police Bureau (C46) - the Ministry of Public Security for settlement.

- Location at No. 160 Nguyen Trai, Thanh Xuan District: Land area is 860.7 m², house area is 430.5 m², current land plot includes a house with one floor, tile roof, facade towards street and inside yard. Documents on land area calculation are prepared by Hanoi Cadastral Survey Joint stock corporation in January, 2004, Hanoi Department Store Company (Hanoi Supermarket Company under control of Hanoi Trade Corporation at present) is managing and using a part of land area to trade, the remaining area has been used by 04 households whose members are employees of Hanoi Department Store Company (retired) since 1982. Hanoi Supermarket Company fully pays rental of land area of 860.7 m² on a yearly basis. The People's Court of Thanh Xuan District is handling the case "Claim for borrowed house" between Ms. Nguyen Thi Thuy and Hanoi Trade Corporation.

- Location at No. 376 Kham Thien, Tho Quan Ward, Dong Da District: Land area is 326.8 m², house area is 326.8 m², current land plot includes a house with one floor, tile roof and facade towards street. Hanoi Department Store Company (Hanoi Supermarket Company under control of Hanoi Trade Corporation at present) has used since 1978 with compensation of Dong Da District. At present, family of Ms. Do Thi Nghe submits a petition to claim for the land, house and supplies documents describing that the land and house at No. 376 Kham Thien were purchased by family

of Ms. Nghe since 1954 from Indochina Bank Real Estate; in 1964, family of Ms. Nghe evacuated for war and local authorities used location at No. 376 Kham Thien as air raid shelter. In 1978, Hanoi Department Store Company demolished the house of her family to build a department store.

Land and house premises in other provinces/cities: 18 locations.

- For assets attached to land:

+ Revaluating assets attached to land to include in enterprise value for equitization at 12 locations where there are assets attached to land (01 location in Hung Yen Province, 04 locations in Quang Nam Province, 03 locations in Dong Thap Province, 03 locations in Binh Duong Province, 01 location in Ho Chi Minh City).

+ For 06 locations where there is no asset attached to land, not valuating enterprise for equitization (01 location in Dong Thap Province, 05 locations in Gia Lai Province).

For value of land use right:

+ Revaluating land use right to include in enterprise value for equitization at 14 locations whose use fee was paid for one time (04 locations in Quang Nam Province, 04 locations in Dong Thap Province, 05 locations in Gia Lai Province, 01 location in Ho Chi Minh City).

+ For 04 locations whose annual rental was paid, not valuating land use right to include in enterprise value for equitization (01 location in Hung Yen Province, 03 locations in Binh Duong Province).

(For details about current legal status, shortcoming and disputes as at June 30th, 2016 to present related to 114 locations, see attached Appendix 04)

4.1.2. Planned land and house premises not included in enterprise value for equitization: 06 locations, in which, there are 01 location as rented land and house owned by the State, 05 locations including houses as enterprise assets, land rented from the State. Hanoi Housing Management and Development One Member Company Limited is assigned to manage and sign contract with Parent Company - Hanoi Trade Corporation after equitization.

(For details about current legal status, shortcoming and disputes related to 06 locations as at June 30th, 2016 to present, see attached Appendix 05)

4.1.3. Recovered land and house premises: 63 locations, in which:

- Hanoi Land Fund Development Center – the Department of Natural Resources and Environment is assigned to receive, auction 61 locations under legal provisions and regulations of Hanoi, including 27 locations as rented land and house owned by the State, 34 locations including houses as enterprise assets, land rented from the State.

- The People's Committee of Hanoi District is assigned to manage and handle 01 location under regulations (Houses as enterprise assets, land rented from the State).

- The Department of Natural Resources and Environment is assigned to propose handling of 01 location under legal provisions.

(For details about current legal status, handover progress, shortcoming and disputes related to 63 locations as at June 30th, 2016 to present, see attached Appendix 06)

Summary information about 120 land and house premises (including 114 land and house premises assigned to Parent Company - Hanoi Trade Corporation for management and use after equitization and 06 locations assigned to Hanoi Housing Management and Development One Member Company Limited for management and signing of contract with Parent Company - Hanoi Trade Corporation after equitization) is as follows:

Table 6: Summary information about land and house premises that the Corporation has right to keep on managing and using after equitization

No.	Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
I.	LAND AND HOUSE PREMISES IN HANOI: 96 locations						
I.1	Rented land and house premises owned by the State: 32 locations						
1	No. 119 Le Duan, Hoan Kiem District	56	56	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 5-floor building (other users use from the 2 nd floor and higher floors). - Used as Hapromart	Used as Hapromart
2	No. 65 Cau Go, Hoan Kiem District	57.9	57.9	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 3-floor building (other users use from the 2 nd floor and higher floors). - Supply food and drink catering services	Used as Hapromart
3	Building N4C Trung Hoa - Nhan Chinh Urban Area, Thanh Xuan District	176	176	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 15-floor condominium; - Supply fitness and sport services	Used as Hapromart
4	B3A Nam Trung Yen, Cau Giay District	125	125	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 13-floor condominium; - Used as Hapromart and supply services	Used as Hapromart
5	The 1 st Floor Building A4, Lot NO,02B, Block 1, Kim Chung, Dong Anh District	236	236	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of condominium for employees of industrial park. - Used as Hapromart	Used as Hapromart
6	The 1 st Floor Building D1, Lot NO,03A, Block 3, Kim Chung, Dong Anh District	230	230	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of condominium for employees of industrial park. - Used as Hapromart	Used as Hapromart
7	No. 19 - 21 Dinh Tien Hoang, Hoan Kiem District	280.88	- Rented house area: 977.60 - Self-built area: 45	Rented house	Pay annual land and house rental	- 3-floor building + entresol; self-expanded area of the 4 th floor. - Used as Hapromart, sell garments, art paintings and supply services	Used as Hapromart
8	No. 28 Hang Bo, Hoan Kiem	87.3	89.7	Rented house	Pay annual land and	- Use the whole area of the 2 nd floor (the 1 st	Used as

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
		District				house rental	floor and 3 rd floor are enterprise assets); - Supply accommodation service	Hapromart
9	9	No. 46 Trang Tien, Hoan Kiem District	137.79	123	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 2-floor building (other users use the 2 nd floor). - Sell garments	Specialty fashion store
10	10	No. 41 Tho Nhuom, Hoan Kiem District	70.8	70.8	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 4-floor building (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store
11	11	No. 82 Hang Dao, Hoan Kiem District	88	88	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 2-floor building (the 2 nd floor is used by other users). - Sell garments	Specialty fashion store
12	12	No. 94 Hang Dao, Hoan Kiem District	40.18	40.18	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 4-floor building with 1 attic, toilet (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store
13	13	No. 43 Hang Gai, Hoan Kiem District	33.42	33.42	Rented house	Pay annual land and house rental	- 1-floor house with facade towards street, tole roof - Sell garments	Specialty fashion store
14	14	No. 66 Hang Chieu, Hoan Kiem District	158.6	151.3	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 3-floor building with 1 attic (other users use from the 2 nd floor and higher floors). - Sell packs and used as office	Specialty fashion store
15	15	G3 Vinh Phuc, Ba Dinh District	310	310	Rented house	Pay annual land and house rental	- Use the 1 st floor of 5-floor residential quarter (resettlement quarter). - Used as Hapromart and supply services	Used as Hapromart
16	16	No. 15 Nha Chung, Hoan Kiem District	70.13	52.89	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 7-floor building (other users use from the 2 nd floor and higher floors). - Supply food and drink catering services	Used as Hapromart
17	17	No. 15 - 17 Doi Can, Ba Dinh District	108	108	Rented house	Pay annual land and house rental	- 2-floor house, the Corporation uses area of the 1 st floor of 86.8 m2 and a part of area of the 2 nd floor of 21.2 m2, other users use the remaining area of the 2 nd floor. - Sell garments	Specialty fashion store
18	18	No. 162 Quan Thanh, Ba	39.1	39.1	Rented house	Pay annual land and	- Use area of the 1 st floor of 2-floor building	Specialty

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
		Dinh District				house rental	with 1 attic (other users use from the 2 nd floor and higher floors). - Sell garments	fashion store
19	19	No. 98 Pho Hue, Hai Ba Trung District	185.6	185.6	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 3-floor building (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store
20	20	No. 111 Le Duan, Hoan Kiem District	78.63	78.63	Rented house	Pay annual land and house rental	- Area of the 1 st floor of 2-floor house (other users use the 2 nd floor); private use: 27.17 m2, common use: 51.46m2), expanded area of the 2 nd floor is used as warehouse. - Sell Chu Dau pottery	Specialty souvenir store
21	21	No. 13 - 15 Trang Tien, Hoan Kiem District	379.3 (Private use: 290.1m2; Common use 89.2m2)	- Rented house area: 488.20m2 - Self-built area: 72.70m2	Rented house	Pay annual land and house rental	- House No. 13 Trang Tien only has area of the 1 st floor, House No. 15 Trang Tien is a 2-floor house. - Sell art paintings	Specialty souvenir store
22	22	No. 83 Hang Gai, Hoan Kiem District	52.23	52.23	Rented house	Pay annual land and house rental	- 1-floor house with facade towards street, flat roof - Sell garments	Specialty souvenir store
23	23	No. 53C Hang Bai, Hoan Kiem District	57.9	82.32	Rented house	Pay annual land and house rental	- Use area of the 1 st floor and garret of 2-floor building (other users use the 2 nd floor). - Sell garments	Specialty souvenir store
24	24	No. 686 De La Thanh, Ba Dinh District	195.36	148.95	Rented house	Pay annual land and house rental	- 1-floor house, tole roof. - Sell wood	Other specialty store
25	25	No. 96 Pho Hue, Hai Ba Trung District	124.8	124.8	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 4-floor building (other users use from the 2 nd floor and higher floors). - Sell motorcycles	Other specialty store
26	26	No. 17 Trang Tien, Hoan Kiem District	76.06	76.06	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 2-floor house (the 2 nd floor is used by other households); - Supply food and drink catering services - Use the 1 st floor of House No. 17 Trang Tien, the 2 nd floor of House No. 15 Trang Tien and expanded area of the 3 rd floor as	Food and drink catering services

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
						kitchen	
27	27 No. 102 Hang Buom, Hoan Kiem District	95	95	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of 2-floor house (the 2 nd floor is used by other households); - Supply food and drink catering services	Food and drink catering services
28	28 No. 1 Dien Bien Phu, No. 2 Nguyen Thai Hoc, Hoan Kiem District	495.13	563.93	Rented house	Pay annual land and house rental	- Use a part of area of the 1 st floor, a part of area of the 2 nd floor and a part of area of the 3 rd floor (the remaining area is used by other users); - Supply food and drink catering services and sell lamps	Food and drink catering services
29	29 No. B26 Huynh Thuc Khang, Dong Da District	105.6	105.6	Rented house	Pay annual land and house rental	- Use area of the 1 st floor of old 5-floor residential quarter; - Sell drinks	Food and drink catering services
30	30 No. 353 Pho Hue, Hai Ba Trung District	87.02	309.86	Rented house	Pay annual land and house rental	- 3-floor house with facade towards street. Additional construction area is 222.84 m2, area of construction funded by the State budget is 576,395,577 VND. House area for the whole area is being paid. - Supply food and drink catering services	Food and drink catering services
31	31 No. 30 Lo Duc, Hai Ba Trung District	40.3	40.3	Rented house	Pay annual land rental	- Use area of the 1 st floor and 1 attic of 3-floor house (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store
32	32 No. 38 - 40 Le Thai To, Hoan Kiem District	571.51	2,237.11 (in which, self-built area of the Corporation is 1,440.2m2)	Rented house	Paid purchase cost of assets attached to land and paid land rental for one time. Pending direction of the People's Committee of Hanoi	2-floor building: supply food and drink catering services and office for lease 6-floor building: unoccupied Liquidated land and house rental contract with Hanoi Housing Management and Development One Member Company Limited Pending decision of the People's Committee of Hanoi to apply for purchase of assets attached to land with transfer of land use right.	Newly built Hapro Trade Center project
II.2 Land and house premises: Houses as enterprise assets, land rented from the State: 64 locations							
33	1 No. 135 Luong Dinh Cua,	Private use:	1,843.00	Enterprise	Pay annual land	- 2-floor house.	Used as

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization	
	Dong Da District	1.062m2; common use (use only the 2 nd floor) 128m2		asset	rental	- Used as Hapromart, office and supply food and drink catering services	Hapromart, food and drink catering service	
34	2	No. 11 - 13 Thanh Cong, Ba Dinh District (Area 1)	555.7 (area 1)	982	Enterprise asset	Pay annual land rental	- Area 1 (a part of the 1 st floor and the whole 2 nd floor), 2-floor house, private use - Used as Hapromart	Used as Hapromart
		No. 11 - 13 Thanh Cong, Ba Dinh District (Area 2)	169.9	169.9	Enterprise asset	Pay annual land rental	- Area 2 (use the 2 nd floor of 2-floor house), supply fitness and sport services, common use	
35	3	E7 Bach Khoa, Hai Ba Trung District (Area 1)	23.9	23.9	Enterprise asset	Pay annual land rental	- Use a part of the 1 st floor of 5-floor residential quarter - Used as Hapromart, tobacco agent and office for lease	Other specialty store
		E7 Bach Khoa, Hai Ba Trung District (Area 2)	84.7	84.7	Enterprise asset	Pay annual land rental		Used as Hapromart
		E7 Bach Khoa, Hai Ba Trung District (Area 3)	71	71	Enterprise asset	Pay annual land rental		
36	4	E6 Quynh Mai, Hai Ba Trung District (Area 1)	183.6	183.6	Enterprise asset	Pay annual land rental	- Use a part of the 1 st floor of 5-floor residential quarter - Used as Hapromart, supply food and drink catering services and office for lease	Used as Hapromart
		E6 Quynh Mai, Hai Ba Trung District (Area 2)	185.4	185.4	Enterprise asset	Pay annual land rental		Food and drink catering services
		E6 Quynh Mai, Hai Ba Trung District (Area 3)	95.45	95.45	Enterprise asset	Pay annual land rental		Other specialty store
37	5	C12 Thanh Xuan Bac, Thanh Xuan District	1,780.40	1,780.40	Enterprise asset	Pay annual land rental	- Use a part of area of the 1 st floor of 5-floor residential quarter C11, C12, C13 Thanh Xuan. - Used as Hapromart, sell motorcycles, mobile phones and garments	Used as Hapromart
38	6	Chau Long Market kiosk, Ba Dinh District	56.6	56.6	Enterprise asset	Pay annual land rental	- From kiosk no. 1 to 6 on Chau Long Street (downgraded quality). - Used as department store	Used as Haprofood
39	7	Kim Giang Market kiosk, Thanh Xuan District	97.8	97.8	Enterprise asset	Pay annual land rental	- 1-floor house, tile roof - Used as Haprofood	Used as Haprofood

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
40	8	No. 68 Hang Bong, Hoan Kiem District	33.3	33.3	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor and 1 attic of 3-floor house (other users use from the 2 nd floor and higher floors). - Used as Haprofood	Used as Haprofood
41	9	Co Loa, Dong Anh District	207.8	189.7	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Used as Haprofood and supply food and drink catering services	Used as Haprofood
42	10	Kim Market, Xuan Non, Dong Anh District	141.9	91.22	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Used as Haprofood	Used as Hapromart
43	11	No. 20 Ham Long, Hoan Kiem District	44.3	44.3	Enterprise asset	Pay annual land rental	- 1-floor house, the 2 nd floor is self-expanded by former employees of Agricultural Product Company by steelframe, tole roof. At present, employees retired and failed to hand over to the Corporation, land in dispute - During rehabilitation and repair	Used as Haprofood
44	12	No. 83 Nguyen An Ninh, Hoang Mai District	122.8	122.8	Enterprise asset	Pay annual land rental	- 1-floor house, flat roof - Supply food and drink catering services	Used as Hapromart
45	13	No. 6 Cau Bouou, Thanh Tri District	4,117.00	605.35	Enterprise asset	Pay annual land rental	- Outside 1-floor house with tole roof facade towards street and inside unoccupied land area - Used as Hapromart	Used as Hapromart
46	14	No. 28 Hang Bo, Hoan Kiem District	Private use: 72.8m2 and common use: 9.4m2	155	Enterprise asset	Pay annual land rental	- Use a part of the 1 st floor and the 3 rd floor of 3-floor house. - Sell garment accessories and supply accommodation service	Used as Hapromart
47	15	D2 Giang Vo, Ba Dinh District	1,230.60	1,230.60	Enterprise asset	Pay annual land rental	- Use a part of area of the 1 st floor of newly built 28-floor building Area 1: 654 m2; Area 12: 576.9 m2 - Used as food store and supply food and drink catering services	Unimart Seika food supermarket and food and drink catering services
48	16	No. 36 Hang Ngang, Hoan Kiem District	233.3	221.5	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house (other users use the 2 nd floor). - Sell garments	Specialty fashion store
49	17	No. 7 Hang Duong, Hoan Kiem District	66.2	66.2	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 3-floor house (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
50	18	No. 78 Hang Gai, Hoan Kiem District	50.4	50.4	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 3-floor house (other users use from the 2 nd floor and higher floors). - Sell garments	Specialty fashion store
51	19	No. 35 Hang Bong, Hoan Kiem District	71.8	71.8	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house (other users use from the 2 nd floor and higher floors). - Sell mobile phones	Specialty fashion store
52	20	A12 Khuong Thuong (on Ton That Tung Street), Dong Da District	198.7	198.7	Enterprise asset	Pay annual land rental	- Use a part of area of the 1 st floor of 5-floor residential quarter - 166.7 m2: Sell eyeglasses, 32 m2: Sell mobile phones	Specialty fashion store
53	21	C14 Thanh Xuan Bac, Thanh Xuan District	352.4	352.4	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 5-floor residential quarter C14 (area 1: 272.2 m2) and a part of area of the 1 st floor of C10 (area 2: 80.2 m2). - Area of the 1 st floor of C14: Sell eyeglasses, area of the 1 st floor of C10: Sell safes and bags	Specialty fashion store
54	22	No. 85 Hang Dao, Hoan Kiem District	67.2	67.2	Enterprise asset	Pay annual land rental	- Use a part of area of the 1 st floor with facade towards street of 3-floor house (area in the 1 st floor and the 2 nd floor and higher floor is used by other users who must use area of the 1 st floor used the Corporation to come to higher floors because there is no separate stair). - Sell garments	Specialty fashion store
55	23	No. 52 Hang Dau, Hoan Kiem District	41.4	41.4	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house (other users use the 2 nd floor). - Sell garments	Specialty fashion store
56	24	No. 144 Thuy Khue, Tay Ho District	27.4	27.4	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Supply food and drink catering services	Food and drink catering service
57	25	No. 312 Ton Duc Thang, Dong Da District	62.9	62.9	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Sell leather	Specialty fashion store

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
58	26	No. 7 - 9 Dinh Tien Hoang, Hoan Kiem District	257	1,130.50	Enterprise asset	Pay annual land rental	- 5-floor building: The Corporation uses the 1 st floor and the 2 nd floor, from the 3 rd floor to the 5 th floor, the Corporation cooperates with Machine and Part Corporation (PetroVietnam Machinery Technology Joint Stock Company at present) to use until September 01 st , 2022. - Supply tourism, food and drink catering services, sell drinks.	Souvenir store and showroom for products manufactured by the Corporation
59	27	No. 90 Le Duan, Hoan Kiem District	59.3	59.3	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house (other users use the 2 nd floor). - Used as air ticket agent	Specialty souvenir store
60	28	No. 198 Lo Duc, Hai Ba Trung District	130.6	130.6	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Sell electric bicycles	Other specialty store
61	29	No. 57 Hang Bong, Hoan Kiem District	45.2	45.2	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house (the remaining area is used by other users). - Sell confectionery	Specialty souvenir store
62	30	No. 32 Hang Ca, Hoan Kiem District	37.5	37.5	Enterprise asset	Pay annual land rental	- Use a part of area of the 1 st floor of 3-floor house (area in the 1 st floor and the 2 nd floor and higher floor is used by other users). - Sell locks	Specialty souvenir store
63	31	No. 2 Bach Mai, Hai Ba Trung District	35.7	35.7	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof - Sell medicines	Specialty souvenir store
64	32	No. 268 Ton Duc Thang, Dong Da District	56.31	168	Enterprise asset	Pay annual land rental	- 01 floor and 01 floor expanded by tole roof during rehabilitation and repair - Sell watches, a half of area in dispute was recovered	Specialty souvenir store
65	33	No. 21 - 23 Hang Gai, Hoan Kiem District	104.9	104.9	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 3-floor house (other users use from the 2 nd floor and higher floors). - Supply food and drink catering services	Food and drink catering service
66	34	No. 53D Hang Bai, Hoan Kiem District	128.5	245	Enterprise asset	Pay annual land rental	- 2-floor house with facade towards street + 1 entresol - Supply food and drink catering services	Food and drink catering service

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
67	35	C15 Thanh Xuan Bac, Thanh Xuan District	338.3	338.3	Enterprise asset	Pay annual land rental	- Use a part of area on the 1 st floor of 5-floor residential quarter - Supply food and drink catering services	Food and drink catering service
68	36	No. 4 Trang Tien Lane, Hoan Kiem District	38.2	76	Enterprise asset	Pay annual land rental	- 2-floor house with 1 expanded attic - Supply food and drink catering services	Food and drink catering service
69	37	No. 6 Thuoc Bac, Hoan Kiem District	33.7	33.7	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 3-floor house (other users use from the 2 nd floor and higher floors). - Sell drinks	Food and drink catering service
70	38	No. 56 Hang Dau, Hoan Kiem District	52.5	52.5	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 3-floor house with 1 attic (other users use from the 2 nd floor and higher floors). - Supply food and drink catering services	Food and drink catering service
71	39	A12 Khuong Thuong (on Dong Tac Street), Dong Da District	165.5	165.5	Enterprise asset	Pay annual land rental	- Use a part of area on the 1 st floor of 5-floor residential quarter - Supply food and drink catering services	Food and drink catering service
72	40	No. 8 Ngo Quyen, Hoan Kiem District	33.3	33.3	Enterprise asset	Pay annual land rental	- 1-floor house with flat roof; - Sell drinks	Food and drink catering service
73	41	No. 5 Ham Tu Quan, Hoan Kiem District	149	153.9	Enterprise asset	Pay annual land rental	- 1-floor house, the 2 nd floor expanded by steel frame, tole roof - Supply food and drink catering services	Food and drink catering service
74	42	No. 8 Bat Dan, Hoan Kiem District	41.4	41.4	Enterprise asset	Pay annual land rental	- Use area of the 1 st floor of 2-floor house with 1 attic (other users use from the 2 nd floor and higher floors). - Sell pipe accessories	Food and drink catering service
75	43	No. 14 Nguyen Khuyen, Dong Da District	35.5	35.5	Enterprise asset	Pay annual land rental	- 1-floor house and 1 attic with tole roof. - During rehabilitation and repair	Food and drink catering service
76	44	No. 11B Cat Linh, Dong Da District	2,933.0	17,720.0	Enterprise asset	Pay annual land rental	Head office of Hanoi Trade Corporation and office for lease, 15-floor building, 1 roof and 2 basements	Office for lease
77	45	The 1 st Floor, C4 Giang Vo, Ba Dinh District	549.8	549.8	Enterprise asset	Pay annual land rental	- Use a part of area on the 1 st floor of old 5-floor residential quarter - Sell duty-free goods and supply food and drink catering services	Office of Business Center for Duty-Free Goods and food

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
								and drink catering service
78	46	No. 254 Ton Duc Thang, Dong Da District	161.5	300	Enterprise asset	Pay annual land rental	- 2-floor house. - Office and office for lease	Office
79	47	No. 22 Dong Cac, Dong Da District	42	84	Enterprise asset	Pay annual land rental	- 2-floor house, the 3 rd floor expanded by tole - Office and showroom	Office
80	48	No. 376 Kham Thien, Dong Da District	326.8	326.8	Enterprise asset	Pay annual land rental	- 1-floor house, flat roof, garret - Sell bicycles *Claim for house of Ms. Do Thi Nghe. However, the Corporation states its ownership of assets attached to land and land use right at 376 Kham Thien.	Office and showroom
81	49	No. 362 Pho Hue, Hai Ba Trung District	618.4	3,376.0	Enterprise asset	Pay annual land rental	-7-floor building with 1 basement: The Corporation signed building lease contract no. 5207/THP/HD on February 05 th , 2007 to lease to Vietnam Commercial Joint Stock Bank for Private Enterprises (Vietnam Prosperity Joint Stock Commercial Bank at present) with term of 27 years, the Corporation is using 96 m2 on the 2 nd floor of the building, does not pay rental but pays service fee to the building management board. Hanoi Supermarket Company uses as convenience store and supplies food and drink catering services at the building	Office for lease
82	50	No. 160 - 162 Thai Thinh I Lane, Dong Da District	208.5	208.5	Enterprise asset	Pay annual land rental	- 1-floor house with prefabricated steel frame and tole roof; - Office and goods distribution warehouse	Warehouse
83	51	No. 149 Thai Thinh I Lane, Dong Da District	423.6	423.6	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof. - Warehouse	Used as Hapromart and warehouse

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
84	52	No. 145 Thai Think Lane, Dong Da District	527.3	207.3	Enterprise asset	Pay annual land rental	- 1-floor house, tole roof. - 320 m2 is handed over to the People's Committee of Think Quang Commune to use as temporary market; - 207.3 m2 is used as warehouse	Warehouse
85	53	Xuan Non, Dong Anh District	19,077.0	9,516.0	Enterprise asset	Pay annual land rental	- Workshop, warehouse are directly managed and used by Exported Goods Processing Center, including 8 warehouses (9.194 m2), 01 office (312 m2) and 01 guardhouse (10 m2)	Warehouse
86	54	No. 5 Le Duan, Ba Dinh District	1,624.0		Enterprise asset	Pay annual land rental	Implementing project (Cooperating with Doji Gold and Gems Group)	Keep implementing project
87	55	Business Center at Thuong Dinh Market, Thanh Xuan District	3,108.5	2,540.0	Enterprise asset	Pay annual land rental	- Implementing investment project. - Cooperating with Housing Group. However, Chairman of Housing Group is arrested for fraud in project investment and construction in Hanoi. The project is awaiting investigation result of investigation agency.	Keep implementing project
88	56	No. 106 Nguyen An Ninh, Hoang Mai District	459.7		Enterprise asset	Pay annual land rental	Implementing investment project. Of 459.70 m2, there is 298.7 m2 of land for project construction and 161 m2 of land planned for road construction and such area shall not be built.	Keep implementing project
89	57	Business Center at Southern Focal Market, Hoang Mai District	37,716.0	6,942.0	Enterprise asset	Pay annual land rental	- Managed and used by Southern Focal Market Center. - Preparing project investment	Keep implementing project

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
90	58	Hapro Food Industrial Park, Gia Lam District	326,645.0	181.501	Enterprise asset		Implementing investment and construction project. At present, there are noodle factory and wastewater treatment plant. The remaining works are self-invested by land lessees.	Keep implementing project
91	59	No. 160 Nguyen Trai, Thanh Xuan District	860.7	430.5	Enterprise asset	Pay annual land rental	- 1-floor house with facade towards street, tole roof with office for lease and car wash store inside. - Sell pipes, electrical equipment, metal wares (in disputes)	Newly built Hapro Trade Center
92	60	Business Center at North Thang Long Focal Market - Co Dien Hamlet - Hai Boi Commune – Dong Anh District	72,745.0	4,918.0	Enterprise asset	Pay annual land rental	- Managed and used by North Thang Long Focal Market Center. - Preparing project investment	Keep implementing project
93	61	Soc Son Trade and Service Center, Dong Anh District	6.169		Enterprise asset	Pay annual land rental	- Implementing investment and construction project. - The project has petroleum pipeline of warehouse 190, the Petroleum Department – General Department of Logistics (built before the project is approved) and drainage pipeline of the project for people in Phu Ma Hamlet and auction area of Phu Linh Commune, Soc Son District (built after the Corporation winds bid) passes through land area, the Corporation is contacting the competent authorities to exactly position to separate this area from the project.	Keep implementing project
94	62	Hai Boi Parking Lot Project, Dong Anh District	14,037.0			Not declare payment of land rental, land tax because land has not been cleared and handed over	Implementing investment preparation	Keep implementing project
95	63	Residential area and supporting area - Hapro Food Industrial Park, Gia Lam District	352,405.0		Enterprise asset	Residential area: Paid land use fee for one time Supporting area:	Implementing the project	Keep implementing project

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization	
					Paid annual land rental			
96	64	No. 11B Trang Thi, Hoan Kiem District	161.3	161.3	Enterprise asset	Pay annual land rental	Implementing legal procedures to hand over to Trang Thi Hotel Joint Stock Company under decision of the People’s Committee of Hanoi.	Awaiting handover to Trang Thi Hotel Joint Stock Company
II		Network premises in provinces other than Hanoi (18 locations)						
	II.1	Quang Nam Province						
97	1	Lot Villa 2D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 58, map page no. 01)	355.3	241.47	Enterprise asset	- Origin: Receive transferred land and assets attached to land leased by the State, pay fee for one time - Land area is located on housing project site, thus, house purchasers with attached land use right in this project have right to use the land for a long time.	2-floor villa, urban residential area, construction area of 110.8 m2, grade-III construction	Lease
98	2	Lot Villa 4D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 77, map page no. 01)	355.1	241.47	Enterprise asset		2-floor villa, urban residential area, construction area of 110.8 m2, grade-III construction	Lease
99	3	Lot Villa 6D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 76, map page no. 01)	355.4	241.47	Enterprise asset		2-floor villa, urban residential area, construction area of 110.8 m2, grade-III construction	Lease
100	4	Lot Villa 10D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 74, map page no. 01)	355	241.47	Enterprise asset		2-floor villa, urban residential area, construction area of 110.8 m2, grade-III construction	Lease
	II.2	Dong Thap Province						
101	5	Tan Duong Commune, Lai Vung District (land plot no. 98, map page no. 21) (lot 1)	7,158.50	4,577.4	Enterprise asset	- Receive transferred land with recognized land use	- Office of the Corporation branch in Dong Thap. - Factory and rice warehouse	Warehouse

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
						right as land assignment with collection of land use fee for land area of 850m2. - Receive transferred land with land assignment by the State with collection of land use fee for land area of 6,308.5m2		
102	6	Ward 1, Sa Dec City (land plot no. 14, map page no. 49)	90	226.8	Enterprise asset	Receive transferred land with land assignment by the State with collection of land use fee	Grade-3 house (construction area of 72 m2), the Corporation branch in Dong Thap.	
103	7	Tan Duong Commune, Lai Vung District (land plot no. 86, map page no. 21) (lot 2)	2,502.0		Enterprise asset	Receive transferred land leased by the State, pay land use fee for one time		Rice factory and warehouse of the Corporation branch in Dong Thap
104	8	Tan Thuan Hamlet, An Hoa Ward, Sa Dec City (land plot no. 235, map page no. 30)	85		Enterprise asset	Land assignment by the State with collection of land use fee	No construction work on land	Warehouse
	II.3	Gia Lai Province						
105	9	Plei Du Hamlet, Ia Hru Commune, Chu Puh District (land plot no. 266a, map page no. 66)	496		Enterprise asset	Receive land use right from land use right transfer	No construction work on land	Warehouse
106	10	Plei Du Hamlet, Ia Hru Commune, Chu Puh District (land plot no. 270, 312a, map page no. 66)	484		Enterprise asset	Receive land use right from land use right transfer	No construction work on land	Office in Gia Lai Province of the Corporation branch in Ho Chi Minh City

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
107	11	Ring 2 Village, HBong Commune, Chu Se District (land plot no. 5, 11, map page no. 32)	1,591.00		Enterprise asset	Receive transferred land with recognized land use right as land assignment without collection of land use fee	No construction work on land	Warehouse in Gia Lai Province of the Corporation branch in Ho Chi Minh City
109	12	Ring 2 Village, HBong Commune, Chu Se District (land plot no. 21, map page no. 32)	10,563.00		Enterprise asset	Receive land use right from land use right transfer	No construction work on land	Warehouse in Gia Lai Province of the Corporation branch in Ho Chi Minh City
109	13	Ring 2 Village, HBong Commune, Chu Se District (land plot no. 12, 20, map page no. 32)	3,980.00		Enterprise asset	Receive transferred land with recognized land use right as land assignment without collection of land use fee	No construction work on land	Warehouse in Gia Lai Province of the Corporation branch in Ho Chi Minh City
	II.4	Ho Chi Minh City						
110	14	77 - 79 Pho Duc Chinh, Nguyen Thai Binh Ward, District 1	140.88	960.24	Enterprise asset	House ownership recognition license Pay non-agricultural land rental to the People's Committee of District 1 under notification	- 5-floor building with total construction floor area of 923.16 m2; - The 2 nd floor, the 4 th floor and the 5 th floor are used as office of branch of Hanoi Trade Corporation in Ho Chi Minh City. The 1 st floor and the 3 rd floor are leased to Haprosimex Saigon under land lease contract no. 01/2016/HDTDD/HAPRO on May 30 th , 2016	Office of branch of Hanoi Trade Corporation in Ho Chi Minh City and office for lease
	II.5	Hung Yen Province						
111	15	Di Su - Hung Yen Province	34,538.00	3,263.00	Enterprise asset	Pay annual land rental	- 2-floor office with flat roof, 01 warehouse with prefabricated steel frame, tole roof. - Used as branch office and warehouse for lease	Office and warehouse of the Corporation branch in Hung Yen

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
II.6		Binh Duong Province						
112	16	An Phu Commune, Thuan An District (lot 3)	3,988.21	1,968.00	Enterprise asset	The State leases land with payment of annual land rental, Receive transferred assets attached to land leased from Thang Long Co., Ltd	Branch of the Corporation in Ho Chi Minh City leased to Viet Ha Cashew Nut Company to use as warehouse	Factory and warehouse
113	17	An Phu Commune, Thuan An District (land plot no. 486, map page no. Dc14-1 (lot 2)	2,395.80	1,895.80	Enterprise asset	The State leases land with payment of annual land rental		Factory and warehouse
114	18	An Phu Commune, Thuan An District (land plot no. 487, map page no. Dc14-3 (lot 1)	292.1	200.00	Enterprise asset	The State leases land with payment of annual land rental		Factory and warehouse
III		Planned locations handed over to Hanoi Housing Management and Development One Member Co., Ltd; Joint stock corporation has right to sign annual land and house lease contracts and keep on managing and using: 6 locations						
115	1	Nguyen Cong Tru kiosk, Hai Ba Trung District	20	20	Rented house	Pay annual land and house rental	- 1-floor house with tole roof. - Sell electrical home appliances	Specialty store for electrical home appliances
116	2	No. 166A Nguyen Thai Hoc, Ba Dinh District	64.7	64	Enterprise asset	Pay annual land rental	- 1-floor house with 1 attic - Sell paintings made from precious stone	Specialty store for paintings made from precious stone
117	3	No. 65 Tran Nhan Tong, Hai Ba Trung District	15.1	15.1	Enterprise asset	Pay annual land rental	- 1-floor house with flat roof - Sell garments - Occupied roof due to historical shortcoming	Specialty fashion store
118	4	Nga Tu So Center (the right), Dong Da District	235.4	422.3	Enterprise asset	Pay annual land rental	- Area of 2-floor house with extremely downgraded quality. - The 1 st floor is used to sell garments, watches and 1 kiosk is used to sell artificial flower, the 2 nd floor is used as warehouse	Specialty store

No.		Land and house address	Land area (m2)	Construction area (m2)	Asset classification	Form of land/house rental	Before equitization	After equitization
119	5	Nga Tu So Center (the left), Dong Da District	210	462.5	Enterprise asset	Pay annual land rental	<ul style="list-style-type: none"> - Use area of 2-floor house with extremely downgraded quality. - The 1st floor is used to sell blankets, bedspreads, pillows, garments, supply food and drink catering services; - The 2nd floor is harmfully downgraded and is not used 	Specialty store
120	6	No. 373 Ngoc Hoi, Thanh Tri District	157.5	314.74	Enterprise asset	Pay annual land rental	<ul style="list-style-type: none"> - 2-floor house with the 3rd floor expanded by iron frame. - Used as Hapromart, supply leisure and entertainment services. * Based on Official Dispatch No. 1414/VQH-TT3 on June 30th, 2016 of Hanoi Urban Planning Institute, land area at 373 Ngoc Hoi Street is mainly located in the area where a road is expected to be built, the remaining area is too small. According to Decision No. 15/2011/QD-UBND on May 06th, 2011, the People's Committee of Hanoi expects that this land area shall be recovered for public purposes. 	Hapromart

Source: Hanoi Trade Corporation

(For detailed information about current legal status, shortcoming, disputes related to business premises and networks after equitization, see Appendix 04, 05 attached to the Prospectus. For these disputes, Hanoi Trade Joint Stock Corporation shall keep handling under current regulations).

For shortcoming, disputes, litigations and other legal procedures related to 120 land and house premises, Hanoi Trade Joint Stock Corporation has right to manage and use as above after equitization. Hanoi Trade Corporation keeps on coordinating with related agencies to settle and handle under legal provisions. Until Hanoi Trade Corporation is transformed into joint stock corporation, if legal procedures, shortcoming, disputes, litigations, etc have not been fully handled, Hanoi Trade Corporation shall hand over to Parent Company - Hanoi Trade Corporation to keep on handling under legal provisions.

The joint stock corporation shall assume responsibility for inheriting and fulfilling all obligations to manage and use land under legal provisions. For land and house premises of Hanoi, land transfer, transformation, lease, change in land use purpose shall be accepted in writing by

the People’s Committee of Hanoi. The joint stock corporation shall assume responsibility for using land for right purposes specified in contracts, if land is used for wrong purposes and ineffectively used, the People’s Committee of Hanoi shall recover under current regulations of the Land Law.

For 32 specialized house locations owned by the State, Hanoi Trade Corporation signed land and house lease contracts with Hanoi Housing Management and Development One Member Company Limited, Hanoi Trade Corporation – Joint stock corporation shall assume responsibility for inheriting and signing contracts with Hanoi Housing Management and Development One Member Company Limited under lease mechanism and/or under plan for arrangement of specialized house fund owned by the State, decided by the People’s Committee of Hanoi from time to time.

4.2. Fixed assets

Table 7: Fixed assets of Parent Company Hapro at the time of enterprise valuation on June 30th, 2016

No.	Type of assets	Book value as at June 30 th , 2016	Difference during financial issue handling	Book value (after financial issue handling)	Revaluated amount	Difference between book value and revaluated amount	Difference from book value on June 30 th , 2016
I	Current assets	369,480,981,234	(26,901,481,361)	342,579,499,873	554,631,871,727	212,052,371,854	185,150,890,493
1	Tangible fixed assets	368,618,179,312	(26,691,209,757)	341,926,969,555	553,847,245,801	211,920,276,246	185,229,066,489
2	Intangible fixed assets	862,801,922	(210,271,604)	652,530,318	784,625,926	132,095,608	(78,175,996)
II	Unnecessary fixed assets	-	26,237,149,963	26,237,149,963	26,237,149,963	-	26,237,149,963
III	Fixed assets awaiting liquidation	-	664,331,398	664,331,398	664,331,398	-	664,331,398
IV	Fixed assets acquired from	-	-	-	-	-	-

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Type of assets	Book value as at June 30 th , 2016	Difference during financial issue handling	Book value (after financial issue handling)	Revaluated amount	Difference between book value and revaluated amount	Difference from book value on June 30 th , 2016
	welfare and commendation fund						
	Total	369,480,981,234		369,480,981,234	581,533,353,088	212,052,371,854	212,052,371,854

(Source: Minutes on enterprise valuation of Parent Company - Hanoi Trade Corporation on June 30th, 2016)

Current state of fixed assets of Hapro (parent company) on December 31st, 2017 is as follows:

Table 8: Fixed assets of Hapro as at December 31st, 2017 (Parent company)

No.	Assets	Cost	Residual value	Rate of residual value to cost
I	Tangible fixed assets	688,790,387,945	552,342,313,782	80.19%
1	Buildings and structures	638,859,378,748	515,642,510,341	80.71%
2	Machinery and equipment	31,225,930,935	24,651,093,191	78.94%
3	Means of transportation – transmission	14,363,650,936	9,684,872,596	67.42%
4	Office equipment and furniture	1,667,305,291	902,980,864	54.16%
5	Other fixed assets	2,674,122,035	1,460,856,790	54.63%
II	Intangible fixed assets	47,769,296,011	46,276,181,059	96.87%
1	Land use right	45,845,913,581	45,608,284,421	99.48%
2	Computer software	1,923,382,430	667,896,638	34.73%
	Total	736,559,683,956	598,618,494,841	81.27%

(Source: 2017 Financial statements of Parent Company - Hanoi Trade Corporation prepared by Parent Company without independent audit and tax finalization)

Current state of fixed assets of Hapro (consolidated) on June 30th, 2017 is as follows:

Table 9: Fixed assets of Hapro as at June 30th, 2017 (Consolidated)

No.	Assets	Cost	Residual value	Rate of residual value to cost
I	Tangible fixed assets	942,272,350,487	577,077,273,237	61.24%
1	Buildings and structures	747,092,506,286	489,365,317,416	65.50%
2	Machinery and equipment	146,529,241,131	76,422,321,182	52.15%
3	Means of transportation – transmission	37,310,184,209	6,262,178,129	16.78%
4	Office equipment and furniture	8,690,739,234	3,605,725,656	41.49%
5	Other fixed assets	2,649,679,627	1,421,730,854	53.66%
II	Intangible fixed assets	42,671,913,603	39,165,194,474	91.78%
1	Land use right	39,143,894,820	37,979,623,700	97.03%
2	Product labels	523,909,250	217,584,135	41.53%
3	Computer software	3,004,109,533	967,986,639	32.22%
	Total	984,944,264,090	616,242,467,711	62.57%

(Source: 2017 Consolidated semi-annual financial statements of Hapro)

5. Business situation and business result in the last 03 years before equitization

5.1. Revenue and profit of the Corporation during 2014 – 2017 period

Table 10: Revenue structure of Hapro during 2014 –2017 period (Parent company)

Unit: Vietnamese dong

Item	2014		2015		2016		2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Net revenue from goods sale and service supply	3,390,602,422,050	94.62%	3,212,164,794,854	95.78%	3,116,688,322,597	91.33%	3,180,185,860,978	97.547%
Financial revenue	168,569,225,919	4.70%	137,468,482,548	4.10%	272,115,627,896	7.97%	79,908,526,881	2.451%
Other income	24,152,066,221	0.67%	3,983,824,560	0.12%	23,570,108,328	0.69%	68,676,196	0.002%
Total revenue	3,583,323,714,190	100%	3,353,617,101,962	100%	3,412,374,058,821	100%	3,260,163,064,055	100%

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QĐ-UBND on April 28th, 2017 of the People’s Committee of Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 11: Revenue structure of Hapro during 2014 – the first six months of 2017 period (Consolidated)

Unit: Vietnamese dong

Item	2014		2015		2016		The first six months of 2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Net revenue from goods sale and service supply	5,761,858,334,303	95.96%	4,711,449,361,448	95.25%	4,248,480,482,390	92.46%	1,927,427,092,479	97.79%
Financial revenue	204,994,870,473	3.41%	218,835,480,109	4.42%	294,638,833,600	6.41%	40,299,498,673	2.04%
Other income	37,387,727,287	0.63%	15,916,002,049	0.33%	51,870,091,420	1.13%	3,316,290,302	0.17%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

Item	2014		2015		2016		The first six months of 2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Total revenue	6,004,240,932,063	100%	4,946,200,843,606	100%	4,594,989,407,410	100%	1,971,042,881,454	100%

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

Table 12: Rate of gross profit to revenue of Hapro during 2014 – 2017 period (Parent company)

Unit: Vietnamese dong

Item	2014	2015	2016	2017
Net revenue	3,390,602,422,050	3,212,164,794,854	3,116,688,322,597	3,180,185,860,978
Gross profit	465,629,352,187	319,187,067,874	179,436,839,131	248,083,260,245
Rate of gross profit to net revenue (%)	13.73%	9.94%	5.76%	7.80%

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QD-UBND on April 28th, 2017 of the People’s Committee of Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 13: Rate of gross profit to revenue during 2014 – the first six months of 2017 period (Consolidated)

Unit: Vietnamese dong

Item	2014	2015	2016	The first six months of 2017
Net revenue	5,761,858,334,303	4,711,449,361,448	4,248,480,482,390	1,927,427,092,479
Gross profit	1,096,665,452,326	600,011,790,504	379,921,628,866	211,724,190,212
Rate of gross profit to net revenue (%)	19.03%	12.74%	8.94%	10.98%

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

5.2. Cost structure of the Corporation during 2014 – 2017 period

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

Table 14: Cost structure of Hapro during 2014 –2017 period (Parent company)

Unit: Vietnamese dong

Item	2014		2015		2016		2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Cost of goods sold	2,924,973,069,863	82.51%	2,892,977,726,980	86.56%	2,937,251,483,466	87.41%	2,932,102,600,733	90.31%
Financial expenses	286,682,082,624	8.09%	156,197,435,560	4.67%	77,584,472,459	2.31%	69,256,438,901	2.13%
Selling expenses	145,567,620,426	4.11%	144,282,972,538	4.32%	137,684,697,076	4.10%	128,889,383,680	3.97%
Overhead expenses	164,897,831,241	4.65%	144,855,699,152	4.33%	182,033,652,273	5.42%	115,315,343,499	3.55%
Other expenses	22,855,917,270	0.64%	3,787,465,949	0.11%	25,749,235,044	0.77%	1,001,964,256	0.03%
Total expenses	3,544,976,521,424	100%	3,342,101,300,179	100%	3,360,303,540,318	100%	3,246,565,731,069	100%

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QĐ-UBND on April 28th, 2017 of the People’s Committee of Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 15: Cost structure of Hapro during 2014 – the first six months of 2017 period (Consolidated)

Unit: Vietnamese dong

Item	2014		2015		2016		The first six months of 2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Cost of goods sold	4.665.192.881.977	82,60%	4.111.437.570.944	83,72%	3.868.558.853.524	85,36%	1.715.702.902.267	87,56%
Financial expenses	317.289.616.103	5,62%	213.797.614.372	4,35%	98.574.893.796	2,17%	34.748.921.894	1,77%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

Item	2014		2015		2016		The first six months of 2017	
	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)	Value	Percentage (%)
Selling expenses	335,231,573,342	5.94%	309,162,143,046	6.30%	267,116,057,914	5.89%	118,851,488,845	6.07%
Overhead expenses	298,671,661,170	5.29%	265,781,797,326	5.41%	260,819,146,935	5.75%	87,107,253,032	4.44%
Other expenses	30,998,463,957	0.55%	10,608,023,894	0.22%	37,191,604,667	0.83%	3,130,194,529	0.16%
Total expenses	5,647,384,196,549	100%	4,910,787,149,582	100%	4,532,260,556,836	100%	1,959,540,760,567	100%

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

5.3. Raw materials

Main business activities of Parent Company - Hanoi Trade Corporation are import, export and domestic trade, thus, raw materials/goods for business activities of Parent Company - Corporation are stably supplied by domestic and foreign official manufacturers and distributors, in detail:

❖ **Some large suppliers for export activities:**

- *For cashew nuts:* Tran Thien Phuc Co., Ltd, Thai Ha Co., Ltd, Phuc An Production and Trading Co., Ltd, Viet Ha Cashew Nut Import and Export JSC, Son Phat Services, Trading One Member Co., Ltd, Ngo Hoang Thu Agricultural Product Co., Ltd, etc.

- *For pepper:* Huong Ban Co., Ltd, My Le Trading One Member Co., Ltd, Thao Dung Production and Trading Co., Ltd, Truong Loc Trading, Production and Services Co., Ltd, Tien Phat Agricultural Product Trading Co., Ltd, etc.

- *For rice:* Huong Hanh Co., Ltd, Thanh Hang One Member Co., Ltd, Hoa Hiep Loc Co., Ltd, Thu Hang Co., Ltd, Hieu Nhan Co., Ltd, etc.

- *For spice (cinnamon, star anise, etc):* Anh Chi Agricultural Product Co., Ltd.

❖ **Some main suppliers for domestic trade:**

- *For chemicals and cosmetics:* Unilever Vietnam Co., Ltd, Phu Thai Group JSC, etc

- *For home appliances:* Sunhouse Group JSC.

- *For frozen food, frozen food, chilled food, etc:* Vissan JSC - Vissan Hanoi; Duc Viet Food Joint stock corporation; Ika JSC; Kido One Member Limited Liability Company; Dabaco Group JSC; Ajinomoto Vietnam Company; Hapro Distribution JSC; Hanoi Foodstuff JSC; Trung Thanh Co., Ltd; Nestlé Vietnam Co., Ltd, etc.

- *For rice:* Vietnam Northern Food Corporation

Besides suppliers being enterprises, through trade promotion programs among provinces, cities, trade promotion organizations, etc, the Corporation signed contracts with co-operatives, prestigious household businesses introduced by local authorities and trade organizations to put local specialities into domestic trade and export of the Corporation.

These are prestigious and strong units in each sector. The Corporation has developed, implemented regular supplier assessment policies and procedures to ensure stability, diversity, appropriate price of supplied goods.

In order to ensure stable supply of raw materials/goods, avoid temporary interruption due to lack of supply sources from traditional suppliers and minimize impacts of price fluctuation of raw materials/goods on business activities, the Corporation has always maintain good relationships with suppliers to ensure that raw materials/goods are supplied at appropriate price, stable quality, etc and effectively forecast for the Corporation to proactively make goods and raw material reservation plan.

5.4. Technological level

At present, the Corporation is applying accounting software system, sales management software system, customer relationship management software system, etc to supermarket chains, convenience stores of the Corporation, website system and separate electronic mailboxes as well as online conference and meeting system to serve direction and management of the Corporation's manager over member units and internal information exchange of the Corporation.

5.5. Situation of new product and service research

In recent years, the Corporation has actively researched and searched for new products to diversify its products, serve export and domestic trade activities of the Corporation and find new opportunities for export market expansion, in detail:

In import and export activities: The Corporation has researched and searched for new suppliers and products to serve export, develop and expand its market in the U.S., Cuba, Srilanka, Canada, Isarel, Africa, Eastern Europe, Russia, SNG countries and South Asia. Its export market keeps expanding and is stably maintained in over 70 countries, regions and territories all over the world.

In domestic trade: The Corporation keeps on expanding and searching for imported goods supply sources and local specialities nationwide to put into its distribution and retail system.

5.6. Situation of product/service quality inspection

For domestic trade, import and export activities: The Corporation has developed management processes and regulations to limit risks in import and export activities of the Corporation. The Corporation has always assured, met and complied with requirements on goods quality under contracts signed with customers (domestic and foreign) and employed an independent third party to inspect and test quality under standards accepted by customers to avoid disputes or complaints.

Besides, at present, the Corporation is applying quality management system under ISO 9001-2008 standard to all Departments, Boards and some export units.

5.7. Marketing activities

Hanoi Trade Corporation (Hapro): Registering domestic brand protection and brand protection in 22 countries under Madrid Agreement and the U.S.; Developing and positioning Hapromart sub-brand;

- Building, rehabilitating and upgrading business premises with new identity, promoting strengths and prestige of brands of its Member companies and subordinate units including Hafasco, Trang Thi, Thuy Ta, Hapro Bon Mua

- Maintaining, reinforce trust of consumers and importers in brands including

Hanoifood, Thuy Ta, Thang Long Wine, Unimex Hanoi.

- Recovering and re-developing Chu Dau traditional pottery brand.
- Developing and implementing E-Hapro Program; completing and upgrading website, computerizing propagation of guidelines, policies, discussions, directions, reports, information, etc, applying modern management software to retail chains of Hapromart and Haprofood.
- Developing standard and culture system for the Corporation: Developing internal code of ethics, code of conduct of the Corporation and developing standard on behavior and etiquette for employees of the Corporation working with customers, partners, the competent authorities, social communities; developing management culture through compliance with laws, social responsibility, environmental protection, ISO application, resource management and preservation.

5.8. Trademark, registration of inventions, patents and copyright

Hapro trademark of the Corporation has been protected under Trademark Registration Certificate No. 89701 issued by the National Office of Intellectual Property of Vietnam, valid to October 27th, 2026.



Hapromart sub-brand of the Corporation has been transferred to Hanoi Supermarket Development Joint stock corporation (*a subsidiary of the Corporation and the Corporation holds 83.42% of its charter capital*) to implement the task for development of supermarket and convenience store chains in the name of Hapromart under brand transfer contract no. 3/HDCN/TCT-PTST on January 26th, 2016

5.9. Major contracts in progress or signed

The Corporation has signed and implemented some major contracts as follows:

Table 16: Some major contracts of Parent Company in progress or signed

No.	Partner	Contract contents	Contract value	Contract implementation time
1	AGRIEX CO.,LTD	Exporting 3,640 tons of OM5451 rice to Philippines	1,655,056 USD	January, 2018

No.	Partner	Contract contents	Contract value	Contract implementation time
2	AGRIEX CO.,LTD	Exporting 1,000 tons of OM6976 rice to Philippines	431,000 USD	January, 2018
3	AGRIEX CO.,LTD	Exporting 2,500 tons of OM5451 rice to Philippines	1,138,750 USD	January, 2018
4	AGRIEX CO.,LTD	Exporting 1,265 tons of OM5451 rice to Philippines	576,840 USD	January to February, 2018
5	AGRIEX CO.,LTD	Exporting 1,500 tons of OM5451 rice to Philippines	683,250 USD	January, 2018
6	M/S AHMAD ABDULLA SADEGH TRADING CO. L.L.C	Contract No. 09 -18/Hapro VN Exporting cinnamon and cigar to Dubai	27,300 USD	January, 2018
7	ETTEHAD TEJARAT SHOKOH	Contract No. 04 -18/Hapro VN Exporting Robusta coffee to Iran	115,200 USD	January, 2018
8	M/S ADNAN FATEMI TRADING CO. LLC	Contract No. 288 -17/Hapro VN Exporting Robusta coffee to Dubai	38,688 USD	January, 2018
9	CETECOM S.A	Contract No. MC0792 Exporting cashew nuts to Holland	160,650 USD	January, 2018
10	AMERICAN CASHEW	Contract No. 8010320C Exporting cashew nuts to the U.S.	174,470 USD	January, 2018
11	WESTERN INDIA CASHEW	Contract No. GB 366 Exporting cashew nuts to India	126,700 USD	January, 2018
12	HERITAGE GROWER	Purchasing whole cashew nuts	378,000 USD	January to February, 2018
13	HERITAGE GROWER	Purchasing whole cashew nuts	326,200 USD	February, 2018

No.	Partner	Contract contents	Contract value	Contract implementation time
14	EURL NEVAGA	Purchasing dried coconut rice	219,240 USD	January, 2018
15	EURL NEVAGA	Purchasing rice	222,500 USD	January, 2018
16	AKO GMBH	Purchasing pepper	82,450 USD	January, 2018
17	Him Lam Thu Do JSC	Supplying food to canteens	VND 600 million/month on average	From May 05 th , 2015 to the time that either of the two parties notifies contract termination
18	Panasonic System Networks Vietnam Co., Ltd	Selling goods	550,000,000 VND	February 05 th , 2018
19	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	Asset lease contract	274,206,145,185 VND	February 03 rd , 2059 (if after February 03 rd , 2059, assets are usable, lessee shall have right to keep on using leased area).
20	Ha Son Investment and Construction JSC	Land lease contract	38,215,689,600 VND	January 31 st , 2059
21	Viet Business Platform Co., Ltd	Land lease contract	25,000,871,000 VND	January 31 st , 2059
22	Vietnam Commercial Joint Stock Bank for Private Enterprises	Land lease contract	1,863,000 USD	August 15 th , 2034
23	Doji Gold and Gems Group	Business cooperation contract	134,000,000,000 VND and 3 floors of B1, B3 basement and the 4 th floor	April 01 st , 2058
24	Housing Group	Business cooperation contract	12,000,000,000 VND and 2,200 m2 of commercial floor	February 04 th , 2060
25	Hong Ngoc Construction, Investment, Services,	Deposit contract	15,000,000,000 VND	

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Partner	Contract contents	Contract value	Contract implementation time
	Trading Co., Ltd			
26	American Door Production JSC	Contract for sublease of land with infrastructure	87,369 USD	December 31 st , 2052
27	Khang Trang Co., Ltd	Contract for sublease of land with infrastructure	111,384,5 USD	December 31 st , 2052
28	Vietfoods JSC	Industrial land lease	2,146,419,000 VND	December 31 st , 2053
29	Dung Thuy Co., Ltd	Contract for sublease of land with infrastructure	171,425,4 USD	December 31 st , 2053
30	Xa Lo 4 Co., Ltd	Contract for sublease of land with infrastructure	85,113 USD	September 01 st , 2053
31	Livestock Production and Trading JSC	Contract for sublease of land with infrastructure	523,576,4 USD	September 01 st , 2055
32	HT Vina Investment Joint Stock Corporation	Contract for sublease of land with infrastructure	133,309 USD	September 01 st , 2055
33	HT Vina Investment Joint Stock Corporation	Contract for sublease of land with infrastructure	146,578,2 USD	September 01 st , 2055
34	Ngoc Hoa Trading Co., Ltd	Contract for sublease of land with infrastructure	182,923 USD	September 01 st , 2055
35	Hanoi Supermarket Development JSC	Hapromart brand transfer contract (completed)	2,023,000,000 VND	January 26 th , 2016

(Source: Hanoi Trade Corporation)

5.10. Financial position and business result in the last 03 years before equitization

Table 17: Some general items of Hapro during 2014 –2017 period (Parent company)

Unit: Vietnamese dong

No.	Items	Unit	2014	2015	2016	2017
1	Total assets	VND	2,333,833,764,210	2,909,061,495,135	3,613,087,615,700	3,667,055,044,654
2	Owner’s equity	VND	452,379,374,878	1,474,811,575,484	2,162,359,362,022	2,166,611,309,511
3	Short-term borrowing <i>In which, overdue debt</i>	VND	1,438,641,287,753 0	1,186,395,242,445 0	1,228,258,816,753 0	1,318,018,586,756 0
4	Long-term borrowing <i>In which, overdue debt</i>	VND	442,813,101,579 0	247,854,677,206 0	222,469,436,925 0	182,425,148,387 0
5	Doubtful debt	VND	114,596,000,000	114,596,000,000	93,903,988,328	101,366,649,060
6	Total employees	Person	844	833	762	595
7	Total salary fund	VND	65,528,160,000	69,972,000,000	60,137,166,373	62,590.023,451
8	Average monthly income of a person	VND/person	6,470,000	7,000,000	6,576,680	8,766,109
9	Total revenue	VND	3,583,323,714,190	3,353,617,101,962	3,412,374,058,821	3,260,163,064,055
10	Total expense	VND	3,544,976,521,424	3,342,101,300,179	3,360,303,540,318	3,246,565,731,069
11	Profit before tax	VND	38,347,192,766	11,515,801,783	52,070,518,503	13,597,332,986
12	Profit after tax	VND	38,124,544,390	9,530,053,696	40,901,641,987	13,427,436,294
13	Rate of profit after tax to owner’s equity	%	8.43%	0.65%	1.89%	0.62%

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QĐ-UBND on April 28th, 2017 of the People’s Committee of

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 18: Some general items of Hapro during 2014 – the first six months of 2017 period (Consolidated)

Unit: Vietnamese dong

No.	Items	Unit	2014	2015	2016	The first six months of 2017
1	Total assets	VND	4,083,527,197,819	5,033,606,808,950	4,541,782,574,645	4,097,461,836,683
2	Owner's equity	VND	967,616,644,971	2,128,702,652,342	2,173,046,195,619	1,975,448,436,622
3	Short-term borrowing <i>In which, overdue debt</i>	VND	2,307,024,062,812 0	2,161,637,844,987 0	1,777,391,082,439 0	1,774,839,355,942 0
4	Long-term borrowing <i>In which, overdue debt</i>	VND	808,886,490,036 0	743,266,311,621 0	591,345,296,587 0	347,174,044,119 0
5	Doubtful debt	VND	376,656,617,426	384,922,930,655	324,441,314,113	97,368,670,273
6	Total employees	Person	3,369	3,174	1,684	1,505
7	Total salary fund	VND	234,482,000,000	203,885,064,000	128,159,136,000	57,485,000,000
8	Average monthly income of a person	VND/person	5,799,990	5,353,000	6,342,000	6,366,002
9	Total revenue	VND	6,004,240,932,063	4,946,200,843,606	4,594,989,407,410	1,971,042,881,454
10	Total expense	VND	5,647,384,196,549	4,910,787,149,582	4,532,260,556,836	1,959,540,760,567
11	Profit before tax	VND	356,856,735,514	35,413,694,024	62,728,850,574	11,502,120,887
12	Profit after tax	VND	278,780,706,874	21,991,114,071	47,216,571,099	9,768,410,126

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	Unit	2014	2015	2016	The first six months of 2017
13	Rate of profit after tax to owner's equity	%	28.81%	1.03%	2.17%	0.49%

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

Table 19: Receivables of Hapro during 2014 – 2017 period (Parent company)

Unit: Vietnamese dong

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	December 31 st , 2017
I	Short-term receivables	956,685,421,250	1,166,420,668,057	960,093,541,453	1,111,333,123,455
1	Short-term trade receivables	306,881,557,492	475,901,387,962	363,904,337,943	364,365,777,799
2	Prepayments to suppliers	356,710,843,580	426,312,651,256	368,245,733,529	515,833,301,562
3	Receivables from short-term loans	148,072,506,659	168,866,809,159	150,666,309,159	165,166,309,159
4	Other short-term receivables	170,216,156,105	108,009,116,130	77,277,160,822	65,967,734,935
5	Provision for short-term receivables	(28,652,579,856)	(16,073,677,629)	-	-
6	Shortage of assets awaiting resolution	3,456,937,270	3,404,381,179	-	-
II	Long-term receivables	5,090,411,322	8,390,015,433	17,862,834,339	13,959,215,075
1	Long-term trade receivables	3,893,311,168	3,791,359,833	16,429,609,191	12,392,052,744
2	Long-term prepayments to suppliers	-	3,500,000,000	-	-
3	Other long-term receivables	1,197,100,154	1,098,655,600	1,433,225,148	1,567,162,331
	Total	961,775,832,572	1,174,810,683,490	977,956,375,792	1,125,292,338,530

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QĐ-UBND on April 28th, 2017 of the People’s Committee of Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 20: Receivables of Hapro during 2014 – the first six months of 2017 (Consolidated)

Unit: Vietnamese dong

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	June 30 th , 2017
I	Short-term receivables	1,310,148,714,013	1,602,568,110,736	1,240,670,888,600	1,494,058,206,861
1	Short-term trade receivables	548,406,372,974	725,484,200,607	491,881,510,892	567,892,341,048
2	Prepayments to suppliers	451,514,023,454	583,785,316,684	471,520,296,197	655,215,060,830
3	Receivables from short-term loans	155,607,090,135	168,866,809,159	168,766,309,159	165,766,309,159
4	Other short-term receivables	186,254,664,957	169,786,281,858	101,982,413,684	98,659,571,871
5	Provision for short-term receivables	(35,382,405,639)	(52,294,944,868)	(25,000,000)	(25,000,000)
6	Shortage of assets awaiting resolution	3,748,968,132	6,940,447,296	6,545,358,668	6,549,923,953
II	Long-term receivables	298,018,705,436	293,269,890,302	310,194,574,040	20,341,936,298
1	Long-term trade receivables	235,450,011,113	232,327,917,975	247,809,671,435	16,938,183,135
2	Long-term prepayments to suppliers	7,239,761,994	10,663,672,118	3,254,470,807	90,000,000
3	Other long-term receivables	59,409,785,470	59,577,150,975	59,226,767,180	3,410,088,545
4	Provision for long-term doubtful debt	(4,080,853,141)	(9,298,850,766)	(96,335,382)	(96,335,382)

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	June 30 th , 2017
	Total	1,608,167,419,449	1,895,838,001,038	1,550,865,462,640	1,514,400,143,159

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

Table 21: Payables of Hapro during 2014 – 2017 period (Parent company)

Unit: Vietnamese dong

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	December 31 st , 2017
I	Short-term liabilities	1,438,641,287,753	1,186,395,242,445	1,228,258,816,753	1,318,018,586,756
1	Short-term trade payables	76,128,716,909	73,885,170,194	83,443,955,485	69,317,191,687
2	Short-term advances from customers	23,589,231,290	17,944,353,526	10,094,277,185	8,210,375,851
3	Taxes and payables to the State budget	10,893,143,634	2,625,749,876	75,640,300,192	757,373,290
4	Payables to employees	8,586,245,868	7,503,530,076	6,784,538,397	10,295,182,523
5	Short-term accrued expenses	2,241,804,411	1,902,143,044	4,786,779,515	3,808,563,343
6	Short-term unearned revenue	1,526,381,197	2,179,976,664	4,150,993,407	6,025,168,073
7	Other short-term payables	34,327,916,550	140,233,680,465	165,854,549,399	162,055,468,418
8	Short-term borrowings and finance lease liabilities	1,259,270,089,206	915,753,740,035	849,266,626,643	1,016,249,418,078
9	Commendation and welfare fund	22,077,758,688	24,366,898,565	28,236,796,530	41,299,845,493
II	Long-term liabilities	442,813,101,579	247,854,677,206	222,469,436,925	182,425,148,387
1	Long-term advances from customers	80,595,449,988	79,522,949,988	79,522,949,988	79,527,161,362
2	Long-term unearned revenue	67,149,780,591	72,902,455,128	115,857,585,786	91,004,558,725
3	Other long-term payables	153,694,975,856	24,611,007,413	24,484,972,580	11,893,428,300
4	Long-term borrowings and finance lease liabilities	141,372,895,144	70,818,264,677	2,603,928,571	-

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	December 31 st , 2017
	Total	1,881,454,389,332	1,434,249,919,651	1,450,728,253,678	1,500,443,735,143

(Source: 2014 Financial statements adjusted under decision of the State Audit Office of Vietnam, 2015 Financial statements adjusted under tax finalization, 2016 Audited financial statements adjusted under Decision No. 2479/QD-UBND on April 28th, 2017 of the People’s Committee of Hanoi on approval of enterprise value of Parent Company - Corporation and 2017 Financial statements prepared by Parent Company - Corporation without independent audit and tax finalization, supplied by Parent Company - Hanoi Trade Corporation)

Table 22: Payables of Hapro during 2014 – the first six months of 2017 (Consolidated)

Unit: Vietnamese dong

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	June 30 th , 2017
I	Short-term liabilities	2,307,024,062,812	2,161,637,844,987	1,777,391,082,439	1,774,839,355,942
1	Short-term trade payables	218,276,425,770	177,977,018,840	190,169,825,586	200,787,244,345
2	Short-term advances from customers	32,095,156,384	43,966,153,916	19,921,394,906	11,918,506,682
3	Taxes and payables to the State budget	96,354,081,278	76,364,104,054	55,232,360,567	6,640,781,740
4	Payables to employees	28,655,957,164	27,896,598,717	13,649,200,572	7,774,787,286
5	Short-term accrued expenses	53,035,883,099	60,851,692,039	67,861,888,215	7,764,985,857
6	Short-term unearned revenue	17,922,491,877	25,494,571,257	12,234,186,268	6,523,075,457
7	Other short-term payables	177,677,145,801	488,384,522,144	295,903,037,625	212,426,373,377
8	Short-term borrowings and finance lease liabilities	1,605,172,799,385	1,202,791,178,089	1,084,781,843,081	1,283,886,038,232
9	Commendation and welfare fund	77,834,122,054	57,912,005,931	37,637,345,619	37,117,562,966
II	Long-term liabilities	808,886,490,036	743,266,311,621	591,345,296,587	347,174,044,119
1	Long-term trade payables	26,539,019,007	4,690,451,899	4,526,433,306	3,853,697,306
2	Long-term advances from customers	80,595,449,988	79,522,949,988	79,522,949,988	79,522,949,988
3	Long-term accrued expenses	39,873,000	39,873,000	-	-

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Items	December 31 st , 2014	December 31 st , 2015	December 31 st , 2016	June 30 th , 2017
4	Long-term unearned revenue	203,922,354,465	220,880,243,800	202,045,529,589	115,845,337,935
5	Other long-term payables	240,719,560,877	227,467,135,702	142,430,340,489	130,909,197,364
6	Long-term borrowings and finance lease liabilities	257,070,232,699	210,665,657,232	162,820,043,215	17,042,861,526
	Total	3,115,910,552,848	2,904,904,156,608	2,368,736,379,026	2,122,013,400,061

(Source: Consolidated financial statements of Hanoi Trade Corporation for 2014, 2015, 2016 and the first six months of 2017)

❖ *Some financial items*

Table 23: Some financial items of Hapro during 2014 – 2017 period (Parent company)

Items	Unit	2014	2015	2016	2017
Liquidity					
– Current ratio	Time	0.87	1.27	1.35	1.27
– Quick ratio	Time	0.80	1.22	1.29	1.22
Capital structure					
– Ratio of debt to total assets	%	0.81	0.49	0.40	0.41
– Ratio of debt to equity	%	4.16	0.97	0.67	0.69
Operability					
– Inventory turnover	Turn	12.36	36.13	45.75	40.29
– Total asset turnover	Turn	1.35	1.23	0.96	0.87
Profitability					
– Return on sales	%	1.12%	0.30%	1.31%	0.42%
– Return on average equity	%	8.54%	0.99%	2.25%	0.62%
– Return on average assets	%	1.52%	0.36%	1.25%	0.37%

(Source: Parent Company - Hanoi Trade Corporation and calculation of advisors)

Table 24: Some financial items of Hapro during 2014 – the first six months of 2017 period (Consolidated)

Items	Unit	2014	2015	2016	The first six months of 2017
Liquidity					
– Current ratio	Time	0.92	1.18	1.24	1.27
– Quick ratio	Time	0.78	1.06	1.14	1.15
Capital structure					
– Ratio of debt to total assets	%	0.76	0.58	0.52	0.52

Items	Unit	2014	2015	2016	The first six months of 2017
- Ratio of debt to equity	%	3.22	1.36	1.09	1.07
Operability					
- Inventory turnover	Turn	9.89	14.81	18.58	9.09
- Total asset turnover	Turn	1.28	1.03	0.89	0.45
Profitability					
- Return on sales	%	4.84%	0.47%	1.11%	0.51%
- Return on average equity	%	30.72%	1.42%	2.20%	0.47%
- Return on average assets	%	6.20%	0.48%	0.99%	0.23%

(Source: Parent Company - Hanoi Trade Corporation and calculation of advisors)

5.11. Factors affecting business and production activities of the Company

❖ *Advantages*

- Comprehensive attention, direction from the Party Committee of Hanoi, People's Committee of Hanoi and support from Departments and authorities of Hanoi in orientating the business operation, providing favorable conditions regarding mechanism, policies, human resource, capital, business network; Inheriting strong standing of the Corporation as a large economic unit of a developing Capital offering incentives to economic activities in general and business operation of Hanoi Trade Corporation in particular.

- Parent Company - Subsidiary business model of the Corporation has shown its advantages and vitality, in which, Parent Company - Corporation has played a key role in directing, orientating and driving business activities of the whole Corporation and its Member Companies based on harmony between benefits of the Corporation and benefits of each company, units, bringing economies of scale to the Corporation.

- Integration into international economy will bring new opportunities to enterprises that intend to develop and expand their international market, especially, import and export enterprises will have opportunities to export products with comparative advantage.

- Import and export market of the Corporation has been more and more stable and sustainable, especially, agricultural products account for the highest percentage of exported goods of the Corporation. These products are less affected by financial crises. Some exported goods of the Corporation have been listed in commodity groups generating large export turnover for the country.

– The Directive of the Political Bureau on “Vietnamese people prioritize use of Vietnamese goods” movement has offered opportunities to perform solutions for business innovation and improve Hapro brand standing of the Corporation and sub-brand, brand standing of some Member Companies such as Hafasco, Thuy Ta, Hapromart, Haprofood, Hapro Bon Mua, Thang Long Wine, Hanoifood, etc. Standing, brand, image of the Corporation and some Member Companies have been improved and trusted by Hanoi’s consumers in particular and Vietnamese consumers in general.

❖ *Disadvantages*

– Increasing internationalization, peace, cooperation and development trends are likely to cause instability such as disputes regarding border, territories, seas, islands, economic, political, social instability in some countries, etc, directly affecting economic, commercial and business activities of the Corporation.

– Business scale of member companies of the Corporation is small, thus, most of business capital is borrowed and interest expense directly affects business performance of units.

– Facilities and financial capacity is not strong, concentrated commercial infrastructure is insufficient, business network system is small, separated and complicated due to historical factors.

– Traditional and main export markets of the Corporation such as EU, the U.S., Eastern Europe, Southeast Asia, Japan, China, Korea, etc are seriously affected by economic downturn. Vietnamese goods face fierce competition from Asian goods of the same type. Impacts of financial crises cause serious risks to liquidity of importers, etc. Small business scale, obsolete technical facility of units producing, processing agricultural products, fine arts and handicrafts for export result in lack of goods supply and inability to implement large purchase orders.

– Increasing production and trading of counterfeit, fake goods, goods with low quality, goods regarding trade frauds in various sophisticated forms negatively affect business and production activities of prestigious and responsible production units. Moreover, such frauds direct affect rights of consumers, lose trust of consumers in domestic products and production enterprises.

– Competition in domestic market is fiercer. Access of foreign retail groups to Vietnam market has put more pressure on and caused fiercer competition with domestic enterprises, including Hanoi Trade Corporation.

5.12. Standing of the Company in comparison with other enterprises in the industry

❖ *Standing of the Company in the industry*

Hanoi Trade Corporation (Hapro) is a state-owned enterprise under control of the People’s Committee of Hanoi and its main business fields are import and export, domestic

trade and commercial infrastructure investment and development. For over 13 years of establishment and development, the Corporation has gained great achievements. Its annual economic items reach and exceed target ones;

In import and export filed, the Corporation has been one of the leading exporters of the country regarding fine arts and handicrafts, agricultural products and food for many consecutive years. Export market of the Corporation has been maintained and expanded to over 70 countries and regions in the world.

In domestic trade field, the Corporation has focused on development of supermarket and convenience store system in the name of Hapromart, Haprofood safe food system, specialty store system in the name of various sub-brands. Besides, the Corporation has actively participated demand stimulation programs in Hanoi suburb, goods reservation plans for rescue and stabilization of Hanoi people' life in rainy season, effectively implemented goods reservation tasks for people in public holidays, Tet holidays, contributed to market stabilization and social security assurance in Hanoi and gained trust of Hanoi and Vietnam's consumers.

❖ *Prospect of the industry development*

Vietnam's retail market is considered as one of active retail markets with high annual growth rate in the region.

With high growth rate of the economy and population of over 90 million people, increasing average income per capita (equivalent to 1,890 USD in 2015), golden population structure (young consumers account for 60% of population), rapid urbanization rate, Vietnam will be still a development environment for retail market and Vietnam's retail market will keep growing in the future. Besides, current rapid urbanization will be an important factor and pay a key role in creating a favorable environment to develop retail market

Activeness of Vietnam's retail market is characterized by presence of more and more domestic and foreign retailers. In 2005, according to statistics of the Ministry of Industry and Trade, there were about 200 supermarkets, 30 trade centers and almost 1,000 convenience stores in 30 out of 64 provinces and cities. For over 10 years of market opening under WTO accession commitments, Vietnam's retail market has remarkably developed with presence of more than 700 supermarkets, 130 trade centers and thousands of convenience stores. According to planning, by 2020, Vietnam will have about 1,200 - 1,500 supermarkets, 180 trade centers and 157 shopping centers. It is forecasted that during 2016 - 2020 period, growth rate of retail trade will be 11.9%, market size will reach USD 179 billion by 2020, in which, modern retail will account for more than 45%.

Population conditions and currently forecasted activeness of Vietnam's trade market show good prospect for development of the industry that Hanoi Trade Corporation is doing business.

❖ *Assessment of conformity of the Company's development orientation with the industry orientation, policies of the State and trends in the world*

With continuous promotion of strengths in import, export and domestic trade towards civilization, modernness as top priority after equitization, development orientation of Parent Company - Hanoi Trade Corporation completely conforms to the industry orientation, policies of the State and trends in the world.

6. Legal disputes and other issues to be handled related to locations, networks in dispute, outstanding financial issues and liabilities until Hanoi Trade Joint Stock Corporation is issued with the first business registration certificate for joint stock company, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and handling:

– Disputes, shortcoming, financial issues presented in section 3. *Outstanding financial issues at the time of enterprise valuation on June 30th, 2016 and movements until* Hanoi Trade Joint Stock Corporation is issued with the first business registration certificate for joint stock company.

– Shortcoming, disputes, litigations related to land and house premises detailed in Appendix 04, 05, 06 attached to Prospectus.

V. POST-EQUITIZATION INVESTMENT PLAN AND DEVELOPMENT STRATEGY OF THE ENTERPRISE

1. Equitization target

– Equitization of Parent Company - Hanoi Trade Corporation aims to reform ownership, establish a company owned by multiple parties, facilitate enterprise management reform and make the enterprise more self-controlled, active and responsible in conformity with market mechanism and integration into international trade.

– To mobilize and attract investment capital from individuals, economic and social organizations. To create resources for development of the Corporation, reform technologies and management methods, improve competitiveness for the enterprise.

– To provide favorable conditions for employees and contributing shareholders to supervise, manage the Corporation, devote themselves to the Corporation, contribute to effectiveness improvement in use of the State-owned capital and assets at the Corporation and assure benefits for shareholders.

– To publicly and transparently do business under market principles and associate business operation and development of the Corporation with capital and securities market.

2. Equitization form

Under Decision No. 1925/QĐ-TTg on November 30th, 2017 of the Prime Minister, the

Corporation is equitized in form of **selling the whole State-owned capital at the enterprise in combination with issuing more shares to increase charter capital.**

3. Post-equitization enterprise information

3.1. General information

Full name in Vietnamese:	TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI – CÔNG TY CỔ PHẦN
Name in foreign language:	HANOI TRADE JOINT STOCK CORPORATION
Name in short:	HAPRO
Head office address:	No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi
Business office:	No. 11B Cat Linh, Quoc Tu Giam Ward, Dong Da District, Hanoi
Telephone no.:	(84-24) 38267984
Fax:	(84-24) 39288407
Email	hapro@haprogroup.vn
Website:	www.haprogroup.vn
Logo:	



3.2. Powers and obligations of the Joint stock corporation

After equitization, Hanoi Trade Corporation has legal person status under law of Vietnam from the date that enterprise registration certificate is issued, has its own seal, accounts opened in banks under legal provisions, exists and operates under the Charter of Hanoi Trade Joint Stock Corporation, the Enterprise Law and related legal provisions. Hanoi Trade Joint Stock Corporation inherits legitimate rights, obligations and interests of Hanoi Trade Corporation before transformation, has right to keep on operating in current business lines of Hanoi Trade Corporation and performing business activities under legal provisions.

3.3. Business lines

Table 25: Business lines of the Joint stock corporation

No.	Name of business lines	Code
1	Wholesale of food;	4632

No.	Name of business lines	Code
2	Wholesale of beverage;	4633
3	Wholesale of other home appliances (excluding pharmaceutical products)	4649
4	Retail of foodstuff, food, beverage, tobacco, wild tobacco accounting for high percentage in department stores; In detail: Retail of foodstuff, food, beverage, domestic tobacco, wild tobacco accounting for high percentage in department stores	4711
5	Other retail in department stores;	4719
6	Retail of fabric, ready-made garments and footwears;	4641
7	Retail of foodstuff in specialty stores;	4721
8	Retail of food in specialty stores;	4722
9	Retail of beverage in specialty stores;	4723
10	Retail of electrical home appliances, couches, cabinets, tables, chairs and similar furniture, electrical lamp and lamp set, other home appliances that have not been classified elsewhere in specialty stores;	4759
11	Retail of books, newspapers, magazines and stationery in specialty stores;	4761
12	Retail of fabric, wool, fibers, threads and other weaving products in specialty stores;	4751
13	Wholesale of rice	4631
14	Provision of food and drink catering services under irregular contracts with customers (for parties, meetings, weddings, etc);	5621
15	Drink catering services;	5630
16	Retail of garments, footwears, leather and leatherette in specialty stores;	4771
17	Restaurants and mobile food and drink catering services In detail: Restaurants, food and drink catering establishments (not including trading in pubs, karaoke rooms and dance halls)	5610
18	Warehousing and goods storage	5210
19	Exhibitions and trade promotion;	8230
20	Wholesale of raw agroforestry products (excluding wood, bamboo, neohouzeaua) and live animals (excluding products prohibited by the State)	4620
21	Wholesale of machinery, equipment and other machine parts	4659
	<u>In detail:</u> - Wholesale of electrical machinery, equipment, materials (generators, electrical motors, electrical wires and other equipment used in electrical circuits); - Wholesale of machinery, equipment and parts in weaving, sewing and shoe leather; - Wholesale of office machinery, equipment and machine parts (excluding computers and peripheral devices);	
22	Short-term accommodation services	5510

No.	Name of business lines	Code
	<u>In detail:</u> - Hotels; - Guest houses, motels offering short-term accommodation services	
23	Market research and public opinion poll	7320
24	Trading in real estate, land use right belonging to owners, users or leased land use right In detail: Trading in real estate	6810
25	Consultancy, brokerage, auction of real estate, auction of land use right In detail: Consultancy and brokerage of real estate	6820
26	Processing, storage of meat and products from meat	1010
27	Processing, store of vegetables and fruits	1030
28	Production of non-folded noodles, noodles and similar products;	1074
29	Production of packs from wood;	1623
30	Production of animal feed for cattle, poultry and aquatic products;	1080
31	Production of footwears;	1520
32	Production of sugar;	1072
33	Inland waterways freight transport	5022
34	Activities and services in direct support of waterway transport;	5222
35	Specialized design activities (Excluding work design services);	7410
36	Asset holding activities	6420
37	Packaging services;	8292
38	Agents, brokerage, auction Detail: Agents	4610
39	Production of cacao, chocolate, jam and candy;	1073
40	Road freight transport	4933
41	Activities and services in direct support of rail and road transport;	5221
42	Advertising (not including tobacco advertising)	7310
43	Other activities and services in support of business that have not been classified elsewhere In detail: Export of goods traded by the Company; Trusted goods import and export	8299
44	Production of wine;	1102
45	Production of non-alcoholic drinks and mineral water;	1104
46	Production of types of cakes from powder;	1071

No.	Name of business lines	Code
47	Production of ready-made dishes and food;	1075
48	Retail of other new goods in specialty stores;	4773
	<p><u>In detail:</u> Retail of gold, silver, precious stone and semi-precious stone, jewelry in specialty stores; Retail of souvenirs, knitting products, fine art and handicraft products in specialty stores; Retail of paintings, pictures, other art works (excluding antiques) in specialty stores; Trading in duty-free goods - Retail of flower and ornamental plants - Retail of watches and eyeglasses (excluding medical eyeglasses) - Retail of cameras, films, pictures and picture materials - Retail of bicycles and accessories</p>	
49	Retail of medicines, medical devices, cosmetics and sanitary wares in specialty stores	4772
	<p><u>In detail:</u> - Retail of perfume, cosmetics and sanitary wares</p>	
50	Wholesale of tobacco and wild tobacco In detail: Wholesale of domestic tobacco and wild tobacco	4634
51	Wholesale of electronic and telecommunications equipment, components;	4652
52	Wholesale of computers, peripheral devices and software;	4651
53	Retail of computers, peripheral devices, software and telecommunications equipment in specialty stores;	4741
54	Retail of metalware, paint, glass and other installation equipment in construction in specialty stores;	4752
55	Retail of fitness and sports equipment, tools in specialty stores;	4763
56	Production of crumpled paper, crumpled cover, packs from paper and cover In detail: Production of packs made from paper and cover	1702
57	Retail of tobacco and wild tobacco in specialty stores In detail: Retail of domestic tobacco and wild tobacco in specialty stores	4724
58	Processing, storage of aquatic products and products from aquatic products	1020
59	Other specialty wholesales that have not been classified elsewhere In detail: - Wholesale of fertilizers; - Wholesale of other chemicals (excluding chemicals used in agriculture); - Wholesale of plastic in primary form; - Wholesale of rubber;	4669

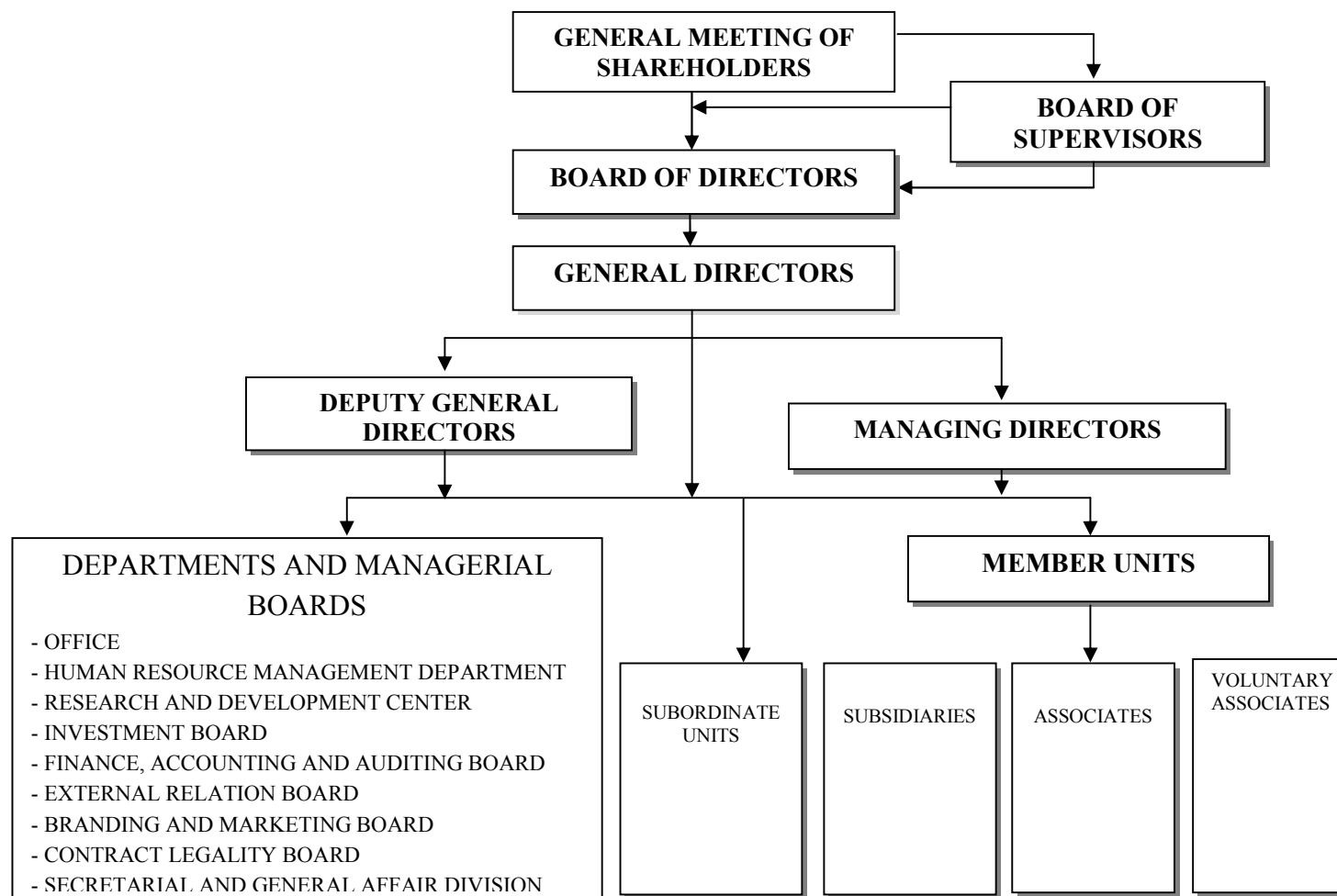
No.	Name of business lines	Code
	- Wholesale of silk, fibers and weaving threads; - Wholesale of garment accessories and footwears; - Wholesale of scraps, metal and non-metal scraps;	
60	Other mining that has not been classified elsewhere In detail: Overexploitation of minerals (excluding minerals prohibited by the State);	0899
61	Wholesale of materials and other installation equipment in construction In detail: Wholesale of bamboo, neohouzeaua, natural wood and processed wood	4663
62	Grinding and production of raw powder	1061
63	Production of starch and products from starch	1062
64	Retail of used goods in specialty stores In detail: Retail of used garment Retail of other used goods (not including national relics, antiques, precious objects)	4774
65	Retail of carpets, mattresses, blankets, mosquito nets, curtains, wall and floor covers in specialty stores In detail: Retail of carpets, mattresses, blankets, mosquito nets, curtains, wall and floor covers	4753
66	Retail of games and toys in specialty stores (excluding toys harmful to education and development of personality and health of children or to security, order and social safety)	4764
	Other conditional business lines (<i>The Corporation was issued with business licenses by the competent authorities</i>) - Trading and export of rice; - Distribution, wholesale of some alcohol products and retail of alcohol in some locations and stores; - Trading of duty-free goods	

(Source: Parent Company - Hanoi Trade Corporation)

3.4. Organizational structure

After equitization, organizational structure of Hanoi Trade Joint Stock Corporation will be in form of a Joint stock corporation, including the General Meeting of Shareholders, Board of Directors, Board of Supervisors, Board of Management, functional departments, subordinate units and member enterprises (including subsidiaries and member companies). Organizational structure of Hanoi Trade Joint Stock Corporation is as follows:

Figure 2. Organizational structure of Joint stock corporation



(Source: Parent Company - Hanoi Trade Corporation)

❖ **The General Meeting of Shareholders**

The General Meeting of Shareholders includes all shareholders with voting right and is the highest decision-making body of the Corporation.

❖ **The Board of Directors:**

The Board of Directors is a body managing the Corporation, having full right to act as the Corporation to decide, fulfill rights and obligations of the Corporation beyond authority of the General Meeting of Shareholders.

The Board of Directors of the Corporation includes 05 members elected by the General Meeting of Shareholders.

❖ **The Board of Supervisors**

The Board of Supervisors has functions and tasks under legal provisions and Charter of the Corporation.

The Board of Supervisors has 3 - 5 members elected by the General Meeting of Shareholders.

❖ **The Board of Management**

The General Director directs all of daily business activities of the Corporation under supervision of the Board of Directors and assumes responsibility before the Board of Directors and law for fulfillment of assigned rights and tasks. The Deputy General Directors and Managing Directors assist the General Director in directing the Corporation.

The number of members of the Board of Management shall be decided by the Board of Directors.

❖ **Functional departments**

- ***The Research and Development Center:***

+ Researching and give advice regarding long-term development strategy planning to managers of the Corporation (including business operation development, domestic business system development and the Corporation's member enterprise development strategy), mid-term and long-term plans for implementation of such strategies;

+ Developing, deploying, monitoring, urging implementation of annual business plans, making statistics of planning, assessing, analyzing achieved results, making related general reports and proposing feasible measures to ensure plan completion;

+ Researching, proposing application and monitoring implementation of quality management systems under international standards (ISO, HACCP, etc) for the Corporation and its subordinate units, assuming responsibility for regularly maintaining quality management system supervision, assessment and improvement activities in the Corporation.

- ***The Finance, Accounting and Auditing Board:***

+ *The Accounting and Internal Audit Department*

- Developing and submitting financial documents, regulations guiding and concretizing accounting treatment and accounting policies applicable to Parent Company and the whole Corporation to managers of the Corporation.
- Performing accounting treatment and accounting activities in Office Division of Parent Company - Corporation under policies;
- Guiding, supervising subordinate units of Parent Company - Corporation, Member companies in financial management and accounting treatment under regimes.
- Preparing general reports of Parent Company - Corporation and consolidated reports of the Corporation.
- Performing internal audit to dependent accounting units of Parent Company - Corporation.
- Appraising cost estimates of completed projects.
- Giving advice regarding debt handling, recovery policies and solutions, measures for reduction of debt, especially bad debt, to managers of the Corporation.
- Directly performing tasks of debt collection.

+ *The Business and Finance Department*

- Giving advice regarding finance and financial investment, capital management, use and development to managers of the Corporation.
- Developing capital strategies and capital raising, investment and use plans to fully and promptly capital demand for development of the Corporation.
- Managing, monitoring capital use in enterprises that the Corporation invested into or contributed capital to.
- Performing tasks of enterprise reform and development.

- ***The Human Resource Management Department:***

+ Developing organizational structure of the Corporation including Departments, Boards, divisions, subordinate units of the Corporation. Developing specific functions, tasks for Departments, Boards, divisions, subordinate units of the Corporation. Developing scheme for establishment, merger and dissolution of Departments, Boards, divisions, subordinate units of the Corporation;

+ Developing human resource development strategies and plans for Parent Company and Member Companies in each development stage;

+ Developing human resource planning for each Department, Board and subordinate divisions of the Corporation. Developing job description for each position in organizational structure of Departments and Managerial Boards of the Corporation;

+ Developing labor recruitment, human resource assessment processes, training and re-training plans for the best development of human resource.

+ Developing salary payment mechanisms, compensation policies and other regimes as bases for human resource development of Parent Company and the whole Corporation.

- ***The External Relation Board***

Researching, developing external relation development strategies serving development requirements of the Corporation and management strategies for such external relations;

+ Developing, organizing and implementing trade promotion programs, plans serving business operation of the Corporation for each stage, each division and each unit;

+ Establishing, maintaining, developing and effectively promoting relationships with domestic and foreign organizations and individuals, developing and proposing new policies for external relations.

- ***The Branding and Marketing Board:***

+ Giving advice regarding brand development strategies to managers of the Corporation, developing mid-term and long-term plans for image promotion of the Corporation in domestic and foreign market under standards and current legal provisions of Vietnam and other countries where brand of the Corporation is registered for protection;

+ Developing and implementing communications programs serving brand and business operation development target of the Corporation.

- ***The Contract Legality Board:***

+ Researching, updating legal documents of Vietnam related to all business fields of the Corporation to give advice regarding development orientation and business management of the Corporation to managers of the Corporation.

+ Regularly receiving and handling disputes, complaints on economic contracts, civil contracts and disputes related to the Corporation in court, coordinating with Departments, Boards to develop rules, regulations and legal documents of the Corporation based on current legal documents in conformity with business characteristics of the Corporation.

- ***The Secretarial and General Affair Division:***

+ Acting as a focal point to receive information of Chairman of the Board of Directors, General Director and Board of Management of the Corporation;

+ Preparing working plans, programs and arranging working timetable of Chairman of the Board of Directors, General Director, Board of Directors and Board of Management of the Corporation;

+ Performing secretarial tasks of the Board of Directors of the Corporation;

+ Monitoring, urging implementation of direction of Chairman of the Board of Directors, General Director of the Corporation over managers, Departments, Managerial Boards of the Corporation, Member Companies and subordinate units of the Corporation. Performing authorized works on behalf of Chairman of the Board of Directors.

- ***Office:***

+ *The Party Committee and Union Department* based on restructuring and re-naming of the Union Department.

- Performing works of Party Committee of the Corporation (including works of the Party Committee Office, Party Committee Organization Commission of the

Corporation and Party Committee Propaganda and Training Commission of the Corporation);

- Union works: Trade Union of Parent Company, Youth Union of the Corporation.

+ *The General Affair Department:*

- Emulation and commendation works (periodically performing under regulations of the State and Hanoi); Labor protection, periodic medical examinations; Organization of public holidays, Tet holidays and anniversaries for employees of the Corporation; Organization of annual meetings of retired employees, day of war invalids and martyrs, founding anniversary of Vietnam People’s Army, farewell events for retired employees, etc.
- Preparing procedures and documents (passports, visas, etc) for delegations of the Corporation going on business trips in foreign countries.
- Performing records management, archives and general works.

+ *The Administration and Serving Department:*

- Performing reception works, guarding workplace, driving vehicles and managing technical facilities of the Corporation head office;
- Performing security, defense, militia, self-defense, fire prevention and fighting works, etc of the Corporation and the Corporation’s offices.

- ***The Investment Board:***

+ *The Network Management and Development Department:*

- Giving advice regarding financial analysis, investment project performance assessment to managers of the Corporation; Proposing and deploying plans for project implementation, trading of Parent Company - Corporation and some main construction works and other projects assigned by the Corporation;
- Giving advice regarding management, use of the Corporation’s network and locations to managers of the Corporation to improve business result, meet requirements of market development orientation and strategy of the Corporation;
- Managing, using and developing system of the Corporation’s network and locations for right purposes, in conformity with planning and in the most effective manner;
- Completing legal procedures and managing legal land and house documents of Parent Company - Corporation, settling shortcoming regarding network management and use such as disputes, lawsuits, use for wrong purposes, etc and assisting Member Companies when required;
- Giving advice regarding real estate investment, trading and management of Parent Company - Corporation assigned by the Corporation to managers of the Corporation; Researching market, proposing plans for seizing and searching of real estate business opportunities.

+ *The Project Management Department:*

- Giving advice regarding capital construction and investment project management to managers of the Corporation during project implementation of Parent Company - Corporation and Member Companies of the Corporation;
- Managing and implementing capital construction and investment projects of Parent Company - Corporation during project implementation under procedures for capital construction and investment management issued by management agencies of the State;
- Provide consultancy and support to subordinate units of Parent Company - Corporation, Member Companies of Corporation in capital construction and investment management during project implementation.

+ *The Investment Preparation Department:*

- Giving advice regarding proposals of project formulation ideas, project site survey, searching and investment preparation for commercial infrastructure development projects of Parent Company - Corporation and Member Companies of the Corporation;
- Managing and implementing capital construction and investment projects of Parent Company - Corporation during investment preparation under procedures for capital construction and investment management issued by management agencies of the State;
- Provide consultancy and support to subordinate units of Parent Company - Corporation, Member Companies of Corporation in investment preparation under procedures for capital construction and investment management issued by management agencies of the State.

❖ **Subordinate accounting units:**

- ***Branch of Hanoi Trade Corporation in Ho Chi Minh City:***

+ Directly organizing import, export business activities and general import, export services of agroforestry, aquatic products, food, fine arts and handicrafts, minerals, chemicals (excluding extremely toxic chemicals), materials, goods, machinery, equipment, components and accessories in various business fields serving production, consumption and export in the Southern Region under authorization of the Corporation.

+ Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- ***Branch of Hanoi Trade Corporation - Northern Import and Export Center:***

+ Directly organizing import, export business activities and general import, export services of agroforestry, aquatic products, food, fine arts and handicrafts, minerals, chemicals (excluding extremely toxic chemicals), materials, goods, machinery, equipment, components and accessories in various business fields serving production, consumption and export in the Northern Region under authorization of the Corporation.

+ Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- Branch of Hanoi Trade Corporation – Exported Goods Processing Center:

+ Using current facilities in cooperation with organizations to produce types of goods serving activities of Branch of Hanoi Trade Corporation - Northern Import and Export Center;

+ Assuming responsibility for managing assets, finance and labor of Exported Goods Processing Branch and performing reporting regime under regulations of the State and Corporation.

- Branch of Hanoi Trade Corporation in Dong Thap Province:

+ Researching and giving advice regarding goods purchase, production, processing and reservation orientation to managers of the Corporation to maintain stable goods supply for export and domestic consumption of the Corporation;

+ Exploiting, purchasing, producing, processing and supplying typical goods of regions, areas and localities for export and domestic consumption;

+ Assuming responsibility for managing assets, finance and labor of Warehouses and performing reporting regime under regulations of the State and Corporation.

- Branch of Hanoi Trade Corporation in Hung Yen Province

+ Researching and giving advice regarding strategy and policy making on warehousing and logistics development to managers of the Corporation;

+ Providing warehousing service;

+ Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- Business Center in Thuong Dinh Market:

+ Developing plans for use of business premises and arranging business lines in the market; Regulations on use, rental, rental period and measures for management of business premises in the market; plans for fire prevention and fighting, environmental sanitation, food safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

+ Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

+ Assuming responsibility for managing assets, finance and labor of the market and performing reporting regime under regulations of the State and Corporation.

- Business Center in North Thang Long Focal Market:

+ Researching and giving advice regarding methods for effective focal market operation, solutions for market business and management to managers of the Corporation;

+ Developing plans for use of business premises and arranging business lines in the market; regulations for business premise lessees in the market; measures for management of business premises; plans for fire prevention and fighting, environmental sanitation, food

safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

- + Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

- + Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- *Business Center in Southern Focal Market:*

- + Researching and giving advice regarding methods for effective focal market operation, solutions for market business and management to managers of the Corporation;

- + Developing plans for use of business premises and arranging business lines in the market; Regulations for business premise lessees in the market; measures for management of business premises; plans for fire prevention and fighting, environmental sanitation, food safety and hygiene, security and order in management authority; plans for technical infrastructure maintenance, servicing and upgrading in the market;

- + Managing, directing activities of the market, implementing the market regulations and handling violations of market regulations;

- + Well managing assets, finance, labor and performing reporting regime under regulations of the State and Corporation.

- *Hanoi Supermarket Company:*

- + Hanoi Supermarket Company is a production and business unit with dependent accounting system, has its own seal and accounts opened in bank;

- + The Company has right to trade in commercial activities and supermarket services, develop supermarket network system under planning and development strategy of Hanoi Trade Corporation to well achieve assigned targets and ensure business performance;

- + Based on on development orientation and strategy of Hanoi Trade Corporation, the Company develops plans for human resource, finance, accounting and business operation to submit to Parent Company - Hanoi Trade Corporation for approval;

- + Hanoi Supermarket Company is directly, comprehensively directed and managed by Parent Company - Hanoi Trade Corporation and fully implements legal provisions and regulations of related specialized management agencies.

- *Business Center for Duty-Free Goods:*

- + Specialized in importing and purchasing domestically produced goods for duty-free sale to objects entitled to tax incentives including exited visitors, entered visitors, ODA experts, Vietnamese experts overseas working in Vietnam and invited by the State of Vietnam as prescribed in Certificate for eligibility of duty-free goods trading under documents of the Ministry of Trade;

- + Specialized in trading imported goods and purchasing domestically produced goods for duty-free sale to diplomatic objects as prescribed in Decree No. 73/CP on July 30th, 1994 of the Government and Certificate for eligibility of duty-free goods trading;

+ Trading in tradable goods for all objects under documents of the General Department of Vietnam Customs.

+ Developing business plans and implementing targets and plans assigned by the Corporation. Closely complying with laws of the State on trading of duty-free goods

- Hapro Food Industrial Park Authority:

+ Managing planning and investment in the Industrial Cluster under documents approved by Hanoi Industrial Zone Authority for enterprises;

+ Settling issues during performance of contracts for lease of land with infrastructure for enterprises investing into and operating in Hapro Food Industrial Cluster;

+ Managing documents and records related to Hapro Food Industrial Cluster

❖ **Member enterprises:** After equitization, the Corporation keeps on maintaining its contributed capital in 10 subsidiaries (contributed capital of Parent Company - Corporation accounts for more than 50% of charter capital), 20 associates (contributed capital of Parent Company - Corporation accounts for less than 50% of charter capital), invests into and contributes capital to 11 other companies.

3.5. Charter capital and charter capital structure of the Joint stock corporation

❖ **Charter capital of the Joint stock corporation**

Under Decision No. 1925/QĐ-TTg on November 30th, 2017 of the Prime Minister, post-equitization charter capital of the Corporation is as follows:

- Charter capital: 2,200,000,000,000 VND (*Two thousand and two hundred billion Vietnamese dong only*).
- The number of shares: 220,000,000 shares.
- Type of shares: Ordinary shares.
- Par value: 10,000 VND/share.

❖ **Charter capital structure of the Joint stock corporation**

Detailed charter capital structure is as follows:

Table 26: Expected charter capital structure of the Joint stock corporation

No.	Shareholders	The number of shares	Value at par value (VND)	Rate of charter capital
I	The State	-	-	-
II	External parties	220,000,000	2,200,000,000,000	100.00%
1	Employees in the Joint stock corporation	1,074,000	10,740,000,000	0.49%
-	<i>The number of shares purchased at preferential price based on actual period of working in public</i>	791,200	7,912,000,000	0.36%

	<i>sector</i>			
-	<i>The number of shares purchased at preferential price based on commitment to permanently working in the Joint stock corporation under regulations in Point a Clause 2 Article 48 of Decree No. 59/2011/ND-CP (200 shares/year)</i>	282,800	2,828,000,000	0.13%
2	Trade Union	-	-	-
3	Strategic investors	143,000,000	1,430,000,000,000	65.00%
4	Public offering	75,926,000	759,260,000,000	34.51%
Total		220,000,000	2,200,000,000,000	100%

(Source: *Equitization plan of Parent Company - Hanoi Trade Corporation*)

4. Business option

4.1. General targets of the Corporation to 2020

Developing Hanoi Trade Corporation towards a Corporation of import, export and domestic trade with high competitiveness and sustainable development, in detail:

- Focusing on promoting and improving export turnover in the whole Corporation. By 2020, export turnover accounts 80% of total the Corporation's revenue. Making Hapro export brand become a leading international brand in the region, covering all activities of the Corporation.

- Successfully developing five export commodities including rice, pepper, cashew nut, coffee, fine art and handicraft and making the Corporation become one out of five leading export enterprises of the country.

- Continuously maintaining and improving effectiveness of domestic trade system under the guideline for improving competitiveness by service quality and distinction, maximally prioritizing addition of Vietnamese goods, services in the name of Hapro to its trading system.

- Promoting development of business units in adjacent areas, strengthening development of domestic and foreign supply, establishing a multi-side goods supply channel in association with Hapro brand to maximally meet export and domestic market demand, especially fresh flower, fruits, agroforestry products, fine arts and handicrafts, technological products, processed seafood and aquatic products, consumer industry, etc.

- Developing a maximally simplified, flexible, modern and highly professional business model of the Corporation regarding management technologies, working conditions, instruments and human resource development policies.

4.2. Business plan of the Joint stock corporation (2017 - 2019)

4.2.1. Organizational structure criteria

The Corporation makes every endeavor to own 50 member companies and voluntary associated by 2020 to give support to each other regarding management technologies, markets, goods, etc, develop together and assure business performance.

4.2.2. Business operation criteria

Table 27: Some criteria regarding business plan of the Joint stock corporation

Unit: Million Vietnamese dong

No.	Criteria	2017 business plan	2017 business result	2018 annual business plan	Rate of 2018 plan to 2017 plan (%)	2019 annual business plan	Rate of 2019 plan to 2018 plan (%)	2020 annual business plan	Rate of 2020 plan to 2019 plan (%)
1	Export turnover (million USD)	125.57	87.38	133.18	106.06%	152.23	114.30%	180.91	118.84%
2	Total revenue (=a+b+c)	3,560,000	3,260,163	4,000,000	112.36%	4,800,000	120.00%	5,760,000	120.00%
a	Revenue from goods sale and service supply	3,250,143	3,180,186	3,657,943	112.55%	4,406,635	120.47%	5,306,552	120.42%
-	Export revenue	2,762,621	2,482,524	2,930,013	106.06%	3,349,042	114.30%	3,979,914	118.84%
-	Domestic trade revenue	487,521	697,662	727,931	149.31%	1,057,592	145.29%	1,326,638	125.44%
b	Financial revenue	285,580	79,909	314,138	110.00%	361,259	115.00%	415,448	115.00%
c	Other revenue	24,277	68	27,919	115.00%	32,106	115.00%	38,000	118.36%
3	Cost of goods sold	3,060,000	2,932,103	3,320,000	108.50%	3,948,000	118.92%	4,658,640	118.00%
4	Gross profit	190,143	248,083	337,943	177.73%	458,635	135.71%	647,912	141.27%
-	Gross profit from export	106,480	107,460	185,869	174.56%	247,663	133.25%	343,394	138.65%
-	Gross profit from domestic trade	83,663	140,623	152,074	181.77%	210,972	138.73%	304,519	144.34%
5	Total costs	440,000	314,463	612,000	139.09%	772,000	126.14%	1,001,360	129.71%
6	Profit before tax	60,000	13,597	68,000	113.33%	80,000	117.65%	100,000	125.00%

PROSPECTUS – PARENT COMPANY - HANOI TRADE CORPORATION

No.	Criteria	2017 business plan	2017 business result	2018 annual business plan	Rate of 2018 plan to 2017 plan (%)	2019 annual business plan	Rate of 2019 plan to 2018 plan (%)	2020 annual business plan	Rate of 2020 plan to 2019 plan (%)
-	Profit from export	19,800	4,526	22,100	111.62%	25,600	115.84%	32,000	125.00%
-	Profit from domestic trade	40,200	9,071	45,900	114.18%	54,400	118.52%	68,000	125.00%
7	Profit after tax	48,000	13,427	63,200	131.67%	77,200	122.15%	80,000	103.63%
8	Payments to the State budget	84,800	131,391	95,000	112.03%	112,000	117.89%	120,000	107.14%
9	Rate of profit after tax to charter capital	2.09	0.58	2.87	137.65%	3.51	122.15%	3.64	103.63%
10	Total employees	562	595	608	108.19%	649	106.74%	668	102.93%
11	The average monthly income of employees	8.5	8.75	9.5	111.76%	11.0	115.79%	12.5	113.64%
12	Dividend payout ratio (%/par value)			2%		3%		3.5%	

(Source: Parent Company - Hanoi Trade Corporation)

Note:

- Financial revenue is revenue from capital investment into other enterprises and collection of deposit interest.
- Other revenue is revenue other than revenue from business operation such as income from sales bonus of partners, income from disposal of fixed assets, instruments, etc
- 2017 business result is based on financial statements of Parent Company - Corporation without independent audit and tax finalization.
- 2017, 2018, 2019 annual business plan were approved by the Steering Committee for Equitization. 2020 business plan expected by the Corporation has not been approved by the Steering Committee for Equitization.

4.3. Solutions for business plan implementation

4.3.1. Solutions regarding human resource direction and management:

❖ *Solutions regarding system direction and development:*

- Restructuring organization of Departments, Managerial Boards, business units: In order to effectively decentralize, each person has only one line manager, responsibility of leaders shall be highlighted and a legal environment in business operation shall be developed.

+ Laying indirect employees off, improving staff quality, ensuring that staff qualification meets development requirements, contributing to business performance improvement of the Corporation;

+ Continuously restructuring organization and business operation methods of Member Companies, Subordinate Units of Parent Company - Corporation under new requirements to increase revenue from domestic trade and export turnover of the Corporation;

- Improving standardization in business operation: Legal standardization in business; standardization in corporate culture; standardization in goods, service quality, etc

- Professionalizing activities of Member Companies to promote competitive advantage in each industry and business premises, take advantage of resources and support, exchange among Companies.

❖ *Solutions regarding human resource management and development:*

- Periodically training, re-training: Paying attention to training for improvement of qualification, capacity, practising and working skills for employees, especially some important factors such as art of selling, modern retail system management, financial management, brand management; Training managers of Companies in Corporate governance in new situation.

- Considering human resource development as top priority, offering attractive compensation policies to genius and moral employees and external talent attraction policies.

- Promoting saving practice, fighting against waste: Closely comply with saving practice requirements in each step of business operation process, regularly reducing cost, appropriately spending the State-owned capital to reduce production cost, arising cost, decrease price of products, services and improve competitiveness.

- Developing risk management system: Closely managing capital resource, liabilities and proactively searching for raw material and goods supply sources for provision and timely response to fluctuations of the economy.

- Applying computing technologies to management: Maximally taking advantage of convenience from computing technologies in direction, exchange, reporting between the Board of Management of the Corporation and Departments, Managerial Boards, Member Companies and subordinate units.

- Strongly linking subordinate units together, considering linkage as an important factor to gather strengths, resources, improve competitiveness, establish and expand internal market network.

- Continuously improving engagement among Member Companies, subordinate units of the Corporation, promoting responsibilities of employees in the whole Corporation for consuming products, goods and using services from internal market of the Corporation, contributing to business performance improvement, increase of export turnover and revenue from domestic trade of the Corporation.

4.3.2. Solutions regarding export promotion:

- Diversifying types of goods, export methods and export markets;

- Focusing on developing potential niche markets besides current traditional markets to improve opportunities for import and export turnover increase.

- Strengthening trade promotion: Maximally taking advantage of trade promotion supporting mechanisms of the Government, Hanoi; Promoting use of new instruments such as electronic commerce to improve trade promotion effectiveness.

- Training, improving qualification of employees working in external relations and information technology to promote transactions and external relations.

- Establishing representative offices focal gateway regions such as Middle East, Angola, old Eastern Europe, etc to access to large markets in the world: Reducing product price, improving serving quality, focusing investment into goods supply base to ensure stable supply with high quality for export, especially goods with large export turnover such as agricultural products, rice, cashew nuts, pepper, fine arts and handicrafts, etc.

- Linking Companies and units in the Corporation together regarding performance of major contracts to create strengths in purchase price negotiation and assisting, sharing market, goods information and export experience.

- Strengthening information, market research, strengthening trade promotion to increase export turnover of the Corporation. Effectively taking advantage of financial support policies of the Government, Hanoi in urgent cases.

- Strengthening reform of organizational structure and business methods in export activities. Paying attention to design improvement, new and exclusive product development to increase product value and improve export competitiveness of the Corporation.

- Promoting establishment and development of exported goods production facilities in the Corporation. Continuously strengthening development, reinforcement of strategic partners to have prestigious goods supply base with high quality at competitive price, assuring exported goods supply, developing sustainable markets and harmonizing short-term interests with long-term interests.

4.3.3. Solutions regarding development of domestic market:

❖ Solutions regarding products and goods supply

Diversifying types, models of goods, assuring quality and food safety and hygiene, meeting requirements and preference of various consumer groups in various markets.

❖ Solutions regarding price:

- Promoting close linkage between internal Companies, units of the Corporation and other commercial enterprises to purchase a large amount of goods, creating advantages in negotiating with manufacturers, suppliers and reducing costs and price of products in the whole system.

- Investing, developing logistics system and focal storage warehouses to reserve a large amount of goods, facilitate active business operation and fully meet market demand

- Effectively taking advantage of financial support from domestic and foreign organizations, Government agencies and Hanoi's authorities.

❖ Solutions regarding effectiveness improvement in network use:

- Reviewing, re-planning business networks, improving effectiveness of use of the Corporation's locations and networks in all of Member Companies, Subordinate Units of Parent Company - Corporation in principle of conformity with market price, meeting conditions on profit, economic effectiveness, use of networks for right functions and purposes of units and the Corporation and related social issues (jobs, regimes and policies of local employees, etc); complying with laws and respecting brand and image of the Corporation.

- Focusing on promoting review, assessment and improvement of network use effectiveness at locations being offices, warehouses, locations awaiting investment project formulation, locations where investment activities are prepared, locations that have not been exploited or incompletely exploited, etc to take advantage of networks and improve effectiveness of network exploitation and use.

❖ ***Solutions regarding business method reform:***

Developing Plans for business method reform at divisions, stores, business premises, etc of the Corporation towards improving independence, self-control and self-responsibility of each business unit, encouraging selling models in chains with specific criteria, assuring increase in revenue, business performance for units and increase in income for employees to maximally take advantage of business performance of business divisions, units and locations.

❖ ***Improvement of product and service quality:***

Regularly researching, proposing measures for product, service quality reform and improvement.

❖ ***Solutions regarding selling and trade promotion:***

- Investing, rehabilitating, upgrading business premises, assuring aesthetic and civilized display of goods with enthusiastic, thorough and professional serving.

- Organizing and participating trade promotion programs such as trade fairs, exhibitions, festivals, especially in areas newly merged into Hanoi.

- Regularly organizing and coordinating with manufacturers, distributors to organize sales promotions, product launching and advertising, especially big sales in public holidays, Tet holidays in the whole system of the Corporation.

- Diversifying sales methods such as onsite sales, mobile sales, sales via vouchers, telesales and online sales.

- Introducing and promoting on mass media, websites and other communications methods. Propagating to change shopping habits of people, change foreign goods consumption trend by effectively implementing “Vietnamese people prioritize use of Vietnamese goods” movement.

- Coordinating with banks and credit institutions to selling goods via appropriate credit forms for individual spending such as installment sale, consumer loan and payment by credit cards.

❖ ***Solutions regarding application of selling technologies, retail and wholesale management***

By applications of information technology software, focusing on risky investment into research and application of warehouse, retail and wholesale management software system.

❖ ***Strengthening business cooperation with other enterprises in other economic sectors in models allowed by laws***

- Maximally taking advantage of relationships with partners, potential customers, external relationships of the Corporation to promote consumption of its products, goods,

services. Focusing in promoting two-way relationships in strategic cooperation.

- Focusing on promoting internal linkage in the Corporation, prioritizing use of internal goods and services from Member Companies, subordinate units of Parent Company
- Corporation to improve business performance and increase sales revenue in domestic market.

4.3.4. Solutions regarding promotion of commercial infrastructure system development:

❖ Reinforcing and upgrading current system:

- Continuously reinforcing, rehabilitating, repairing, innovating current commercial infrastructure system of the Corporation. Accelerating the Corporation's project investment and investment preparation progress to put project into operation soon.

- Developing and promoting brand, improving professionalism in standardization and brand identity in the whole network and location system, developing the Corporation towards a business system of the community and harmonizing corporate interests and community interests.

❖ Developing, newly building and expanding system:

- Surveying and proposing favorable conditions on land fund for the Corporation to invest and develop infrastructure under planning for trade development to the People's Committee of Hanoi, Northern provinces and cities.

- Focusing on expanding and exploiting networks at condominiums, resettlement areas, new urban areas, schools, etc in Hanoi downtown (paying attention to strong development of retail system in suburb districts) and some Northern provinces and cities.

4.3.5. Solutions regarding development of Hapro brand and culture:

Effectively taking advantage of financial support for development of the Corporation's brand, images and communications such as programs of the Ministry of Industry and Trade, the Department of Industry and Trade of Hanoi on "Brand development".

Taking advantage of communications on the Corporation's catalogues, leaflets and other marketing materials in meetings and conferences of Ministries, departments, etc.

Besides continuously printing marketing materials and using some traditional marketing channels such as emails, messages, the Corporation will start strengthening its brand promotion by online and digital channels (online marketing) in the near future such as marketing on Facebook, creating Fanpages for each typical product, service, advertising on Google and advertising applications on mobile phones.

Actively participating and advertising brand in annual big events and contests such as Vietnam Golden Star Award, Vietnam Value, etc.

4.3.6. Solutions regarding external relations to take advantage of direction from the People’s Committee of Hanoi, Ministries, Departments, etc, cooperation and support from Provincial and Municipal People’s Committees:

Continuously developing, maintaining and expanding relationships of the Corporation with Hanoi, Ministries, Departments, local authorities, domestic and foreign organizations and associations, etc to take advantage of direction from the People’s Committee of Hanoi, Ministries, Departments, cooperation and support from Provincial and Municipal People’s Committees in development, diversification of goods supply and commercial infrastructure of the Corporation.

5. Plan for use of land and house premises after equitization

Plan for use of the Corporation’s land and house premises after equitization is generally described in section 4.1.1, part IV. Detailed information is described in Appendix 04, 05, 06 attached to Prospectus.

VI. EXPECTED RISKS

1. Economic risks

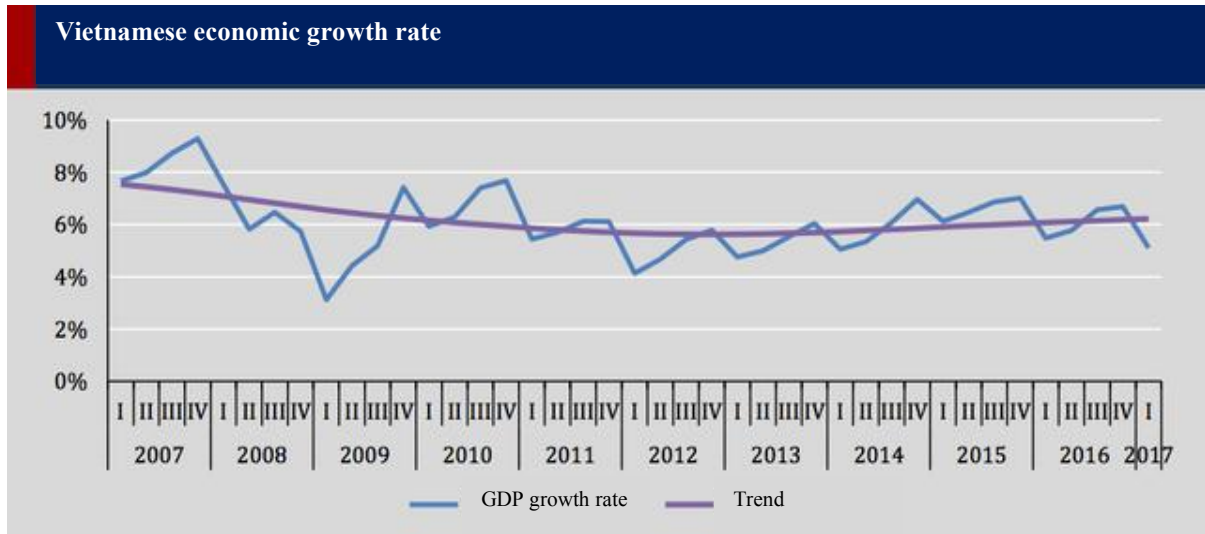
Development of an economy is usually assessed by economic growth rate, fluctuations of inflation rate, interest rate or exchange rate, etc. These factors have systemic impacts on the economy. Abnormal fluctuations of these factors may cause risks to entities of the economy in general and Hanoi Trade Corporation in general.

a. Economic growth rate

Economic growth rate is one of important factors affecting most of sectors and fields in the economy. In general, economic growth will stimulate consumption demand of the society, increase industrial production and assist enterprises in expanding their product consumption markets. In recent years, Vietnamese economy has always gained high and stable growth rate in comparison with that of other countries in the region and in the world.

After Vietnam became an official member of the World Trade Organization (WTO) on January 11th, 2007, Vietnamese economy has been integrated into the world economy more and more deeply. Development of Vietnamese economy has been more closely associated with general development trend of the world economy. Accession to WTO means that import and export activities of Vietnam will not be limited by bilateral and regional agreements and goods of Vietnam can be found all over the world. For import, as a member of WTO, Vietnam will have opportunities to import goods with high quality and at competitive price,

resulting in benefits for Vietnamese consumers. Easy import of goods will facilitate business operation of enterprises importing technologies and input materials and export and trade enterprises.



(Source: The General Statistics Office of Vietnam)

After Vietnam officially became a member of WTO, although its economic growth rate in 2009 was lower than that in 2008 (5.7%), this growth rate achieved planned target (5.0%). During 2009 - 2011 period, the average GDP growth rate was 6.0%. In the context of global economy downturn and negative growth rate of many economies, Vietnamese economy successfully gained a positive and high growth rate. However, its economy still have faced many difficulties and challenges including limited macroeconomic balance causing potential risks, high consumer price index, trade deficit with decrease in foreign investment and its impacts on balance of payments, foreign reserves, etc.

In 2012, whereas the world economy was likely to suffer downturn, especially, European sovereign debt crisis affected economies of countries, including Vietnam, Vietnamese GDP growth rate still gained 5.2%.

At the end of 2013, macroeconomic conditions of Vietnam was more stable than that during economic instability at the beginning of 2012. Its macroeconomy was more stable resulting from reduction in inflation rate, trade deficit, appropriate use of the State budget and better monetary policies. Gross domestic product (GDP) growth rate in 2013 was 5.4%, lower than planned target of 5.5% but higher than GDP growth rate of 5.2% in 2012 and was considered as more positive. As forecasted, Vietnamese economic growth rate in 2014 reached 5.9%, making Vietnam become the country with the second highest GDP growth rate in the world (following China). In 2015, Vietnam aims to reach GDP growth rate of 6.2%, higher than that in 2014. In the first six months of 2015, total estimated GDP increased 6.28% in comparison with the same period in 2014 whereas many international prestigious financial institutions gave optimistic opinions on Vietnam economic outlook. At the beginning of the fourth quarter of 2015, Vietnam officially signed Trans-Pacific Partnership (TPP) Agreement

among 12 countries for integration of Asia-Pacific economy. TPP immediately acted as a driving force for Vietnamese economic growth and created opportunities for Vietnamese enterprises to dominate export markets by Vietnamese key products. GDP growth rate in 2015 and 2016 was 6.68% and 6.21%, respectively. It is forecasted that in 2017, GDP growth rate will be 6.3%. With stable GDP growth rate, enterprises in general and the Corporation in particular will have chance to increase their revenue and profit. Effective application of macroeconomic policies by the Government will be one of factors mitigating economic risks to enterprises in general and export and trade enterprises in particular. Public offering of the Corporation will get attention of investors as a result.

b. Interest rate

For an enterprise, interest rate risk is the risk occurring when interest expense of the enterprise is higher than its profitability and interest rate risk level also varies by industries and their debt structure.

Tight monetary policies have been consistently implemented since 2011 to respond to inflation. During such period, actual interest rate in market was high and significantly fluctuated. Loan interest rate of 20 – 25% per year caused many difficulties to enterprises in raising working capital for business operation. Banks competed with each other to raise capital from their individual and corporate customers and interest rate ceiling was usually exceeded in the first eight months. However, right after the State Bank of Vietnam required banks to closely comply with interest rate ceiling and punish violating organizations, deposit interest rate was decreased to about 14%.

On March 18th, 2014, the State Bank of Vietnam issued a notification on decrease of its regulating interest rate and maximum deposit interest rate applicable to deposit in VND of individuals, individuals at credit institutions and branches of foreign banks. Accordingly, maximum interest rate applicable to non-term deposit in VND and term deposit with term of less than 1 month decreased from 1.2%/year to 1.0%/year, maximum interest rate applicable to term deposit in VND with term from 1 month to less than 6 months decreased from 7.0%/year to 6.0%/year, maximum interest rate applicable to term deposit with term from 1 month to less than 6 months at People's Credit Funds and microfinance institutions decreased from 7.5%/year to 6.5%/year. Besides, the State Bank of Vietnam reduced interest rate of short-term loans in VND for some preferential sectors (agriculture and rural development, export, supporting industry, small and medium-sized enterprises, high technology enterprises) from 9.0%/year to 8.0%/year. Low interest rate of term deposit with term of 1 year in 2017 equivalent to 7 – 8%/year makes favorable conditions for banks to apply the average loan interest rate of 10%/year. Low loan interest rate has significantly assisted business operation of enterprises, especially enterprises whose capital from loans accounts for a higher percentage of charter capital. Besides, interest rate affects cost of capital of investors. Low interest rate at present significantly reduced cost of capital for investment activities.

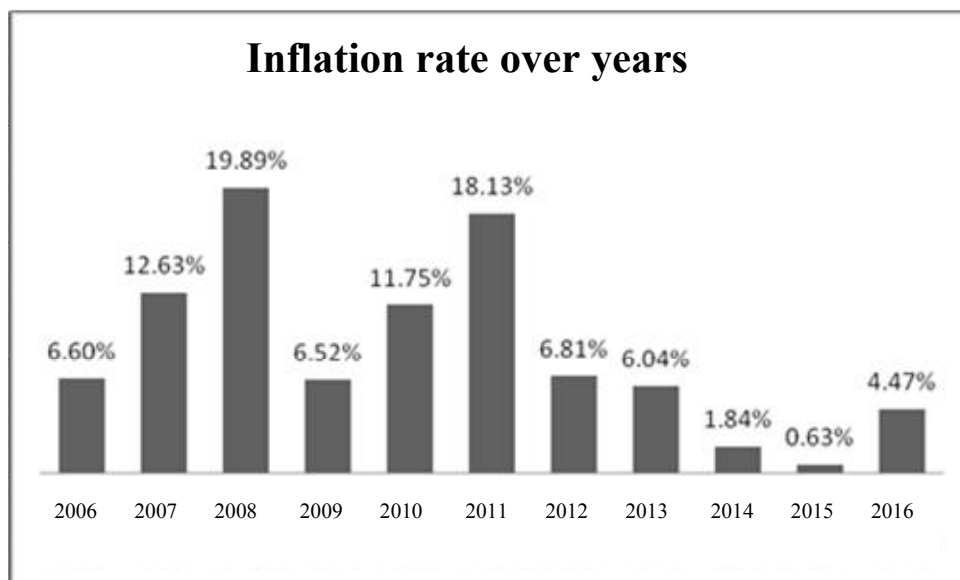
As at December 31st, 2017, liabilities of the Corporation amounted to VND 1,500 billion, accounting for 69.25% of owner’s equity. As a state-owned enterprise operating in trade, import and export sector, the Corporation uses high financial leverage ratio. Fluctuations of interest rate can affect financial expenses and business operation of the Corporation as a result.

c. Inflation

Inflation rate remarkably affects business operation of enterprises and spending of consumers. For enterprises, high inflation rate increases input cost and decreases profit. For consumers, high inflation rate reduces spending and makes consumers cut down unnecessary spending. Decrease in spending results in reduction in revenue of enterprises.

Inflation rate of Vietnam dramatically fluctuated during 2007 – 2011 period. Especially, inflation rate in 2008 and 2011 reached a peak, equivalent to 19.89% and 18.13%, respectively. With consistent solutions of the Government and State Bank of Vietnam, inflation rate during 2012 – 2014 period was stabilized, inflation rate in 2015 reduced to 0.63%, the lowest rate in the last 15 years and inflation rate in 2016 remained at 4.47%, lower than target planned by the Government. Stable inflation rate motivates consumers to increase spending on goods, services in general and pharmaceutical products in particular.

Stable inflation rate makes favorable conditions for business operation of the Corporation and will help shares of the Corporation become more attractive to investors.



(Source: The General Statistics Office of Vietnam)

d. Exchange rate

Exchange rate risk occurs when economic transactions are made in foreign currencies and fluctuation of exchange rate is unfavorable to enterprises.

Stable exchange rate margin maintenance and close management of foreign currency purchase and sale by the State Bank of Vietnam have stabilized VND to USD exchange rate

without significant fluctuation in recent years. In 2015, the State Bank of Vietnam notified to adjust VND exchange rate by more than 2%. However, in response to Chinese renminbi devaluation, on August 12th, the State Bank of Vietnam doubled USD to VND exchange rate margin from 1% to 2%.

This exchange rate fluctuation directly affects revenue, costs of import and export enterprises such as the Corporation. Although exported goods will be more advantageous in market, input cost of imported goods will go up. Even though the State Bank of Vietnam declared to remain exchange rate to the beginning of 2016 to make domestic importers feel assured, the Corporation will proactively respond to possible exchange rate fluctuation during its business operation.

2. Legal risks

Hanoi Trade Corporation is an one member limited liability company wholly owned by the State and transformed into a joint stock company, thus, its activities will not be governed by Decree No. 71/2013/ND-CP on July 11th, 2013 of the Government on investment of the State-owned capital into enterprises and financial management for enterprises wholly owned by the State and will be governed by the Enterprise Law in 2014 and related documents. Besides, the Corporation will be governed by legal documents on securities and securities market when it becomes a public company listed on stock exchange. Laws and sub-laws in this field are in progress and possible changes to policies will affect management and business activities of the Corporation.

Besides, business activities of Hanoi Trade Corporation are also governed by legal documents related to trade, import and export activities of the Ministry of Industry and Trade and the Ministry of Agriculture and Rural Development. At present, legal system is in progress and revised. In order to make a favorable and fair legal corridor for economic sectors under international standards and practices during integration, the National Assembly has issued a lot of new codes. However, if the Corporation fails to catch up with changes of legal system, its activities will be significantly affected.

In order to control legal risks, the Corporation has always updated changes in the legal environment related to activities of the Corporation and made appropriate business development plans.

3. Competitive risks

a. Risks in import, export and trade:

- Policy risks: Business result of the Corporation depends on agricultural product import and export policies of the Vietnamese Government and import policies of importing and exporting countries. In case of economic downturn of a country, changes in policies or other reasons can negatively affect financial position and business result of the Corporation.

- Competitive risks: There is a fierce competition in agricultural product import and export of Vietnam. During business operation, the Corporation has to compete with not only

domestic large importers and exporters but also agricultural product exporters from other agricultural producing countries in some potential markets.

- Market risks: Key exported goods of the Corporation such as rice, pepper, cashew nuts, fine arts and handicrafts, etc depend much on the world market, especially price. Reduced price in the world market will negatively affect import, export turnover and revenue of the Corporation.

b. Risks in domestic trade:

During current integration into international economy, more and more domestic and foreign retailers have promoted their business expansion plans to gradually dominate domestic market. In 2005, according to statistics of the Ministry of Industry and Trade, there were about 200 supermarkets, 30 trade centers and almost 1,000 convenience stores in 30 out of 64 provinces and cities. For about 8 years of marketing opening under WTO accession commitments (January 01st, 2009), Vietnam's retail market has bloomed with over 700 supermarkets, 130 trade centers and thousands of convenience stores. According to planning, by 2020, Vietnam will have about 1,200 - 1,500 supermarkets, 180 trade centers and 157 shopping centers. It is forecasted that during 2016 - 2020 period, growth rate of retail trade will be 11.9%, market size will reach USD 179 billion by 2020, in which, modern retail will account for more than 45%. Fierce competition in trade adversely affects attractiveness of shares offered by the Corporation.

4. Risks of the offering

Public offering of the Corporation benefits from stable GDP growth rate, low inflation rate and low interest rate. However, there are also risks to the offering such as exchange rate fluctuation, legal system in progress, fierce competition in retail market and price fluctuation for exported goods, thus, it is likely that investors will fail to fully subscribe all shares to be offered by the Corporation.

5. Other risks

Besides typical risks in business activities, there are other force majeure risks such as fire, natural disasters, wars, epidemics. These risks are less likely to occur but when they occur, they will cause damages to assets, people and seriously affect business situation of the Corporation.

VII. INFORMATION ABOUT THE PUBLIC OFFERING

1. Methods for share sale and payment of share purchase amount for investors participating auction

❖ *Form of offering*

- The number of shares to be offered : 75,926,000 shares, equivalent to 34.51% of expected post-equitization charter capital
- Type of shares : Freely transferable ordinary shares
- Par value : 10,000 VND/share
- Starting price : 12,800 VND/share
- Method of offering : Public offering at Hanoi Stock Exchange

❖ *Eligible investors and the number of shares to be subscribed*

- Eligible investors : Domestic, foreign individuals and organizations meeting conditions of Regulation on initial public offering of Parent Company - Hanoi Trade Corporation
- Ineligible investors (Under Clause 5, Article 6 of Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies and Article 4 of Circular No. 196/2011/TT-BTC on December 26th, 2011 of the Ministry of Finance guiding initial sale of shares and management and use of proceeds from equitization of enterprises wholly owned by the State into joint stock companies). :
 - Members of the Steering Committee for Equitization (excluding members being enterprise representatives);
 - Intermediate financial institutions and individuals of these institutions participating consultancy, enterprise valuation, financial statement auditing and auditing firms revaluating enterprise, excluding underwriters for undistributed shares in accordance with underwriting contracts;
 - Auctioneer and individuals of the auctioneer related to the offering;
 - Subsidiaries, associates in the same Group, Corporation, Parent Company - Subsidiary.
- The minimum number of shares to be subscribed : 100 shares
- The maximum number of shares to be subscribed : 75,926,000 shares
- The number of shares to be subscribed : Multiples of 10
- Deposit : 10% of value of subscribed shares at starting price

❖ *Auction time and venue:*

- Time and venue for prospectus receipt, registration of auction participation, payment of deposit and submission of auction participation form: Under Regulation on initial public offering of Parent Company - Hanoi Trade Corporation

- Auction time: Under Regulation on initial public offering of Parent Company - Hanoi Trade Corporation

- Auction venue: Hanoi Stock Exchange, No. 02 Phan Chu Trinh Street, Hoan Kiem District, Hanoi

Deadline for payment of share purchase amount and return of deposit: Under Regulation on initial public offering of Parent Company - Hanoi Trade Corporation.

2. Methods for share sale and payment of share purchase amount for employees

❖ *Shares sold at preferential price to employees based on actual period of working in public sector*

- Total people eligible to purchase shares at preferential price: **586 people**

- Total people subscribing shares at preferential price: **586 people**.

- Total number of years of working in public sector by people subscribing shares at preferential price under regulations: **7,912 year**.

- The number of shares sold at preferential price that 586 people subscribe based on the number of working in public sector: **791,200 shares**.

- Time of share sale to employees: After shares are sold to strategic investors, the Corporation shall sell shares to employees.

- Selling price: According to Clause 1 Article 48 of Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies, in this case, shares shall be sold to employees at price equivalent to 60% of the lowest bid-winning price.

❖ *Shares sold at preferential price to employees based on commitment to permanently working in the Joint stock corporation for at least 03 years (from the date that the enterprise is issued with the first enterprise registration certificate)*

- Employees who are named in a list of regular employees of the enterprise at the time of equitized enterprise value publication, need to be used by the enterprise and commit to permanently working for the enterprise for at least 03 years (from the date that the enterprise is issued with the first enterprise registration certificate) shall have right to additionally purchase 200 shares per year that they commit to working for the enterprise but total shares to be purchased by an employee shall not exceed 2,000 shares.

– Total employees of the Corporation who are named in the list as at April 28th, 2017 and transferred to work in the joint stock corporation are 550 people, including **174** people eligible to additionally purchase shares based on the number of years that they commit to permanently work for the Corporation.

– Total people additionally subscribing 200 shares per year that that they commit to working for the enterprise are **174** people. The number of shares additionally subscribed by employees under this standard: **282,800** shares.

– Selling price: According to Clause 2b Article 48 of Decree No. 59/2011/ND-CP on July 18th, 2011 of the Government on transformation of enterprises wholly owned by the State into joint stock companies, in this case, shares shall be sold to employees at price equivalent to the lowest bid-winning price.

– Time of share sale to employees: After shares are sold to strategic investors, the Corporation shall sell shares to employees.

– This type of shares sold to employees shall be restricted for transfer after the period that employees commit to permanently working for the enterprise expires.

3. Shares sold to Trade Union of the Corporation

Trade Union of the Corporation does not subscribe shares of the Corporation.

4. Shares sold to Strategic investors

4.1. Objectives of strategic investor selection

– To assure completion of the Corporation equitization and successfully perform initial public offering;

– To select strategic investors that have strong financial capacity, are experienced in the industry, commit to permanently cooperating with the Corporation and assure legitimate rights of the Corporation’s employees;

– To select strategic investors in conformity with development strategy of the Corporation towards trade development, improvement of the Corporation’s image, brand and prestige after transformation into joint stock corporation.

4.2. Criteria for Strategic investor selection

Pursuant to Official Dispatch No. 767/VPCP-DMDN on January 25th, 2017 of the Government Office on decisions on criteria for strategic investor selection, on March 07th, 2017, the People’s Committee of Hanoi issued Decision No. 1558/QD-UBND on approval of criteria for strategic investor selection during equitization of Parent Company - Hanoi Trade Corporation as follows:

❖ General criteria

– Strategic investors are domestic and foreign investors that have strong financial capacity, make a written commitment to permanently cooperating with the Corporation for

mutual benefits, assist the Corporation after equitization in training human resource, improving financial capacity, corporate governance and technology transfer.

- Strategic investors have business lines in conformity with main business lines of the Corporation, have domestic and foreign multi-sectoral business network system, are ability to exploit, supply goods and develop market, have practical experience, are ability to support development of the Corporation's main business activities and have interests in conformity with the Corporation's development interests.

- Strategic investors make a written commitment to not transferring purchased shares for at least 05 years from the date that the Corporation completes its equitization and is issued with the first enterprise registration certificate under the Enterprise Law.

- Strategic investors make a written commitment to managing employees under equitization plan approved by the Prime Minister and supporting re-training of employees (if any) to meet job requirements.

- Besides fully meeting the above criteria, foreign investors shall comply with regulation on percentage of shares to be purchased under current legal provisions and meet the following criteria: Foreign investors shall have accounts opened in one of payment service providers operating in Vietnam and under law of Vietnam, all activities related to share purchase shall be performed via these accounts and foreign investors shall authorize in writing under legal provisions if they intend to authorize their representative organizations in Vietnam to purchase shares.

❖ *Specific criteria*

- Strategic investors shall have strong financial capacity to purchase shares as follows: Their owner's equity on the latest financial statements (audited by an independent auditing firm) is more than VND 2,000 billion without bad debt, debt to equity ratio is not more than 3 according to 2015 audited financial statements, net profit after tax is positive for two years (2014-2015) on the latest financial statements in 2016; strategic investors have not violated laws, can prove their financial resources at least amounting to value of subscribed shares, in detail, strategic investors shall deposit 30% of value of subscribed shares and hold a letter of guarantee of a bank for 70% of financial resources used to subscribe shares sold to strategic investors with approval of the Prime Minister (at starting price of initial public offering); strategic investors purchase subscribed shares after publicly bidding shares under legal provisions. In case strategic investors waive their option, deposit shall not be returned to them.

- Strategic investors have experience in commercial trading. Strategic investors that are experienced in import, export, domestic market development, have retail trade system or are owning other enterprises operating in import, export, domestic market development and having retail trade system in conformity with business lines of the Corporation shall be more preferred.

– Strategic investors commit to inheriting all rights, obligations, shortcoming of the Corporation with the joint stock corporation and handling all outstanding issues of the Corporation at the time of enterprise valuation, inheriting all responsibilities to employees transferred from the State-owned enterprise to the joint stock corporation under legal provisions.

4.3. Methods for share sale to Strategic investors

Methods for share sale to strategic investors are as follows:

- The number of shares to be offered to strategic investors: 143,000,000 shares, equivalent to 65% of the Corporation’s charter capital.
- Selling price: Under Point d Article 6 of Decree No. 59/2011/ND-CP: “the Steering Committee for Equitization shall come to an agreement with strategic investors on selling price but the selling price shall not be less than the lowest bid-winning price of the public auction”.
- Strategic investors have option to fully subscribe shares equivalent to 65% of charter capital, deposit 30% of value of subscribed shares and hold a letter of guarantee of a bank for 70% of financial resources used to subscribe shares sold to strategic investors (at starting price of initial public offering) at the time that other investors deposit to purchase shares in the public auction.
- Time of share sale to Strategic investors: After result of initial public offering of Parent Company - Hanoi Trade Corporation is published. In case strategic investors waive their share option for a part or the whole of subscribed shares, deposit shall not be returned to them.

4.4. Strategic investor selection result

Under Decision No. 1925/QĐ-TTg on November 30th, 2017 of the Prime Minister on approval of Equitization plan of Parent Company - Hanoi Trade Corporation, the Prime Minister authorizes Chairman of the People’s Committee of Hanoi to decide and assume responsibility for selecting strategic shareholders under approved criteria, plans and current legal provisions, assuring permanent cooperation between strategic shareholders and the enterprise for mutual benefits and implementation after initial public offering.

On December 11th, 2017, the Corporation issued Invitation letters to investors to invite them to become strategic partners of Hanoi Trade Corporation. These Invitation letters are public announced on mass media, in detail:

+ Traditional newspapers: Posting information on three consecutive issues from December 11th, 2017 to December 13th, 2017 of The People Newspapers, Great Unity Newspapers, Economic and Urban Newspapers.

+ Electronic newspapers: New Hanoi Newspapers and Economic and Urban Newspapers.

+ Radio broadcaster: Voice of Vietnam (Channel VOV1 – News - Politics - General Affairs); Hanoi Radio Broadcaster (Advertising Programs – Channel 90 MHz).

+ Television broadcasters: National television broadcasters (Vietnam News Agency Television – Economic Journals); Hanoi Television Broadcaster (Advertising Programs).

+ Website: Posting information on website of the Corporation (address: www.haprogroup.vn) and website of the Department of Finance of Hanoi from December 11th, 2017.

The Corporation received applications from December 11th, 2017 to 5.30 pm on December 22nd, 2017, concluded list of eligible investors and appraised applications under criteria approved by the People’s Committee of Hanoi.

Based on Minutes on confirmation of the number of investors submitting applications for registration of strategic investors of Hanoi Trade Corporation, up to 5.30 pm on December 22nd, 2017, there is only 01 (one) investor submitting application. Information about the investor is as follows:

- Company name: Vietnam N.A Motor Company Limited
- Address: 197A Nghi Tam, Yen Phu Ward, Tay Ho District, Hanoi
- Telephone no.: 04-37192299 Fax: 04 37192299
- Website: <http://www.hondaototayho.com.vn>
- Business registration certificate no. 0101787217 issued by the Hanoi Authority for Planning and Investment for the first time on July 15th, 2005, the 17th registration of change on November 17th, 2017, confirmation of change in enterprise registration contents on August 11th, 2016.
- Owner’s equity as at December 31st, 2016: 2,507,088,960,042 VND.

After assessing and appraising under approved strategic investor selection criteria, the Corporation agreed that Vietnam N.A Motor Company Limited has fully met criteria to become a Strategic investor of the Corporation. The Corporation issued Document No. 1094/CV-BDMPTDN on December 25th, 2017 to submit to the Steering Committee for Equitization of the Corporation to apply for appraisal of Strategic investor selection result before equitizing Parent Company - Hanoi Trade Corporation.

On December 27th, 2017, the Steering Committee for Equitization held a meeting, reviewed documents and appraised strategic investor selection criteria under equitization plan of Parent Company - Hanoi Trade Corporation. Units participating review and appraisal of strategic investor selection criteria includes the Department of Finance of Hanoi, the Sub-Department of Corporate Finance, the Party Committee of Enterprises, representative of the Government Office, representative of the Agency for Corporate Finance, the Ministry of Finance, Office of the People’s Committee of Hanoi, the Hanoi Authority for Planning and Investment, the Department of Home Affairs, the Department of Construction, the

Department of Natural Resources and Environment, the Department of Labor, Invalids and Social Affairs, the Department of Planning and Architecture, the Hanoi Department of Taxation, the Department of Industry and Trade and Hanoi Trade Corporation and agreed on report of the People's Committee of Hanoi on selection of Vietnam N.A Motor Company Limited as a strategic investor. On December 29th, 2017, the Department of Finance issued Proposal No. 8744/TTr-STC to the People's Committee of Hanoi regarding consideration of strategic investor selection decision.

On January 05th, 2018, the Board for Enterprise Reform and Development of Hanoi held a meeting on appraisal and selection of strategic investors during equitization of Parent Company - Hanoi Trade Corporation. Units participating appraisal included the Board for Enterprise Reform and Development of Hanoi, representative of the Government Office, representative of the Department of Corporate Finance, the Ministry of Finance and Hanoi Trade Corporation and agreed on reporting contents of the Department of Finance (Leader of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation) in Proposal No. 8744/TTr-STC on December 29th, 2017 to the People's Committee of Hanoi regarding consideration of strategic investor selection decision.

On January 26th, 2018, the People's Committee of Hanoi issued Decision No. 502/QD-UBND on strategic investor selection and share sale to strategic investor being Vietnam N.A Motor Company Limited during equitization of the Corporation.

5. Handling of the number of shares not sold out

The number of shares not sold out includes:

- The number of shares that employees refuse to purchase under approved plan.
- The number of shares not subscribed under approved public auction plan;
- The number of shares that bid winners in public auction refuse to purchase;
- The number of shares that the strategic investor fails to purchase.

The Steering Committee shall consider and report to the competent authorities to handle the number of these shares under regulations.

6. Plan for use of proceeds from equitization

Because auction has not been performed and bid-winning price and the lowest bid-winning price have not been determined, the Corporation temporarily calculates amount of proceeds from equitization as follows, assuming that offered shares are purchased at starting price of 12,800 VND/share and starting price will be adjusted after official price is published:

Table 28: Plan for use of proceeds from equitization

No.	Contents	Amount (VND)
1	Expected charter capital	2,200,000,000,000
2	Actual value of the State-owned capital in the enterprise	2,155,699,724,707
3	Proceeds from equitization	2,811,949,056,000
3.1	Proceeds from share sale to employees	9,696,256,000
3.1.1	<i>Proceeds from share sale at preferential price based on seniority in public sector (60% of the lowest bid-winning price)</i>	6,076,416,000
3.1.2	<i>Proceeds from share sale based on commitment to permanently working (equivalent to selling price applicable to strategic investor)</i>	3,619,840,000
3.2	Proceeds from share auction and strategic investor	2,802,252,800,000
4	Total expenditures	62,925,236,038
4.1	Expected equitization costs	2,992,500,000
4.2	Allowances for redundant employees	3,370,213,894
4.3	Costs of additional issue (The enterprise receives amount of additionally issued shares)	44,300,275,293
4.4	Residual value	12,262,246,851
5	Proceeds from sale of the remaining State-owned capital after deducting expenditures under regulations (3-4)	2,749,023,819,962

(Source: Parent Company - Hanoi Trade Corporation)

VIII. PLAN FOR PUBLIC COMPANY REGISTRATION, DEPOSITORY, TRANSACTION REGISTRATION AND LISTING ON SECURITIES MARKET

When registering initial public offering via Hanoi Stock Exchange, the Corporation shall simultaneously register depository and transactions on UPCOM transaction system under Circular No. 115/2016/TT-BTC on June 30th, 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 196/2011/TT-BTC on December 26th, 2011 of the Ministry of Finance guiding initial

sale of shares and management and use of proceeds from equitization of enterprises wholly owned by the State into joint stock companies. In case the Corporation is eligible to list its stocks on stock exchanges, the Corporation shall perform listing procedures right after the Corporation fully meets listing conditions under regulations.

IX. KEY PERSONS ASSUMING RESPONSIBILITY FOR THE PROSPECTUS

1. Members of the Steering Committee for Equitization under Decision No. 2908/QĐ-UBND on June 06th, 2016 of the People’s Committee of Hanoi on establishment of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation

No.	Full name	Position
1	Mr. Ha Minh Hai	Director of the Department of Finance, Deputy Head of the Standing Committee of Board for Enterprise Reform and Development of Hanoi - Chairman of the Steering Committee
2	Mr. Nguyen Huu Thang	Chairman of the Member’s Council of Hanoi Trade Corporation – Deputy Chairman of the Steering Committee;
3	Mr. Nguyen Viet Xo	Secretary of the Party Committee of Enterprises of Hanoi - Member of the Steering Committee
4	Mr. Pham Trong Lan	Deputy Director General of the Department of Enterprise Reform, the Government Office - Member of the Steering Committee
5	Mr. Vuong Hong Ha	Head of the Department of General Policies, the Agency for Corporate Finance, the Ministry of Finance - Member of the Steering Committee
6	Mr. Nguyen Ngoc Son	Deputy Chief of Office of the People’s Committee of Hanoi - Member of the Steering Committee
7	Mr. Nguyen Ngoc Viet	Deputy Director of the Department of Home Affairs - Member of the Steering Committee
8	Mr. Tran Ngoc Nam	Deputy Director of the Hanoi Authority for Planning and Investment - Member of the Steering Committee
9	Mr. Nguyen Quoc Khanh	Deputy Director of the Department of Labor, Invalids and Social Affairs - Member of the Steering Committee
10	Mr. Mai Son	Deputy Director General of the Hanoi Department of Taxation - Member of the Steering Committee
11	Mr. Le Van Hung	Deputy Director of the Department of Natural Resources and Environment - Member of Steering

No.	Full name	Position
		Committee
12	Mr. Tran Viet Trung	Deputy Director of the Department of Construction - Member of the Steering Committee
13	Mr. Ngo Quy Tuan	Deputy Director of the Department of Planning and Architecture - Member of the Steering Committee
14	Mr. Dam Tien Thang	Deputy Director of the Department of Industry and Trade - Member of the Steering Committee
15	Mr. Nguyen Xuan Sang	Director of the Sub-Department of Corporate Finance - Member of the Steering Committee
16	Mr. Vu Thanh Son	Secretary of the Party Committee, General Director of Hanoi Trade Corporation – Member of the Steering Committee
17	Mr. Nguyen Quang Lam	Chairman of the Trade Union of Hanoi Trade Corporation - Member of the Steering Committee

Note:

Under Decision No. 2908/QĐ-UBND on June 06th, 2016 of the People’s Committee of Hanoi on establishment of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation, the Steering Committee for Equitization includes 17 members.

At the time of preparation of the Prospectus, some members of the Steering Committee retired and worked in other units:

- Mr. Nguyen Ngoc Son – Deputy Chief of Office of the People’s Committee of Hanoi, Member of the Steering Committee, worked in other units.

- Mr. Vuong Hong Ha - Head of the Department of General Policies, the Agency for Corporate Finance, the Ministry of Finance, Member of the Steering Committee, retired. On December 27th, 2017, the Ministry of Finance issued Official Dispatch No. 17652/BTC-TCDN on appointment of Mr. Pham Van Duc – Deputy Director General of the Agency for Corporate Finance – the Ministry of Finance as member of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation, replacing Mr. Vuong Hong Ha;

- Mr. Nguyen Huu Thang – Deputy Chairman of the Steering Committee, Chairman of the Member’s Council of Hanoi Trade Corporation and Mr. Nguyen Quang Lam – Chairman of the Trade Union of Hanoi Trade Corporation, Member of the Steering Committee retired.

- Mr. Nguyen Ngoc Viet – Deputy Director of the Department of Home Affairs, Member of the Steering Committee retired.

This Prospectus was prepared by the equitized enterprise and advisor and passed by the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation. The

Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation undertakes that all information, figures attached to documents and information in this Prospectus are completely true and accurate under regulations. During performance of auction procedures, if information affecting business situation of Parent Company - Hanoi Trade Corporation exists, we commit to promptly and fully declaring additional information. If any content is not true, we shall assume responsibility before law.

2. Member of the Supporting Team of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation under Decision No. 3426/QD-STC-BCD on June 14th, 2016 of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation on establishment of Supporting Team of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation

No.	Full name	Position
1	Mr. Vu Thanh Son	Secretary of the Party Committee, General Director of Hanoi Trade Corporation – Team Leader
2	Ms. Do Tue Tam	Chief Accountant – Deputy Team Leader
3	Ms. Tran Thi Hong Hoa	Supervisor of the Corporation – Deputy Team Leader
4	Mr. Nguyen Quang Lam	Chairman of the Trade Union of Hanoi Trade Corporation – Team Member
5	Ms. Nguyen Thu Cuc	Deputy Director of the Research and Development Center of the Corporation – Team Member
6	Ms. Luong Thi Khanh	Head of the Human Resource Management Department of the Corporation - Team Member
7	Ms. Nguyen Mai Trang	Director of the Investment Board of the Corporation – Team Member
8	Ms. Hoang Thi Anh	Director of Hanoi Supermarket Company – Team Member
	In-charge officers and specialists of departments, boards, professional units of Departments (<i>Departments are members of the Steering Committee for Equitization of Parent Company - Hanoi Trade Corporation</i>)	Team Member

Note: Up to the time of the Prospectus preparation, 02 members of the Supporting Team of the Steering Committee including Ms. Tran Thi Hong Hoa - Supervisor of Hanoi Trade Corporation, Deputy Team Leader and Mr. Nguyen Quang Lam - Chairman of the Trade Union of Hanoi Trade Corporation, Team Member retired.

We assure that information and figures in this Prospectus are objective, honest and practical for investors to assess assets, financial position, business result and outlook of Parent Company - Hanoi Trade Corporation before registering participation in public offering.

3. Issuer

Parent Company - Hanoi Trade Corporation

Mr. Vu Thanh Son General Director – In charge of the Member’s Council

We assure that information and figures in this Prospectus are completely accurate to current business situation of the enterprise, assisting investors in objectively assessing financial position, business result and outlook of Parent Company - Hanoi Trade Corporation before registering participation in public offering.

4. Advisor

Vietnam Investment Securities Company

Mr. Doan Ngoc Hoan General Director

Analysis, assessment and selection of wording on this Prospectus have been appropriately and prudently performed by Vietnam Investment Securities Company (IVS) based on information and figures supplied by Hanoi Trade Corporation. We assure that preparation steps and contents of this Prospectus have complied with compulsory procedures but we not assure value of securities

Information above is supplied to investors to help them objectively and wisely assess the enterprise that they intend to invest into.

We recommend investors to carefully read this Prospectus before making decisions on purchase of shares of Parent Company - Hanoi Trade Corporation.

X. CONCLUSION

The Prospectus is supplied to investors to help them assess financial position, business result and outlook of Hanoi Trade Corporation before subscribing shares.

The Prospectus is prepared based on Equitization plan of Parent Company - Hanoi Trade Corporation approved by the Prime Minister and information, figures supplied by Hanoi Trade Corporation under regulations and assures publicity, transparency and protects legitimate rights of investors. Assessment, selection of information and wording in this Prospectus have been appropriately and prudently performed

We do not assure that this Prospectus contains full of information about Hanoi Trade Corporation and its member units and we do not also analyze, give any opinion and imply assurance of stock value. We recommend investors to find more information about Hanoi Trade Corporation and its member units, including but not limited to financial statements, decisions of the competent authorities, etc before participating the auction and when participating the auction, investors shall assure that subscription or transaction is/shall be paid by legitimate financial resources within appropriate authority under regulations on prospectus, etc and current legal provisions.

It is also noted that Decree No. 126/2017/ND-CP on November 16th, 2017 of the Government on transformation of state-owned enterprises and one member limited liability companies with 100% of charter capital invested by state-owned enterprises into joint stock companies takes effect from January 01st, 2018 (replacing Decree No. 59/2011/ND-CP on July 18th, 2011, Decree No. 189/2013/ND-CP on November 20th, 2013 and Decree No. 116/2015/ND-CP on November 11th, 2015). Equitization plan of Parent Company - Hanoi Trade Corporation was approved by the Prime Minister on November 30th, 2017 before Decree No. 126/2017/ND-CP takes effect, thus, under regulations in Clause 2 Article 48 of Decree No. 126/2017/ND-CP, Parent Company - Hanoi Trade Corporation has right to keep on implementing the approved plan. Handling of financial issues and settlement of proceeds from equitization at the time that the joint stock corporation is issued with the first Enterprise registration certificate for joint stock company shall comply with regulations in Decree No. 126/2017/ND-CP and current guiding documents. Investors are recommended to read related legal documents governing equitization of Parent Company - Hanoi Trade Corporation.

We recommend investors to read this Prospectus before making decisions on participation in the public offering. This Prospectus is prepared in Vietnamese and English. In case of discrepancy between Vietnamese version and English version, the Vietnamese version shall prevail.

Hanoi, dated 2018

REPRESENTATIVE OF THE STEERING COMMITTEE FOR EQUITIZATION
CHAIRMAN OF THE STEERING COMMITTEE – DIRECTOR OF THE
DEPARTMENT OF FINANCE

HA MINH HAI

REPRESENTATIVE OF THE EQUITIZED ENTERPRISE
PARENT COMPANY - HANOI TRADE CORPORATION

IN CHARGE OF THE MEMBER'S
COUNCIL
GENERAL DIRECTOR

CHIEF ACCOUNTANT

VU THANH SON

DO TUE TAM

REPRESENTATIVE OF THE ADVISOR
VIETNAM INVESTMENT SECURITIES COMPANY (IVS)
GENERAL DIRECTOR

DOAN NGOC HOAN

SUMMARY OF OVERDUE LIABILITIES AS AT DECEMBER 31ST, 2017

PARENT COMPANY - CORPORATION

Amount of doubtful debts is 101,366,649,060 VND, in detail:

No.	Customers	Total doubtful debts recorded on accounting books up to December 31st, 2017	During judgment enforcement	Courts made decisions	Sent petitions	Urge liabilities collection	With collaterals
I	BRANCH OF THE CORPORATION - NORTHERN IMPORT AND EXPORT CENTER	24.105.322.742	17.956.186.672	-	-	6.149.136.070	
1	Thanh Phat Trading Co., Ltd	7.082.074.509	7.082.074.509				
2	Quang Nam Co., Ltd	4.390.594.048	4.390.594.048				
3	An Phu Hung Import and Export Joint Stock Company	1.241.861.050				1.241.861.050	
4	Duc Viet Ha Production and Trading Co., Ltd	192.433.666				192.433.666	
5	Tuyet Anh Trading, Services One Member Company Limited	2.723.093.000	2.723.093.000				X
6	Tan Thanh Dat Mechanics and Electro-Refrigeration Co., Ltd	3.760.425.115	3.760.425.115				X
7	Thai Binh Agricultural Product Processing Joint Stock Company	69.156.640				69.156.640	
8	Thien Phuoc Agricultural Product Processing Joint Stock Company	1.221.977.011				1.221.977.011	
9	Le Gia Joint Stock Company	3.423.707.703				3.423.707.703	
II	BRANCH OF THE CORPORATION IN HO CHI MINH CITY	67.063.343.988	28.745.688.227	-	7.569.129.400	30.748.526.361	
1	Bich Hong Co., Ltd	21.979.546.962	21.979.546.962				
2	Van An Co., Ltd	2.758.305.240				2.758.305.240	
3	VAC Co., Ltd	1.147.776.190	1.147.776.190				
4	Sun Chung Co., Ltd	5.618.365.075	5.618.365.075				
5	Hiep Hung Long Co., Ltd	7.569.129.400			7.569.129.400		
6	An Phu Hung Import and Export Joint Stock Company	27.265.100.415				27.265.100.415	
7	Thien An Co., Ltd	725.120.706				725.120.706	
III	OFFICE OF THE CORPORATION	9.887.880.650	-	9.787.880.650	-	100.000.000	-
1	Tan Cuong Thanh Wires and Cables Co., Ltd	9.787.880.650		9.787.880.650			
2	An Phu Hung Import and Export Joint Stock Company	100.000.000				100.000.000	
IV	HANOI SUPERMARKET COMPANY	310.101.680	-	-	310.101.680	-	-
1	Northern Aquatic Trading, Investment and Development Co., Ltd	310.101.680			310.101.680		
	TOTAL	101.366.649.060	46.701.874.899	9.787.880.650	7.879.231.080	36.997.662.431	-

SUMMARY OF OVERDUE LIABILITIES AS AT DECEMBER 31ST, 2017
PARENT COMPANY - CORPORATION

Amount of overdue debts is 1,288,184 USD and 83,241,941,413 VND, in detail:

No.	Customers	Total overdue debts up to		Note
		USD	VND	
I	BRANCH OF THE CORPORATION - NORTHERN IMPORT AND EXPORT CENTER	-	2.980.704.282	
1	Indoboss, LDA		2.521.284.518	
2	Chi Thanh Trading Co., Ltd		5.000.000	
3	Ngoc Minh Chau Support and Development Co., Ltd		454.419.764	
II	BRANCH OF THE CORPORATION IN HO CHI MINH CITY	669.883	44.261.909.854	
1	VITAL FRESH GENERAL TRADING LLC	478.805		
2	PT INTI PRIMALESTARI	85.172		
3	HAJI AHMED HAJI KARIM	85.951		
4	SOCIETE JENAYAH FRERES DE COMMERCE	19.955		
5	Hong Thien Phat Agricultural Product One Member Co., Ltd		23.776.260.920	
6	Thanh Hang TG Co., Ltd		6.699.000.000	
7	Thien Phuoc Agricultural Product Co., Ltd		2.785.114.000	
8	Viet Coffee Export Agricultural Product Production and Processing Co., Ltd		2.250.000.000	
9	Thien Phu Si Trading and Service Co., Ltd		8.751.534.934	
III	OFFICE OF THE CORPORATION		29.993.128.903	
1	Tri Phuc Co., Ltd		666.077.893	
2	Hanoi Engineering Construction One Member Co., Ltd		285.138.000	
3	CDS Design Consultancy and Construction Joint Stock Company		31.534.000	
4	Hanoi Trading, Termite Control and Fumigation Co., Ltd		110.964.000	
5	Viet Thanh Construction and Trading Co., Ltd		16.449.000	
6	Hapro Vietnamese Sociedade Unipessoal LDA		5.726.867.557	

No.	Customers	Total overdue debts up to		Note
		USD	VND	
7	Indoboss		22.472.328.453	
8	Nguyen Van Luu		200.000.000	
9	Dao Minh Xuyen		483.770.000	
IV	DEBTORS OF HAPRO INDUSTRIAL PARK	618.301	1.895.572.653	
1	Xa Lo 4 Co., Ltd	37.604	-	
2	Hanoi SPS Investment and Development Service Joint Stock Company	4.950	34.335.414	
3	Viet My Food Technology Joint Stock Company	-	33.868.220	
4	Thuan Phat Packing Joint Stock Company	-		
5	HT Vina Investment Joint Stock Corporation	-	112.904.540	
6	Hapro Traditional Food Joint Stock Company, Nguyen Hoang Phat Investment and Trading Joint Stock Company at present	44.484	816.210.578	
7	American Door Production JSC	79.634	72.077.114	
8	Khang Trang Co., Ltd	40.279	53.984.955	
9	Dung Thuy Co., Ltd	248.329	268.506.510	
10	Vinh Gia Luong Co., Ltd	81.340	189.022.090	
11	Ha An International Joint Stock Company	81.681	135.719.455	
12	Ha An Production and Trading Joint Stock Company	-	116.659.225	
13	Hapro Pure Water Joint Stock Company	-	62.284.552	
V	HANOI SUPERMARKET COMPANY		2.426.503.158	
1	Branch of Trung Nguyen Franchising Joint Stock Company in Hanoi		354.053.800	
2	Hoang Gia Private Kindergarten		499.149.141	
3	Sao Phuong Dong Trading and Service Co., Ltd		232.740.000	
4	Thanh Hang Wedding Dress Co., Ltd		920.120.439	
5	An Binh Co., Ltd		169.767.680	
6	Gia Linh Trading Co., Ltd		112.480.498	
7	Trinh Minh Duc		126.191.600	
8	National Auction No. 5 Joint Stock Company		8.600.000	
9	Nguyen Thi Thanh Thuy		3.400.000	
VI	HAPRO NOODLE FACTORY		1.684.122.563	
1	Resource Linkage Joint Stock Company		121.094.666	
2	Hoang Nguyen Co., Ltd		51.416.600	
3	Phu My Joint Stock Company		23.000.000	

No.	Customers	Total overdue debts up to		Note
		USD	VND	
4	Hoang Tuan Company		15.721.451	
5	Placo Company		27.500.000	
6	Thien An Co., Ltd		103.721.024	
7	Thanh Trung Co., Ltd		11.578.855	
8	Quang Vinh General Trading and Service Co., Ltd		24.750.000	
9	Thinh Thai Trading and Service Co., Ltd		10.704.731	
10	Anh Long Store		64.997.501	
11	Le Quang Hien Private Enterprise		33.790.300	
12	Bui Van Nam Enterprise		12.259.000	
13	Anh Nhat Private Enterprise		14.300.000	
14	Cuc Dieu Private Enterprise		28.068.810	
15	Huy Hang Private Enterprise		10.065.627	
16	Tung Hoa Private Enterprise		12.275.000	
17	Hoang Viet Anh		37.331.389	
18	Hoang Van Chuyen		21.050.000	
19	Customer Hue Can		12.132.750	
20	Mai Tuan Anh		102.749.362	
21	Nguyen Kim Thu		40.171.500	
22	Nguyen Ngoc Phong		10.000.000	
23	Nguyen Quang Hung		31.495.705	
24	Nguyen Van Manh		12.081.300	
25	Nguyen Van Quang		120.991.836	
26	Nguyen Van Thuong		14.133.133	
27	An Khang Distributor		10.300.000	
28	Dung Giang Distributor		18.426.810	
29	Hai Quang Distributor		79.616.470	
30	Huu Binh Distributor		24.939.300	
31	Pham Quoc Toan		15.248.200	
32	Tran Nam Hai		115.559.083	
33	Ta Tuan Quang		24.701.120	
34	Voice of Vietnam		18.000.000	
35	Son Thu Agent		409.951.040	
	TOTAL	1.288.184	83.241.941.413	-

SUMMARY OF INTERNAL LIABILITIES OF MEMBER UNITS AS AT DECEMBER 31ST, 2017
PARENT COMPANY - CORPORATION

Amount of internal liabilities of member units is 311,031,046,877 VND, in detail:

No.	Customers	Total liabilities on accounting books up to December 31st, 2017	Note
I	BRANCH OF THE CORPORATION - NORTHERN IMPORT AND EXPORT CENTER	3.736.711.860	
1	Hapro Fine Arts and Handicrafts Import, Export and Tourism Joint Stock Company	3.736.711.860	
II	BRANCH OF THE CORPORATION IN HO CHI MINH CITY	3.953.434.925	
1	South Hanoi Import and Export Joint Stock Company	3.769.098.297	
2	Branch of Hanoi Supermarket Development Joint Stock Company in Hai Duong	184.336.628	
III	OFFICE OF THE CORPORATION	291.511.458.709	
1	Hapro Distribution Joint Stock Company	42.560.467.968	
2	Chu Dau Ceramic Joint Stock Company	1.220.357.776	
3	Hanoi Supermarket Development Joint Stock Company	2.887.338.000	
4	Hanoi Trading Development and Tourism Joint Stock Company	515.287.982	
5	Hapro Vodka Joint Stock Company	2.473.549.355	
6	Hapro Eco Interior Joint Stock Company	9.713.668.039	
7	Livestock Production and Trading Joint Stock Company	32.032.902.934	
8	Hapro Gastronomy and Event Joint Stock Company	7.015.305.826	
9	Hanoi Construction Material Joint Stock Company	84.467.075	
10	Hapro Fine Arts and Handicrafts Import, Export and Tourism Joint Stock Company	2.096.851.169	
11	Hapro Holdings	140.491.927.030	
12	Vietnam V-Stars Trading Market Development Corporation	7.985.277.077	
13	Hanoi TIC Trading and Investment Joint Stock Company	6.939.788.843	
14	Unimex Hanoi	1.069.819.445	
15	South Hanoi Import and Export Joint Stock Company	9.632.290.882	
16	Hapro Binh Phuoc Joint Stock Company	9.161.000.000	

No.	Customers	Total liabilities on accounting books up to December 31st, 2017	Note
17	Hapro Da Nang Trading and Investment Joint Stock Company	15.410.877.699	
18	V-Stars Gifts Joint Stock Company	220.281.609	
IV	BUSINESS CENTER FOR DUTY-FREE GOODS	3.287.924.209	
1	Hanoi Supermarket Development Joint Stock Company	621.898.169	
2	Hapro Vodka Joint Stock Company	2.666.026.040	
V	BUSINESS CENTER IN SOUTHERN FOCAL MARKET	1.061.801.809	
1	Hapro Distribution Joint Stock Company	1.043.490.000	
2	Supermarket Development Joint Stock Company	18.311.809	
VI	HANOI SUPERMARKET COMPANY	7.071.471.195	
1	Hanoi Trading Development and Tourism Joint Stock Company	6.187.836.342	
2	Viet Tien Son Joint Stock Company (Branch of Hanoi Supermarket Development Joint Stock Company in Hai Duong)	702.537.358	
3	Gastronomy and Event Joint Stock Company	134.733.495	
4	Long Bien Joint Stock Company	5.550.000	
5	Hanoi Supermarket Development Joint Stock Company	40.814.000	
VII	HAPRO NOODLE FACTORY	408.244.170	
1	Hapro Vodka Joint Stock Company	216.282.334	
2	Hanoi Supermarket Development Joint Stock Company	191.961.836	
TOTAL		311.031.046.877	

APPENDIX 4

INFORMATION ABOUT LAND AND HOUSE PREMISES ASSIGNED TO PARENT COMPANY - HANOI TRADE CORPORATION TO KEEP ON MANAGING AND USING AFTER EQUITIZATION

(114 premises under Decision No. 2393/QĐ-UBND on April 21st, 2017 of the People's Committee of Hanoi)

1. Premises that the Corporation has right to keep on managing and using in Hanoi: 96 premises

1.1. Land and house premises rented from the State: 32 premises

1. Premise at No. 119 Le Duan

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 119 Le Duan, Cua Nam Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 5-floor building (other users use from the 2nd floor and higher floors)

- Land plot area: 56.0 m²

- House area: 56.0 m²

- Current use: Used as Hapromart

e. Legal bases:

- Land and house lease contract no. 152/XN HK/HDTNCD on February 19th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental:

Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land

and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

2. Premise at No. 65 Cau Go

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 65 Cau Go, Hang Bac Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor building (other users use from the 2nd floor and higher floors)

- Land plot area: 57.9 m²

- House area: 57.9 m²

- Current use: Supply food and drink catering services

e. Legal bases:

- Land and house lease contract no. 154/XNHK/HDTNCD on February 21st, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and

house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

3. House at N4C Trung Hoa - Nhan Chinh Urban Area

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual house rental

c. Land plot position: The 1st Floor, Building N4C, Trung Hoa - Nhan Chinh Urban Area, Thanh Xuan District

d. Current state of the land plot:

- Use area of the 1st floor of 15-floor resettlement building
- Land plot area: 176.0 m²
- House area: 176.0 m²
- Current use: Supply fitness and sport services.

e. Legal bases:

- House lease contract no. 88/2013/HDTN on August 20th, 2013; lease term is from October 16th, 2012 to October 15th, 2015.
- Contract Appendix No. 12/PLHD-QLPTN on September 18th, 2014; Performing procedures to sign new Contract.

g. Situation of house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

4. Premise at B3A Nam Trung Yen, Cau Giay District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Development and Investment Corporation)

b. Form of land and house rental: Pay annual house rental

c. Land plot position: The 1st Floor, B3 Nam Trung Yen, Trung Hoa Ward, Cau Giay District

d. Current state of the land plot:

- Use area of the 1st floor of 13-floor condominium
- Land plot area: 125.0 m²
- House area: 125.0 m²
- Used as Hapromart and supply services.

e. Legal bases:

- Land and house lease contract no. 147/HDTN/SXD on December 31st, 2014; lease term is to September 10th, 2016

g. Situation of house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Development and Investment Corporation. Paid house rental under notification to the end of December 31st, 2017.

5. Premise at the 1st Floor Building A4, Lot NO.02B, Block 1, Kim Chung, Dong Anh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual house rental

c. Land plot position: The 1st Floor Building A4, Lot NO.02B, Block 1, Kim Chung, Dong Anh District

d. Current state of the land plot:

- Use area of the 1st floor of condominium for employees of industrial park

- Land plot area: 236.0 m²

- House area: 236.0 m²

- Current use: Used as Hapromart

e. Legal bases:

- Land and house lease contract no. 65/HDTN-QL&PTNHN on July 15th, 2015; lease term is to July 14th, 2018

g. Situation of house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

6. Premise at the 1st Floor Building D1, Lot NO.03A, Block 3, Kim Chung, Dong Anh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual house rental

c. Land plot position: The 1st Floor Building D1, Lot NO.03A, Block 3, Kim Chung, Dong Anh District

d. Current state of the land plot:

- Use area of the 1st floor of condominium for employees of industrial park.

- Land plot area: 230.0 m²

- House area: 230.0 m²

- Current use: Used as Hapromart

e. Legal bases:

- Land and house lease contract no. 43/HDTN-QL&PTNHN in June, 2014; lease term is to June 18th, 2017

g. Situation of house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

7- Premise at No. 19 - 21 Dinh Tien Hoang, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 19 - 21 Dinh Tien Hoang, Hang Bac Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 3-floor building + 01 entresol (*steel frame, tole roof*); self-expanded area of the 4th floor. The building has been downgraded.

- Land plot area: 280.88 m²

- House area:

+ Rented house area: 977.60 m²

+ Self-built area: 45 m².

- Current use: Used as Hapromart, sell garments, art paintings and supply services

* The Corporation submitted an official dispatch to the People's Committee of Hanoi to apply for purchase of assets attached to land and transfer of land use right. At present, the Department of Construction and the Department of Finance are considering, reporting and proposing to the People's Committee of Hanoi

e. Legal bases:

- Land and house lease contract no. 370/XNHK/HDTNCD on January 29th, 2015; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported

and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

8- Premise at No. 28 Hang Bo (Rented house on the 2nd floor), Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: Area of the 2nd floor, House No. 28 Hang Bo, Hang Bo Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 2nd floor (the 1st floor and 3rd floor are enterprise areas of the Corporation)

- Land plot area: 87.3 m²

- House area: 89.7 m²

- Current use: Currently supply accommodation service

e. Legal bases:

- Land and house lease contract no. 144/XNHK/HDTNCD on February 19th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported

and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

9- Premise at No. 46 Trang Tien, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 46 Trang Tien, Trang Tien Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor building (other users use the 2nd floor)
- Land plot area: 137.79 m²
- House area: 123.0 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 151/XNHK/HDTNCD on February 20th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and

direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

10- Premise at No. 41 Tho Nhuom, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 41 Tho Nhuom, Cua Nam Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 4-floor building (other users use from the 2nd floor and higher floors)
- Land plot area: 70.8 m²
- House area: 70.8 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 150/XNHK/HDTNCD on February 21st, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and

direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

11- Premise at No. 82 Hang Dao, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 82 Hang Dao, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor building (the 2nd floor is used by other users)
- Land plot area: 88.0 m²
- House area: 88.0 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 147/XNHK/HDTNCD on February 20th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of

shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

12- Premise at No. 94 Hang Dao, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 94 Hang Dao, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 4-floor building with 1 attic, toilet (other users use from the 2nd floor and higher floors)
- Land plot area: 40.18 m²
- House area: 40.18 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 153/XNHK/HDTNCD on February 20th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of

shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

13- Premise at No. 43 Hang Gai, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 43 Hang Gai, Hang Gai Ward, Hoan Kiem District

d. Current state of the land plot:

- 1-floor house with facade towards street, tile roof
- Land plot area: 33.42 m², private use
- House area: 33.42 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 358/XNHK/HDTNCD on December 25th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to

Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

14- Premise at No. 66 Hang Chieu, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 66 Hang Chieu, Dong Xuan Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: Use area of the 1st floor of 3-floor building with 1 attic (other users use from the 2nd floor and higher floors)

- Land plot area: 158.6 m²

- House area: 151.3 m²

- Current use: Sell packs and used as office

e. Legal bases:

- Land and house lease contract no. 358/XNHK/HDTNCD on May 19th, 2014; lease term is to April 28th, 2019

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to

Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

15. Premise at G3 Vinh Phuc, Ba Dinh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual house rental

c. Land plot position: Area the 1st floor of 5-floor residential quarter, House G3 Vinh Phuc, Vinh Phuc Ward, Ba Dinh District

d. Current state of the land plot:

- Use the 1st floor of 5-floor residential quarter (resettlement quarter)
- Land area: 310.0 m²
- House area: 310.0 m²
- Current use: Used as Hapromart and supply services

e. Legal bases:

- House lease contract no. 17/HDTN/XD on July 24th, 2014; lease term is from October 01st, 2013 to September 31st, 2018

g. Situation of house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

16- Premise at No. 15 Nha Chung, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 15 Nha Chung, Hang Trong Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 7-floor building (other users use from the 2nd floor and higher floors)
- Land plot area: 70.13 m²
- House area: 52.89 m²
- Current use: Supply food and drink catering services under business operation contract.

e. Legal bases:

- Land and house lease contract no. 12/XN3/HDTN26/XD on May 19th, 2009; lease term is to January 01st, 2014;

g. Situation of management and use:

- Form of use: Business cooperation

+ *The premise was previously managed and used by Hanoi Trading Service Fashion One Member Company Limited.*

+ *On August 23rd, 2011, the People's Committee of Hoan Kiem District issued construction license no. 174/GPXD (new construction) and on July 18th, 2012, the People's Committee of Hoan Kiem District issued construction license (adjusted) no. 125/GPXD to Mr. Ngo Hong Phuong to build condotel at 13, 15 Nha Chung for area being managed and used.*

+ *According to contents of Minutes on September 26th, 2011 between Mr. Ngo Hong Phuong and Hanoi Trading Service Fashion One Member Company Limited, the Company temporarily handed its current area of the 1st floor over to Mr. Ngo Hong Phuong to build construction work and after the construction work is completed and put into use, Mr. Ngo Hong Phuong shall assume responsibility for returning the whole of such area to the Company. On October 07th, 2011, the Company handed land at 15 Nha Chung over to Mr. Ngo Hong Phuong to build construction work.*

+ *On November 01st, 2013, the Company handed a part of area on the 1st floor, House No. 15 Nha Chung over to the Corporation for use under Decision of the People's Committee of Hanoi on trading of safe vegetables and food . Mr. Ngo Hong Phuong has not handed the above area over to the Corporation.*

+ *On October 01st, 2014, the Corporation and Mr. Ngo Hong Phuong signed Minutes on application of Mr. Ngo Hong Phuong for purchase of house area owned by the State at 15 Nha Chung managed and used by the Corporation to Hanoi Housing Management and Development One Member Company Limited and the People's Committee of Hanoi. Accordingly, Mr. Ngo Hong Phuong paid VND 7 billion to the Corporation (including VAT) for the Corporation to pay allowance to its employees and develop new business premises replacing premise at 15 Nha Chung. On October 27th, 2014, the Corporation fully received VND 7 billion from Mr. Phuong. At the time of enterprise valuation on June 30th, 2016, the Corporation recorded the amount as Other long-term payables.*

+ *On November 01st, 2014, the Corporation and Mr. Ngo Hong Phuong signed business cooperation contract no. 33A/2014/TCT-NHP.*

+ *On October 01st, 2016, the Corporation and Mr. Ngo Hong Phuong signed Minutes, accordingly:*

- *During construction under construction license issued by the People's Committee of Hoan Kiem District, Mr. Ngo Hong Phuong has not promptly notified Hanoi Trade Corporation of work rehabilitation and repair plan.*
- *Current state after rehabilitation and repair: Mr. Ngo Hong Phuong rehabilitated, repaired house at 13 - 15 Nha Chung. For area of the 1st floor with facade towards street at 15 Nha Chung handed over to Hanoi Trade Corporation, there is 01 stair to basement and stair to the 2nd floor (after rehabilitation and upgrading, height of the 1st floor is 6.4 m) of house at 13 - 15 Nha Chung.*
- *Commitments of Mr. Ngo Hong Phuong:*
 - ✓ *To assume full responsibility for rehabilitating and repairing area of the 1st floor of house with facade towards street no. 15 Nha Chung.*
 - ✓ *To remedy rehabilitation and repair of the 1st floor with facade toward street at 15 Nha Chung to its original state to hand over to Hanoi Trade Corporation soon.*
 - ✓ *To commit that there is no dispute or litigation with any third party related to area of the 1st floor with facade toward street of house no. 15 Nha Chung up to the time of*

handover to Hanoi Trade Corporation. If there is any litigation proved to be related to Mr. Ngo Hong Phuong, Mr. Ngo Hong Phuong shall assume responsibility for completely settling.

+ *Based on minutes on January 25th, 2017 between the Corporation and Mr. Ngo Hong Phuong, two parties agree that the Corporation stops reporting purchase by Mr. Phuong of house area owned by the State at 15 Nha Chung managed and used by the Corporation to the competent authorities under Minutes on October 01st, 2014 with related responsibilities and obligations and returns VND 7 billion to Mr. Phuong. Accordingly, on March 10th, 2017, the Corporation returned VND 7 billion to Mr. Ngo Hong Phuong.*

h. Situation of land and house rental payment:

The Corporation paid land and house rental from November 01st, 2013 (the date that premise at 15 Nha Chung was handed over by Hanoi Trading Service Fashion One Member Company Limited).

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From November 01st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

17- Premise at No. 15 - 17 Doi Can, Ba Dinh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 15 - 17 Doi Can, Doi Can Ward, Ba Dinh District

d. Current state of the land plot:

- 2-floor house, the Corporation uses area of the 1st floor of 86.8 m² and a part of area of the 2nd floor of 21.2 m², other users use the remaining area of the 2nd floor.

- Land plot area: 108.0 m²

- House area: 108.0 m²

- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 246/XNBD/HDTNCD on August 12th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

18- Premise at No. 162 Quan Thanh, Ba Dinh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 162 Quan Thanh, Quan Thanh Ward, Ba Dinh District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor building with 1 attic (other users use from the 2nd floor and higher floors)
- Land plot area: 39.1 m²
- House area: 39.1 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 248/XNBD/HDTNCD on August 12th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

19- Premise at No. 98 Pho Hue, Hai Ba Trung District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 98 Pho Hue, Hai Ba Trung District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor building (other users use from the 2nd floor and higher floors)
- Land plot area: 185.6 m²
- House area: 185.6 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 189/XNHBT/HDTNCD on July 24th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

20- Premise at No. 111 Le Duan, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 111 Le Duan, Cua Nam Ward, Hoan Kiem District

d. Current state of the land plot:

- Area of the 1st floor of 2-floor house (other users use the 2nd floor)
- Land plot area: 78.63 m2 (private use: 27.17 m2, common use: 51.46m2), expanded area of the 2nd floor is used as warehouse
- House area: 78.63 m2.
- Current use: Sell Chu Dau pottery

e. Legal bases:

- Land and house lease contract no. 148/XNHNK/HDTNCD on February 19th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

21- Premise at No. 13 - 15 Trang Tien, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 13 - 15 Trang Tien, Trang Tien Ward, Hoan Kiem District

d. Current state of the land plot:

- House No. 13 Trang Tien only has area of the 1st floor (the 2nd floor is used by other users), House No. 15 Trang Tien is a 2-floor house
- Land plot area: 379.3 m² (private use: 290.1 m²; common use: 89.2m²)
- House area: rented house area: 488.20 m².
- Additional construction area is 72.7 m², floor area is 62.2 m².
- Current use: Sell art paintings

e. Legal bases:

- Land and house lease contract no. 369/XNHNK/HDTNCD on January 29th, 2015; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

22 - Premise at No. 83 Hang Gai, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 83 Hang Gai, Hang Gai Ward, Hoan Kiem District

d. Current state of the land plot:

- 1-floor house with facade towards street, flat roof
- Land plot area: 52.23 m², private use
- House area: 52.23 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 359/XNHHK/HDTNCD on December 25th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

23- Premise at No. 53C Hang Bai, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 53C Hang Bai, Hang Bai Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor and garret of 2-floor building (other users use the 2nd floor)
- Land plot area: 57.90 m²
- House area: 82.32 m²
- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 425/XNHNK/HDTNCD on April 05th, 2016; lease term is to January 01st, 2017

h. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

24- Premise at No. 686 De La Thanh, Ba Dinh District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 686 De La Thanh, Giang Vo Ward, Ba Dinh District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof
- Land plot area: 195.36 m², private use
- House area: 148.5 m²
- Current use: Sell wood

e. Legal bases:

- Land and house lease contract no. 247/XNBD/HDTNCD on August 12th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

25- Premise at No. 96 Pho Hue, Hai Ba Trung District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 96 Pho Hue, Ngo Thi Nham Ward, Hai Ba Trung District

d. Current state of the land plot:

- Use area of the 1st floor of 4-floor building (other users use from the 2nd floor and higher floors)
- Land plot area: 124.8 m²
- House area: 124.8 m²
- Current use: Sell motorcycles.

e. Legal bases:

- Land and house lease contract no. 188/XNHBT/HDTNCD on July 24th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

26- Premise at No. 17 Trang Tien, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 17 Trang Tien, Trang Tien Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (the 2nd floor is used by other households); expanded area of the 3rd floor is used as kitchen.
- Land plot area: 76.06 m²
- House area: 76.06 m²
- Current use: Supply food and drink catering services (use the 1st floor of House No. 17 Trang Tien, the 2nd floor of House No. 15 Trang Tien).

e. Legal bases:

- Land and house lease contract no. 145/XNHNK/HDTNCD on February 20th, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

27- Premise at No. 102 Hang Buom, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 102 Hang Buom, Hang Buom Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (the 2nd floor is used by other households)
- Land plot area: 95.0 m²
- House area: 95.0 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Land and house lease contract no. 149/XNHNK/HDTNCD on February 21st, 2014; lease term is to December 31st, 2016

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

28- Premise at No. 1 Dien Bien Phu, No. 2 Nguyen Thai Hoc, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: 2 facade toward street at No. 1 Dien Bien Phu and No. 2 Nguyen Thai Hoc, Cua Nam Ward, Hoan Kiem District

d. Current state of the land plot:

- Use a part of area of the 1st floor, a part of area of the 2nd floor and a part of area of the 3rd floor (the remaining area is used by other users)
- House structure: 03 floors
- Land plot area: 495.13 m²
- House area: 563.93 m²
- Current use: Supply food and drink catering services and sell lamps.

e. Legal bases:

- House lease contract no. 831/87 HDNC on July 13th, 1987, lease term to 1990 (premise at No. 2 Nguyen Thai Hoc);
- House lease contract no. 877/88 HDNC on December 14th, 1988, lease term to 1991 (premise at No. 2 Nguyen Thai Hoc);
- Perform procedures to sign new land and house lease contracts

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

29. Premise at No. B26 Huynh Thuc Khang, Dong Da District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: The 1st Floor, B26 Huynh Thuc Khang, Lang Ha Ward, Dong Da District

d. Current state of the land plot:

- Use area of the 1st floor of old 5-floor residential quarter

- Land plot area: 105.6 m²

- House area: 105.6 m²

- Current use: Sell drinks

e. Legal bases:

- Land and house lease contract no. 107/XNDD/HDTNCD on June 13th, 2014; lease term is to January 01st, 2017

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Ba Dinh District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

30 - Premise at No. 353 Pho Hue, Hai Ba Trung District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 353 Pho Hue, Pho Hue Ward, Hai Ba Trung District

d. Current state of the land plot:

- House structure: 3-floor house

- Land plot area: 87.02 m², private use

- House area: 309.86 m²

- Current use: Supply food and drink catering services

Additional construction area is 222.84 m², area of construction funded by the State budget is 576,395,577 VND. House area for the whole area is being paid

e. Legal bases:

- Land and house lease contract no. 76/XN4/HDTN26/XD on May 12th, 2009; lease term is to January 01st, 2014.

- Extension contract is appraised at the Department of Construction.

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

31- Premise at No. 30 Lo Duc, Hai Ba Trung District

a. Asset classification: Rent land and house owned by the State (sign Land and house lease contract with Hanoi Housing Management and Development One Member Company Limited)

b. Form of land and house rental: Pay annual land and house rental

c. Land plot position: No. 30 Lo Duc, Pham Dinh Ho Ward, Hai Ba Trung District

d. Current state of the land plot:

- Use area of the 1st floor and 1 attic of 3-floor house (other users use from the 2nd floor and higher floors)

- Land plot area: 40.3 m²

- House area: 40.3 m²

- Current use: Sell garments

e. Legal bases:

- Land and house lease contract no. 54/XN4/HDTN26/XD on May 12th, 2009; lease term is to December 31st, 2013;

- Decision No. 6201/QD-UBND on December 17th, 2010

g. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of December 31st, 2017.

- Land rental:

+ From January 01st, 2009 to December 31st, 2013: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

+ From January 01st, 2014 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to December 31st, 2017: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hai Ba Trung District.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock

Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

32- Premise at No. 38 - 40 Le Thai To, Hoan Kiem District

a. Asset classification: Rent land and house owned by the State and partially owned by the enterprise

b. Form of land and house rental:

- Pay annual land and house rental (for rented house area).
- The People's Committee of Hanoi and Departments of Hanoi are considering, settling application for purchase of assets attached to land transfer of land use right by the Corporation.

c. Land plot position: No. 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 2-floor house with facade toward street on Le Thai To and inside 6-floor house

- Land plot area: 571.51 m²

- House area: Total construction floor area: 2,237.11 m²

+ Construction floor area of 2-floor house with facade toward street rented from the State: 251,49 m² (The 1st floor: 166.94 m²; the 2nd floor: 84.55 m²); Use the whole area of the 1st floor and a part of the 2nd floor, the remaining area is used by other users.

+ Construction floor area of inside 6-floor house: 1,985.62m² (private use), in which:

Area of house rented from the State: 545.42m² (the 1st floor: 233.74 m²; the 2nd floor: 191.09m²; the 3rd floor: 120.59 m²);

Area of house invested by capital of the enterprise: 1,440.2m² (the 1st floor: 131.38 m²; the 2nd floor: 163.69 m²; the 3rd floor: 232.46 m²; the 4th floor: 353.05m²; the 5th floor: 354.78m² and the 6th floor: 204.84m²). This area is included in enterprise value.

- Current use:

+ House with facade toward street at Le Thai To: the 1st floor is used to supply food and drink catering services, the 2nd floor is used as office;

+ 6-floor house is used as office and a part of area is unoccupied.

On August 25th, 2014, the Corporation and Hong Ngoc Construction, Investment, Service, Trading Co., Ltd signed deposit contract no. 11/2014/HDDC, accordingly, Hong Ngoc Construction, Investment, Service, Trading Co., Ltd paid **49,000,000,000 VND** to the Corporation, including 15,000,000,000 VND of deposit and 34,000,000,000 VND of the first advance payment. Besides, Hong Ngoc Construction, Investment, Service, Trading Co., Ltd advanced **38,508,516,474 VND** to the Corporation to pay amount for purchase of assets attached to land and transfer of land use right at 38 - 40 Le Thai To to the State budget under Official Dispatch No. 1050/UBND-KT on February 10th, 2015. Amount of 87,508,516,474 VND is recorded by the Corporation as payable to Hong Ngoc Construction, Investment, Service, Trading Co., Ltd and **38,508,516,474 VND** is recorded by the Corporation as receivable from the Department of Finance of Hanoi.

e. Legal bases:

- Liquidated land and house lease contract with Hanoi Housing Management and Development One Member Company Limited on May 21st, 2015 and pay amount for purchase of assets attached to land and transfer of land use right.

g. Shortcoming during purchase of assets attached to land and receipt of transferred land use right by the Corporation at land and house premise at 38 - 40 Le Thai To:

Based on plan for restructuring of land and house premises owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister approved by the People's Committee of Hanoi in Decision No. 2493/QD-UBND on June 02nd, 2011, Hanoi Trade Corporation has right to keep on using and signing land and house lease contract for land and house premises at 38 - 40 Le Thai To, Hoan Kiem with Hanoi Housing Management and Development One Member Company Limited for business operation.

Based on business demand, on October 23rd, 2014, Hanoi Trade Corporation issued Document No. 1025/TCT-BDT on proposal of purchase of assets attached to land and receipt of transferred land use right at 38 - 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi.

Based on consideration of Inter-Department proposals, on November 20th, 2014, the People's Committee of Hanoi issued Document No. 9055/UBND-TNMT on approval of guideline on transfer of land use right and specialized house ownership of the State at 38 - 40 Le Thai To, Hoan Kiem District, to the Corporation.

On April 17th, 2015, the People's Committee of Hanoi issued Decision No. 1654/QD-UBND on approval of sale of 796.92 m² of specialized house and transfer of land use right for land area of 571.51 m² (including 468.37 m² of land for private use, 103.14 m² of area on the 1st floor) owned by the State at 38 - 40 Le Thai To, Hoan Kiem District to Hanoi Trade Corporation for use as business, service premises at selling price of 38,508,516,474 VND (in which, land use right value is 36,497,498,632 VND, value of assets attached to land is 2,011,017,842 VND) with term of 50 years from March 09th, 2015. On March 09th, 2015, Hanoi Trade Corporation fully paid amount for purchase of assets attached to land and receipt of transferred land use right, equivalent to 38,508,516,474 VND to the State budget of Hanoi.

On July 22nd, 2015, the People's Committee of Hanoi issued Decision No. 3421/QD-UBND on assignment of 622.5 m² of land at 38 - 40 Le Thai To, Hoan Kiem District to Hanoi Trade Corporation for use with construction work as business, service premises.

However, on July 30th, 2015, Hanoi Trade Corporation received Document No. 5293/UBND-TNMT of the People's Committee of Hanoi on suspension of implementation of Decision No. 3421/QD-UBND on July 22nd, 2015 of the People's Committee of Hanoi on assignment of 622.5 m² of land at 38 - 40 Le Thai To, Hoan Kiem District to Hanoi Trade Corporation to review the above house selling process because House No. 38 - 40 Le Thai To is in "List of 46 villas managed by the People's Committee of Hanoi: Enterprises have only right to rent – such villas shall not be sold" and the People's Committee of Hanoi assigned Hanoi Inspectorate to inspect and report to the People's Committee of Hanoi regarding process on sale of assets attached to land and transfer of land use right at 38 - 40 Le Thai To to the Corporation.

Under direction of the People's Committee of Hanoi, Hanoi Inspectorate issued Document No. 280/TTTP-P3 on inspection, review of proposals of the Department of Construction on House No. 38 - 40 Le Thai To, Hoan Kiem District, Hanoi. Accordingly, Hanoi Inspectorate requires the People's Committee of Hanoi to 1. Establish public ownership for area of 2-floor

house with facade toward street of House No. 38 - 40 Le Thai To and establish contract for Hanoi Trade Corporation to keep on signing contract for lease of this house area under regulations, 2. Separate construction area of 6-floor house on area of 427.2 m² with construction license no. 169-6-95GP/KTST issued by the Chief Architect of Hanoi and the People's Committee of Hanoi issued Decision No. 4344/QD-UB on approval of project from 1995 from villa area at 38 - 40 Le Thai To and prepare documents to submit to the People's Committee of Hanoi to allow sale of 427.2 m² of 6-floor house area from 1995 to Hanoi Trade Corporation.

On February 23rd, 2016, the People's Committee of Hanoi issued Document No. 1043/UBND -TNMT on specialized house owned by the State at 38 - 40 Le Thai To, Hoan Kiem District. Accordingly, the People's Committee of Hanoi agreed on guideline required by Hanoi Inspectorate in Document No. 280/TTTP-P3 on January 29th, 2016.

On June 13th, 2016, the Corporation issued Official Dispatch No. 1032/TCT-BDT on reporting and applying for purchase of assets attached to land, receipt of transferred land use right, applying for sale of assets attached to land in association with transfer of land use right at 38 - 40 Le Thai To. Accordingly, the Corporation reports and requires the People's Committee of Hanoi to consider and allow the Corporation to keep implementing Decision No. 1654/QD-UBND on April 17th, 2015 on approval of sale of 796.92 m² of specialized house and transfer of land use right for land area of 571.51 m² (including 468.37 m² of land for private use, 103.14 m² of area on the 1st floor) owned by the State at 38 - 40 Le Thai To, Hoan Kiem District to Hanoi Trade Corporation and Decision No. 3421/QD-UBND on July 22nd, 2016 on assignment of 622.5 m² of land at 38 - 40 Le Thai To, Hoan Kiem District (the whole area of building 1 and building 2) to Hanoi Trade Corporation for use with construction work as business, service premises

At present, the Department of Construction and Inter-Sectoral Departments are considering, reporting and proposing handling plan to submit to the People's Committee of Hanoi.

On July 04th, 2017, the People's Council of Hanoi issued Resolution No. 04/NQ-HDND on adjustment of the list of villas attached to Decree No. 18/2008/NQ-HDND on December 10th, 2008 of the People's Council of Hanoi on management scheme for villa fund in Hanoi, list of old villas under Resolution No. 24/2013/NQ-HDND on December 04th, 2013 of the People's Council of Hanoi on issue of list of old streets, old villages, typical handicraft villages, old villas, other structural works built before 1954 and intangible cultural heritages in Hanoi to be preserved and promoted by cultural value. Accordingly, premise at 38 - 40 Le Thai To of the Corporation is among 20 villas removed from the list attached to Resolution No. 18/2008/NQ-HDND on December 10th, 2008 of the People's Committee of Hanoi on determination of other structural works built before 1954.

On July 04th, 2017, the People's Committee of Hanoi issued Resolution No. 04/NQ-HDND on adjustment of the list of villas attached to Decree No. 18/2008/NQ-HDND on December 10th, 2008 of the People's Council of Hanoi on management scheme for villa fund in Hanoi, list of old villas under Resolution No. 24/2013/NQ-HDND on December 04th, 2013 of the People's Council of Hanoi on issue of list of old streets, old villages, typical handicraft villages, old villas, other structural works built before 1954 and intangible cultural heritages in Hanoi to be preserved and promoted by cultural value. Accordingly, premise at 38 - 40 Le Thai To of the Corporation is among 20 villas removed from the list attached to Resolution No. 18/2008/NQ-HDND on December 10th, 2008 of the People's Committee of Hanoi on determination of other structural works built before 1954.

Right after the People's Committee of Hanoi approves, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and performing deposit no. 11/2014/HDDC on August 25th, 2014 with Hong Ngoc Construction, Investment, Service, Trading Co., Ltd.

h. Situation of land and house rental payment:

- House rental: Hanoi Trade Corporation paid house rental under notification for house rental payment of Hanoi Housing Management and Development One Member Company Limited. Paid house rental under notification to the end of March 08th, 2015 under Minutes on liquidation of contract for lease of land and house at 38 - 40 Le Thai To on May 21st, 2015.

- Land rental:

+ From January 01st, 2009 to December 31st, 2011: The Corporation paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

+ From January 01st, 2012 to June 30th, 2014: The Corporation temporarily land rental equivalent to two times of land rental of 2010 (under Resolution No. 02/NQ-CP on January 07th, 2013 and Circular No. 16/2013/TT-BTC on February 08th, 2013 on solutions for difficulty settlement for business operation, market support and bad debt settlement).

+ From July 01st, 2014 to March 08th, 2015: The Corporation fully paid land rental under notification of Hanoi Housing Management and Development One Member Company Limited and the Tax Sub-Department of Hoan Kiem District.

- On March 09th, 2015, Hanoi Trade Corporation fully paid purchase amount of assets attached to land, receipt of transferred land use right, equivalent to 38,508,516,474 VND to the State budget of Hanoi under Decision No. 1654/QĐ-UBND on April 17th, 2015 of the People's Committee of Hanoi.

For temporarily paid land rental equivalent to two times of land rental of 2010, the Corporation can not reconcile with Hanoi Housing Management and Development One Member Company Limited to confirm exact amount to be paid because shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage are being reported and submitted by Departments to the People's Committee of Hanoi for consideration and direction. After the People's Committee of Hanoi makes decisions on settlement of shortcomings during collection of land and house rental for specialized house fund assigned to Hanoi Housing Management and Development One Member Company Limited to manage, if there is difference between land and house rental paid by the Corporation and data on settlement of land and house rental from January 01st, 2009 to December 31st, 2014 of Hanoi Housing Management and Development One Member Company Limited, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation of additional payment.

For 31 specialized house premises owned by the State and rented by Hanoi Trade Corporation under Land and house lease contract signed with Hanoi Housing Management and Development One Member Company Limited, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and signing contract with Hanoi Housing Management and Development One Member Company Limited under lease mechanism or plan for distribution of house fund of Hanoi owned by the State, decided by the People's Committee of Hanoi from time to time.

1.2. House premises as enterprise assets, land rented from the State: 64 premises

1- Premise at No. 135 Luong Dinh Cua, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental.

c. Land plot position: No. 135 Luong Dinh Cua, Kim Lien Ward, Dong Da District

d. Current state of the land plot:

- House structure: 02 floors

- Land plot area: Private use: 1,062 m²; common use (use only the 2nd floor): 128 m²

- House area: 1.843m²

- Current use: Used as Hapromart, office and supply food and drink catering services

e. Legal bases:

- Land rental contract no. 283-245-98/DC-ND-HDTD on September 18th, 1999; lease term is to 2006.

- Contract no. 459-245.98/DC-HDTD on December 12th, 1998; lease term is to 2006.

- Decision No. 6201/QD-UBND on December 17th, 2010.

- Land rental contract no. 137-245.99/DC-HDTD on March 29th, 1999; lease term is to 2006.

- Decision No. 6199/QD-UBND on December 17th, 2010

- Map in August, 2015 confirmed by the Department of Natural Resources and Environment on September 08th, 2015.

- According to planning information in Official Dispatch No. 1173/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, there is a part of area (Northeast) inside the road to be built, the remaining area is determined as current residential land without detailed boundary line information.

- Decision No. 7714/QD-UBND on November 06th, 2017 on lease of 1,062 m² of private use and 128 m² of common use (use of only the 2nd floor) at 135 Luong Dinh Cua, Kim Lien Ward, Dong Da District to Hanoi Trade Corporation for use as stores, including:

+ 1,061 m² of land out of red boundary line under planning, private use: Lease term of 50 years from January 01st, 1996.

+ 1 m² of land in red boundary line under planning, private use: Annual lease term.

+ 94 m² of land out of red boundary line under planning, common use: Lease term of 50 years from January 01st, 1996.

+ 94 m² of land in red boundary line under planning, common use: Annual lease term.

- Notification No. 77097/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental

- Land lease contract no.66/HDTD-STNMT-CCQLDD on January 26th, 2018, accordingly:

+ 1,061 m² of land out of red boundary line under planning, private use: Lease term of 50 years from January 01st, 1996.

+ 1 m² of land in red boundary line under planning, private use: Annual lease term.

+ 94 m² of land out of red boundary line under planning, common use: Lease term of 50 years from January 01st, 1996.

+ 94 m² of land in red boundary line under planning, common use: Annual lease term.

f. Legal documents on investment cooperation and outstanding issues

**** Investment cooperation of Hanoi Agricultural Produce and Foodstuff Import – Export Company and Truong An Investment and Construction Consultancy Joint Stock Company before handover of the premise from Hanoi Agricultural Produce and Foodstuff Import – Export Company to Parent Company - Corporation.***

- On July 10th, 2003, the People’s Committee of Hanoi issued Document No. 2058/UB-KT allowing Hanoi Agricultural Produce and Foodstuff Import – Export Company as employer, coming to an agreement with Hanoi Food Company, Hanoi Department Store Company, Hanoi Tourist Service Company and Hanoi Post Office on method for implementation of Kim Lien Trade Center construction project at Kim Lien Department Store, Kim Lien Ward, Dong Da District.

- On May 06th, 2004, the People’s Committee of Hanoi issued Document No. 1501/UB-CN on allowing Hanoi Agricultural Produce and Foodstuff Import – Export Company to additionally build houses to formulate Kim Lien Trade, Service Center and House Construction Project at Kim Lien Department Store, Kim Lien Ward, Dong Da District, Hanoi.

- On March 26th, 2008, Hanoi Agricultural Produce and Foodstuff Import – Export Company signed investment cooperation contract no. 06/2008/HDHT-DT with Truong An Investment and Construction Consultancy Joint Stock Company on investment cooperation for implementation of Kim Lien Trade, Service Center and House Construction Project at Kim Lien Department Store, Kim Lien Ward, Dong Da District, Hanoi.

- On June 23rd, 2008, the People’s Committee of Hanoi issued Document No. 3976/UBND -KH&DT on approval of investment cooperation guideline and extension of period for Hanoi Agricultural Produce and Foodstuff Import – Export Company to coordinate with Truong An Investment and Construction Consultancy Joint Stock Company to complete investment cooperation under direction of the People’s Committee of Hanoi in Document No. 2058/UB -KT on July 10th, 2003 and Document No. 1501/UB-CN on May 06th, 2004.

- On September 15th, 2009, the People’s Committee of Hanoi issued Document No. 8394/UBND-KH&DT on approval of the second extension of period for Hanoi Agricultural Produce and Foodstuff Import – Export Company to coordinate with Truong An Investment and Construction Consultancy Joint Stock Company to complete formulation of Kim Lien Trade, Service Center and House Construction Project at Kim Lien Department Store, Kim Lien Ward, Dong Da District, Hanoi to the end of the fourth quarter of 2009. When the approved period for project formulation expired, Truong An Investment and Construction Consultancy Joint Stock Company applied for extension without approval.

- On November 02nd, 2010, Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited issued Document No. 184/CV-HAGRIMEX on report of unilateral termination of contract with Truong An Investment and Construction Consultancy Joint Stock Company to the People’s Committee of Hanoi. All rights and responsibilities of Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited and Truong An Investment and Construction Consultancy Joint Stock Company during contract liquidation shall be settled at Economic court.

- Based on report of the Hanoi Authority for Planning and Investment in Document No. 557/BC-KH&DT on July 11th, 2012 and Report No. 48/2012/TACON-KHDT on August 06th, 2012 of Truong An Investment and Construction Consultancy Joint Stock Company, the People’s Committee of Hanoi issued Document No. 6255/UBND-QHXDGT on August 14th, 2012 to direct that *“For the above project, because enterprises have not come to an agreement on employer, enterprises need to settle outstanding issues and issued a document*

to agree on legal person status of the employer to re-formulate the project. This project shall not be extended”.

In October, 2010, Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited transferred premises at 135 Luong Dinh Cua to Parent Company - Corporation under Decision No. 6201/QD-UBND on December 17th, 2010 of the People’s Committee of Hanoi.

At the time of transfer of premises at 135 Luong Dinh Cua to Parent Company - Corporation under Decision No. 6201/QD-UBND on December 17th, 2010 of the People’s Committee of Hanoi, Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited (Hanoi Agricultural Produce and Foodstuff Import Export Joint Stock Company, at present) has not completed liquidation of contract with Truong An Investment and Construction Consultancy Joint Stock Company. Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited (Hanoi Agricultural Produce and Foodstuff Import Export Joint Stock Company, at present) and Truong An Investment and Construction Consultancy Joint Stock Company shall assume responsibility for settling outstanding issues between Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited (Hanoi Agricultural Produce and Foodstuff Import Export Joint Stock Company, at present) and Truong An Investment and Construction Consultancy Joint Stock Company before transfer of premises at 135 Luong Dinh Cua to Parent Company - Corporation under Decision No. 6201/QD-UBND on December 17th, 2010 under legal provisions.

2- Premise at No. 11 - 13 Thanh Cong, Ba Dinh District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 11 - 13 Thanh Cong, Thanh Cong Ward, Ba Dinh District

d. Current state of the land plot:

- House structure: 02 floors

- Land plot area:

+ Area 1, private use: 555.70 m²;

+ Area 2, common use (use only the 2nd floor): 169.90 m²

- Construction floor area:

+ Area 1 (floor area of the 1st floor + 2nd floor): 982 m²;

+ Area 2 (floor area of the 2nd floor): 169.9 m².

- Current use:

+ The 1st floor: Used as HaproMart

+ The 2nd floor: Supply fitness and sport services

e. Legal bases:

- Contract no. 279-245/DC-ND-HDTD on September 18th, 1999; lease term is to 2006.

- Land lease contract no. 126-245/DC-HDTD on March 29th, 1999; lease term is to 2006.

- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.

- According to planning information in Official Dispatch No. 1356/QHKT-TTQH (P2) on March 23rd, 2016 of the Department of Planning and Architecture, the land is public land without detailed boundary line information.

3- Premise at E7 Bach Khoa

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Form of land and house rental: Pay annual land rental
- c. Land plot area: Area of the 1st floor of 5-floor residential quarter, E7 Bach Khoa, Bach Khoa Ward, Hai Ba Trung District
- d. Current state of the land plot:
 - Use area of the 1st floor of old 5-floor residential quarter
 - Land plot area: Area 1: 23.9 m²; Area 2: 84.7 m²; Area 3: 71.0 m²
 - House area: Area 1: 23.9 m²; Area 2: 84.7 m²; Area 3: 71.0 m²
 - Current use: Area 1: Used as tobacco agent; Area 2: Used as office; Area 3: Used as Hapromart.
- e. Legal bases:
 - Land lease contract no. 278-245/DC-ND-HDTD on September 18th, 1999; lease term is to 2006.
 - Land lease contract no. 97-2006/STNMTND-HDTPDN on July 25th, 2006, lease term is to October 15th, 2023; Decision No. 6199/QD-UBND on December 17th, 2010.
 - Land lease contract no. 212-245/ND-DC-HDTD on September 18th, 1999; lease term is to 2006; Decision No. 6200/QD-UBND on December 17th, 2010.
 - Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
 - According to planning information in Official Dispatch No. 1352/QHKT-TTQH (P2) on March 23rd, 2016 of the Department of Planning and Architecture, the land is residential land without detailed boundary line information.

4- Premise at E6 Quynh Mai, Hai Ba Trung District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: Area of the 1st floor of 5-floor residential quarter, House E6, Quynh Mai, Quynh Mai Ward, Hai Ba Trung District
- d. Current state of the land plot:
 - Use a part of area of the 1st floor of old 5-floor residential quarter
 - Land plot area: Area 1: 183.6 m²; Area 2: 185.4 m²; Area 3: 95.45 m²
 - House area: Area 1: 183.6 m²; Area 2: 185.4 m²; Area 3: 95.45 m²
 - Current use: Area 1 and Area 3: Used as Hapromart and supply food and drink catering services; Area 2: Unoccupied.
- e. Legal bases:
 - Land lease contract no. 76-245.99/DC-HDTD on February 24th, 1999; lease term is to 2006; Decision No. 6199/QD-UBND on December 17th, 2010.
 - Decision No. 6200/QD-UBND on December 17th, 2010.
 - Land lease contract no. 193-245/DC-ND-HDTD on September 21st, 2000; lease term is to 2006; Decision No. 6201/QD-UBND on December 17th, 2010.
 - Map prepared in 2016 by the People's Committee of Quynh Mai Ward confirms that the land is not in dispute.

- According to planning information in Official Dispatch No. 1352/QHKT-TTQH (P2) on March 23rd, 2016 of the Department of Planning and Architecture, the land is residential land without detailed boundary line information.

5- Premise at C12 Thanh Xuan Bac, Thanh Xuan District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: The 1st Floor, House C11, C12, C13 Thanh Xuan, Thanh Xuan Bac, Thanh Xuan District
- d. Current state of the land plot:
 - Use area of the 1st floor of old 5-floor residential quarter
 - Land plot area: 1,780.4 m²
 - House area: 1,780.4 m²
 - Current use: Used as Hapromart, sell motorcycles, mobile phones and garments.
- e. Legal bases:
 - Land lease contract no. 213-245/DC-ND-HDTD on September 29th, 2000; lease term is to 2006.
 - Map in January, 2016 confirmed by the Department of Natural Resources and Environment on March 22nd, 2016.
 - Information about planning and red boundary line is unavailable.

6- Premise at Chau Long Market kiosk, Ba Dinh District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: Chau Long Market Kiosk, No. 50 Chau Long, Truc Bach Ward, ba Dinh District
- d. Current state of the land plot:
 - House structure: 01 floor with tile roof, 6 kiosks with facade toward Chau Long Street, downgraded quality
 - Land plot area: 56.6 m², private use.
 - House area: 56.6 m²
 - Current use: Used as department store
- e. Legal bases:
 - Decision No. 6201/QD-UBND on December 17th, 2010.
 - Map in July, 2016 confirmed by the Department of Natural Resources and Environment on August 08th, 2016.
 - According to planning information in Official Dispatch No. 5504/QHKT-TTQH (P5) on September 01st, 2016 of the Department of Planning and Architecture, detailed boundary line information is unavailable.

7- Premise at Kim Giang Market kiosk, Thanh Xuan District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental

c. Land plot position: Kim Giang Market Kiosk, Kim Giang Ward, Thanh Xuan District.

d. Current state of the land plot:

- House structure: 1-floor house, tile roof
- Land plot area: 97.8 m², private use.
- House area: 97,8 m²
- Current use: Used as Haprofood

e. Legal bases:

- Decision No. 6199/QD-UBND on December 17th, 2010.
- Map in May, 2016 confirmed by the People's Committee of Kim Giang District.
- Planning information in Official Dispatch No. 5007/QHKT-TTQH (P4) on August 31st, 2016 of the Department of Planning and Architecture.
- Decision No. 7711/QD-UBND on November 06th, 2017 on lease of 97.8 m² in Kim Giang Ward, Thanh Xuan District to Hanoi Trade Corporation for use as stores with land lease term of 50 years from December 17th, 2010.
- Land lease contract no. 70/HDTD-STNMT-CCQLDD on January 31st, 2018 with land lease term of 50 years from December 17th, 2010.

8- Premise at No. 68 Hang Bong, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 68 Hang Bong, Hang Bong Ward, Hoan Kiem District

d. Current state of the land plot:

- Use the 1st floor and 1 attic of 3-floor house (other users use from the 2nd floor and higher floors)
- Land plot area: 33.3 m²
- House area: 33.3 m²
- Current use: Used as Haprofood

e. Legal bases:

- Decision No. 5023/QD-UBND on September 30th, 2014 of the People's Committee of Hanoi on lease 33.3 m² of land at No. 68 Hang Bong, Hang Bong Ward, Hoan Kiem District to Hanoi Trade Corporation for use with construction work (use of the 1st floor) as business premises with land lease term of 50 years from October 15th, 1993.
- Land lease contract no. 147/HDTD-STNMT-PC on March 22nd, 2016 with lease term of 50 years from October 15th, 1993; according to planning information, the land is for residence, service and trading.
- Map in August, 2011 confirmed by the Department of Natural Resources and Environment on September 15th, 2011.
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is residential land at present.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

9- Premise at Co Loa, Dong Anh District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: Co Loa Commune, Dong Anh District
- d. Current state of the land plot:
 - House structure: 1-floor house, tole roof
 - Land plot area: 207.8 m²
 - House area: 189.7 m²
 - Current use: 3 rooms used as Haprofood; 2 rooms used to supply food and drink catering services
- e. Legal bases:
 - Declaration of current use of land and house in 2006;
 - Decision No. 6200/QD-UBND on December 17th, 2010;
 - Map in January, 2016 confirmed by the Department of Natural Resources and Environment on August 08th, 2016.
 - According to Official Dispatch No. 2172/VQH-TT3 on October 13th, 2016 of Hanoi Urban Planning Institute, detailed boundary line information is unavailable.
 - Planning information in Official Dispatch No. 1117/QHKT-TTQH (P3) on March 15th, 2016 of the Department of Planning and Architecture.

10- Premise at Kim Market, Xuan Non, Dong Anh District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: Ckim Market, Xuan Non Commune, Dong Anh District
- d. Current state of the land plot:
 - House structure: 1-floor house, tole roof
 - Land plot area: 141.9 m², private use.
 - House area: 91.22 m²
 - Current use: Used as Haprofood;
- e. Legal bases:
 - Declaration of current use of land and house in 2006;
 - Decision No. 6200/QD-UBND on December 17th, 2010;
 - Map in May, 2016 confirmed by the Department of Natural Resources and Environment on August 08th, 2016.
 - According to red boundary line drawing no. 93/09-2016 on October 25th, 2016, detailed planning of boundary line is unavailable.
 - According to planning information in Official Dispatch No. 4953/QHKT-TTQH (P3) on August 30th, 2016 of the Department of Planning and Architecture, the land area is in village land at present.

11- Premise at No. 20 Ham Long, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: No. 20 Ham Long, Phan Chu Trinh Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor, (*the 2nd floor expanded by house with steel frame, tole roof is in dispute*)
- Land plot area: 44.3 m²
- House area: 44.3 m²
- Current use: During rehabilitation and repair.
- + *Hanoi Trade Corporation signed business cooperation contract with Greenland Vietnam Training Co., Ltd with contract period of 5 years from September 10th, 2016.*

e. Legal bases:

- Declaration of current use of land and house in 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map in August, 2015 confirmed by the Department of Natural Resources and Environment on September 08th, 2016.
- According to planning information in Official Dispatch No. 547/QHKT-TTQH (P2) on February 02nd, 2016 of the Department of Planning and Architecture, the land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

g. Outstanding issues on dispute of expanded area of the 2nd floor:

In 2011, at the time that Hanoi Trade Corporation received premise from Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited, premise at 20 Ham Long was 1-floor house with flat roof, area of 44.3 m², the 2nd floor covered by tole roof, partition with stair to the outside, used to sell draught beer on two floors with three employees (including Ms. Nguyen Thi Bich, Ms. Nguyen Thi Kim Dung, Ms. Cong Thi Huong). After receiving premise and employee from Hanoi Trade Corporation received premise from Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited, the Corporation kept on assigning premise to employees for historical tradition.

Under Decision of the People's Committee of Hanoi on implementation of Scheme for safe vegetable and food trading network development at 20 Ham Long, Hanoi Trade Corporation required three employees to hand clean premise over to. However, three employees only accepted to hand the 1st floor over, not hand the 2nd floor over because they rented from people other than the Corporation. The Corporation worked with employees for many times but the above outstanding issues have not been completely settled.

House at 20 Ham Long is 1-floor house with flat roof. During management and use, Hanoi Vegetable, Fruit, Agricultural Product Company (Hanoi Trade Corporation received premise from Hanoi Agricultural Produce and Foodstuff Import Export One Member Company Limited at present) signed Decision No. 623/TCHC on November 25th, 1987 to allow Mr. Dang Duc Hop (employee of vegetable and fruit store at 20 Ham Long of Hanoi Vegetable, Fruit, Agricultural Product Company) to expand the 2nd floor of vegetable and fruit store at 20 Ham Long and assume responsibility for performing procedures to apply for construction license. However, Mr. Dang Duc Hop has only performed starting procedures to apply for construction license and the People's Committee of Phan Chu Trinh Ward agreed to require the People's Committee of Hoan Kiem District and Hoan Kiem House Management Factory to consider and settle. Mr. Dang Duc Hop has not been issued with construction license and has not rehabilitated, invested into the 2nd floor on vegetable and fruit store at 20 Ham Long

(under Official Dispatch on August 12th, 1995 of Mr. Dang Duc Hop sent to the Board of Management of Hanoi Vegetable, Fruit, Agricultural Product Company). However, in 1988, Mr. Dang Duc Hop signed document on transfer of “use right of the 2nd floor” to Ms. Le Thi Kim Giao (not employee of Hanoi Vegetable, Fruit, Agricultural Product Company and Hanoi Trade Corporation) to self-expand the 2nd floor with tole roof, surrounding partition to sell draught beer and build stair to common backyard of condominium. This is illegal transfer and violates legal provisions. Ms. Le Thi Kim Giao leased the 2nd floor of store at Ham Long to Ms. Nguyen Thi Bich – employee of store at 20 Ham Long (the 1st floor) to sell draught beer.

The Corporation has allowed two employees (Ms. Nguyen Thi Bich and Ms. Nguyen Thi Kim Dung) to retire before they reach retirement age and receive the 1st floor to sell food vegetable, fruit and food at 20 Ham Long. However, Ms. Nguyen Thi Bich has not handed over and keeps using the 2nd floor (rented from Ms. Le Thi Kim Giao) and a part of Lane 18 Ham Long and Ham Long street pavement to sell draught beer, affecting business operation of the Corporation and surrounding urban environment. At the beginning of 2017, Ms. Bich stopped selling draught beer and Ms. Le Thi Kim Giao rehabilitated and repaired area of the 2nd floor for residence. The Corporation is working with Ms. Nguyen Thi Bich and the People’s Committee of Phan Chu Trinh Ward to recover expanded area of the 2nd floor of land and house premise at 20 Ham Long for management and use.

12- Premise at No. 83 Nguyen An Ninh, Hoang Mai District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 83 Nguyen An Ninh, Tuong Mai Ward, Hoang Mai District

d. Current state of the land plot:

- House structure: 1-floor house, flat roof
- Land plot area: 122.8 m² , private use.
- House area: 122.8 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Land lease contract no. 190-245/DC-ND-HDTD
- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- Red boundary line drawing no. 46/05-2016 on June 02nd, 2016
- According to planning information in Official Dispatch No. 1196/QHKT-TTQH (P10-P7) on March 17th, 2016 of the Department of Planning and Architecture, the land is residential land, in area without red boundary line document at scale of 1/500 and without detailed planning at scale of 1/500 approved by the competent authorities.

13- Premise at No. 6 Cau Buou, Thanh Tri District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

** **Outstanding issues:** Because premise at No. 6 Cau Buou is not eligible for reduction of land rental under Circular No. 16/2013/TT-BTC on February 08th, 2013 of the Ministry of Finance (land rental in 2012, 2013, 2014 was tow times higher than that in 2010), the Corporation shall pay penalty for late payment of difference between temporarily paid amount and land rental to be paid under notification. The Tax Sub-Department of Thanh Tri District has not notified penalty for late payment. After equitization, Parent Company - Corporation shall inherit and pay penalty for late payment of land rental under notification of the Tax Sub-Department of Thanh Tri District.*

c. Land plot position: No. 6 Cau Buou, Ta Thanh Oai Commune, Thanh Tri District

d. Current state of the land plot:

- House structure: 10 floor with tole roof
- Land plot area: 4,117 m²
- House area: 605.35 m²
- Current use: 1-floor house with tole roof with facade toward street is used as Hapromart, inside area is unoccupied.

e. Legal bases:

- Decision No. 6200/QD-UBND on December 17th, 2010;
- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- Red boundary line drawing no. 43/05-2016 on June 02nd, 2016
- According to planning information in Official Dispatch No. 1090/QHKT-TTQH (P10-P7) on March 14th, 2016 of the Department of Planning and Architecture, the land is public urban land (including culture, trade, finance, service, health care centers, special public works of Hanoi and country, etc) and a part of area is expected to be Phan Trong Tue Street (Northeast), Ta Thanh Oai Street (Northwest) without detailed boundary line information.
- Decision No. 6701/QD-UBND on December 06th, 2016 on lease 4,117 m² of land at No. 6 Cau Buou, Ta Thanh Oai Commune, Thanh Tri District to Hanoi Trade Corporation for use as store with land lease term of 50 years from October 15th, 1993 with area of 3,795.5 m² and annual land lease of 321.5 m².
- Land lease contract no. 168/HDTD-STNMT-CCQLDD on March 29th, 2017 with land lease term of 50 years from October 15th, 1993 with area of 3,795.5 m² and annual land lease of 321.5 m².

14- Premise at No. 28 Hang Bo (The 1st floor and the 3rd floor are enterprise assets), Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Facade toward Hang Bo Street

d. Current state of the land plot:

- Use area of the 1st floor and the 3rd floor of 3-floor house (the Corporation rents the 2nd floor from Hanoi Housing Management and Development One Member Company Limited).
- Land plot area: private use area is 72.8 m² and common use area is 9.4 m²
- House area: 155.0 m²

- Current use: Sell garment accessories on a part of the 1st floor and supply accommodation service on inside area of the 1st floor and the 3rd floor.

e. Legal bases:

- Land lease contract no. 219-245/DC-ND-HDTD on September 29th, 2000; land lease term is to 2006.

- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.

- According to planning information in Official Dispatch No. 784/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.

- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

- Official Dispatch No. 1356/SXD-QLN on February 27th, 2017 on confirmation of public ownership of House 28 Hang Bo, Hoan Kiem District

15- Premise at D2 Giang Vo, Ba Dinh District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Facade toward Giang Vo Street

d. Current state of the land plot:

- House structure: Newly built 28-floor condominium (only use a part of area of the 1st floor)

- Land plot area: 1,230.60 m², in which, Area 1: 654.0 m²; Area 12: 576.9 m²

- House area: 1,230.60 m², in which, Area 1: 654.0 m²; Area 12: 576.9 m²

- Hiện trạng: Used as food store and supply food and drink catering services

e. Legal bases:

- Receive under Decision No. 09/2007/QD-TTg from Member companies, cooperate in investment, construction and receive floor area under agreement, complete documents to certify legal documents on land and house.

- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.

- According to planning information in Official Dispatch No. 1356/QHKT-TTQH (P2) on March 23rd, 2016 of the Department of Planning and Architecture, the land is public land.

16- Premise at No. 36 Hang Ngang, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 36 Hang Ngang, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (other users use the 2nd floor)

- Land plot area: 233.3 m²

- House area: 221.5 m²

- Current use: Sell garments

e. Legal bases:

- Land lease contract no. 220-245/DC-ND-HDTD on September 29th, 2000; land lease term is to 2006.
- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 787/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Official Dispatch No. 1354/SXD-QLN on February 27th, 2017 on confirmation of public ownership of House 36 Hang Ngang, Hoan Kiem District

17- Premise at No. 7 Hang Duong, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 7 Hang Duong, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor house (other users use from the 2nd floor and higher floors)
- Land plot area: 66.2 m²
- House area: 66.2 m²
- Current use: Sell garments

e. Legal bases:

- Declaration of current use of land and house in 2006
- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 785/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 6104/QD-UBND on November 04th, 2016 on lease of land to the Corporation with term of 50 years from October 15th, 1993.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Land lease contract no. 167/HDTD-STNMT-CCQLDD on March 29th, 2017 with land lease term of 50 years from October 15th, 1993.

18- Premise at No. 78 Hang Gai, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 78 Hang Gai, Hang Gai Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor house (other users use from the 2nd floor and higher floors).

- Land plot area: 50.4 m²
- House area: 50.4 m²
- Current use: Sell garments

e. Legal bases:

- Land lease contract no. 214-1245/DC-ND-HDTD on September 29th, 2000; land lease term is to 2006.
- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 786/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 5610/QD-UBND on October 07th, 2016 on lease of land to the Corporation with term of 50 years from October 15th, 1993.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Land lease contract no. 171/HDTD-STNMT-CCQLDD on March 29th, 2017 with land lease term of 50 years from October 15th, 1993.

19- Premise at No. 35 Hang Bong, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 35 Hang Bong, Hang Gai Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (other users use the 2nd floor).
- Land plot area: 71.8 m²
- House area: 71.8 m²
- Current use: Sell mobile phones

e. Legal bases:

- Land lease contract no. 204-245-98/DC-HDTD on August 07th, 1998; land lease term is to 2006.
- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 781/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Land lease contract no. 1144/QD-SXD on October 19th, 2017 on confirmation of public ownership of House 35 Hang Bong Street, Hang Gai Ward, Hoan Kiem District, Hanoi.

20- Premise at A12 Khuong Thuong (on Ton That Tung Street), Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Area of the 1st floor, 5-floor condominium, House A12 Khuong Thuong (on Ton That Tung Street), Trung Tu Ward, Dong Da District

d. Current state of the land plot:

- Use area of the 1st floor of old 5-floor residential quarter.
- Land plot area: 198.7 m²
- House area: 198.7 m²
- Current use: 166.7m²: Sell eyeglasses; 32m²: Sell mobile phones.

e. Legal bases:

- Land lease contract no. 280-245/DC-ND-HDTD on September 18th, 1999; lease term is to 2006;
- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1169/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, a part of the land (Northwest) is in expansion area of Ton That Tung Street;
- Decision No. 7717/QD-UBND on November 06th, 2017 on lease of 198.7 m² (common use) on the 1st Floor House A12 Khuong Thuong (on Ton That Tung Street), Trung Tu Ward, Dong Da District to Hanoi Trade Corporation for use as store, in which:
 - + 95.7 m² of land is in red boundary line under planning, the 1st floor is temporarily used as store with annual land lease term.
 - + 103 m² of land is out of red boundary line under planning, the 1st floor is used as store with land lease term of 50 years from January 01st, 1996.
- Notification No. 77093/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.
- Land lease contract no. 65/HDTD-STNMT-CCQLDD on January 26th, 2018, accordingly:
 - + 95.7 m² of land is in red boundary line under planning, the 1st floor is temporarily used as store with annual land lease term.
 - + 103 m² of land is out of red boundary line under planning, the 1st floor is used as store with land lease term of 50 years from January 01st, 1996.

21- Premise at C14 Thanh Xuan Bac, Thanh Xuan District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: The 1st Floor, House C14 Thanh Xuan Bac, Thanh Xuan Bac Ward, Thanh Xuan District

d. Current state of the land plot:

- Use area of the 1st floor of 5-floor residential quarter.
- Land plot area: 352.4 m² (area 1: 272.2 m² and area 2 in a part of area of the 1st floor of House C10: 80.2 m²)
- House area: 352.4 m² (area 1: 272.2 m² and area 2 in a part of area of the 1st floor of House C10: 80.2 m²)
- Current use: Sell eyeglasses, bags and safes

e. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on March 23rd, 2016.
- Information about planning and red boundary line is unavailable.

22- Premise at No. 85 Hang Dao, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 85 Hang Dao, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use a part of area of the 1st floor with facade towards street of 3-floor house (area in the 1st floor and the 2nd floor and higher floor is used by other users)
- Land plot area: 67.2 m2 (other users who must use area of the 1st floor used the Corporation to come to higher floors because there is no separate stair).
- House area: 67.2 m2
- Current use: Sell garments

e. Legal bases:

- Land lease contract no. 370-245-98/DC-HDTD on November 09th, 1998; land lease term is to 2006.
- Decision No. 1523/QD-UBND on March 31st, 2011;
- Map in August, 2015 confirmed by the Department of Natural Resources and Environment on September 08th, 2015.
- According to planning information in Official Dispatch No. 547/QHKT-TTQH (P2) on February 02nd, 2016 of the Department of Planning and Architecture, the land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

g. Outstanding issues on determination of separate stair for households at House 85 Hang Dao:

- *After Hanoi Trade Corporation submitted documents to the Department of Natural Resources and Environment to require the People's Committee of Hanoi to lease land to sign land lease contract, the Department of Natural Resources and Environment issued Document No. 10314/STNMT-DKTKDD on October 24th, 2016 to require Hanoi Trade Corporation to prepare a document to come to an agreement on land area used as separate stair for households inside and on the 2nd floor at 85 Hang Dao.*
- *Hanoi Trade Corporation worked with the People's Committee of Hang Dao Ward, representatives of quarter and households. However, households did not agree to determine separate stairs (because households required the People's Committee of Hanoi to sell this area).*
- *The Department of Natural Resources and Environment issued Official Dispatch No. 10314/STNMT-DKTKDD on October 24th, 2016 to require Hanoi Trade Corporation to prepare a document to come to an agreement on land area used as separate stair for households, determine area of common stair on Map for the Department of Natural Resources*

and Environment to complete applications for land lease, issue land use right certificate of Hanoi Trade Corporation at No. 85 Hang Dao Street, Hang Dao Ward, Hoan Kiem District. On September 11th, 2017, the Department of Construction issued Official Dispatch No. 8489/SXD-QLN on opinions on determination of separate stair for households at the 1st floor with facade toward street, House 85 Hang Dao, Hoan Kiem District, accordingly, determination of common stair shall be agreed by households in house area.

23- Premise at No. 52 Hang Dau, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 52 Hang Dau, Dong Xuan Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (other users use the 2nd floor)

- Land plot area: 41,4 m²

- House area: 41,4 m²

- Current use: Sell garments

e. Legal bases:

- Map in August, 2011 confirmed by the Department of Natural Resources and Environment on September 20th, 2011.

- Decision No. 5025/QD-UBND on September 30th, 2014 on lease 41.4 m² of land at No. 52, Hang Dau Street, Dong Xuan Ward, Hoan Kiem District to Hanoi Trade Corporation for use with construction work (use of the 1st floor) as business premises;

- Land lease contract no. 146/HDTD-STNMT-PC on March 22nd, 2016 with lease term of 50 years from October 15th, 1993;

- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is residential land at present.

- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

24- Premise at No. 144 Thuy Khue, Tay Ho District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 144 Thuy Khue, Thuy Khue Ward, Tay Ho District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof

- Land plot area: 27.4 m² ; private use.

- House area: 27.4 m²

- Current use: Supply food and drink catering services

e. Legal bases:

- Land lease contract no. 466-245.98/DC-HDTD on December 12th, 1998; land lease term is to 2006.

- Decision No. 6201/QD-UBND on December 17th, 2010.

- According to red boundary line drawing no. 57 on January 19th, 2012, a part of area is in boundary line for road construction, detailed planning of boundary line is unavailable.
- Map prepared in July, 2016, confirmed by the Department of Natural Resources and Environment on August 08th, 2016.

25- Premise at No. 312 Ton Duc Thang, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 312 Ton Duc Thang, Hang Bot District, Dong Da District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof
- Land plot area: 62.9 m², private use
- House area: 62.9 m²
- Current use: Sell leather

e. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010.
- Map in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1049/QHKT-TTQH (P2) on March 10th, 2016 of the Department of Planning and Architecture, a part of the land (Southeast) is in expansion area of O Cho Dua intersection under planning, the remaining land area is for mixed purposes.
- Decision No. 7719/QD-UBND on November 06th, 2017 on lease of 62.9 m² of land at No. 312 Ton Duc Thang Street, Hang Bot Ward, Dong Da District to Hanoi Trade Corporation for use as store, in which:
 - + 52.3 m² of land is out of red boundary line under planning, used as store with land lease term of 50 years from December 17th, 2010.
 - + 10.6 m² of land is in red boundary line under planning, new construction is not allowed and the land shall be handed over to the State under regulations when the State recovers.
- Notification No. 77096/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.
- Land lease contract no. 61/HDTD-STNMT-CCQLDD on January 26th, 2018, accordingly:
 - + 52.3 m² of land is out of red boundary line under planning, used as store with land lease term of 50 years from December 17th, 2010.
 - + 10.6 m² of land is in red boundary line under planning, new construction is not allowed and the land shall be handed over to the State under regulations when the State recovers.

26- Premise at No. 7 - 9 Dinh Tien Hoang, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 7 - 9 Dinh Tien Hoang, Hang Bac Ward, Hoan Kiem District

d. Current state of the land plot:

- Use the 1st floor and the 2nd floor, from the 3rd floor to the 5th floor, cooperate with Machine and Part Corporation (PetroVietnam Machinery Technology Joint Stock Company at present) to exploit and use to September 01st, 2022 under business cooperation contract no. 04/HTKD/2000 on December 28th, 2000 and contract appendix no. 02 on May 30th, 2016.

- House structure: 05 floors

- Land plot area: 257.0 m²

- House area: 1,130.5 m²

- Current use: Supply food and drink catering services, sell drinks, supply tourism services.

e. Legal bases:

- Land lease contract no. 203-245-98/DC-HDTD on August 07th, 1998; land lease term is to 2006.

- Map in May, 2016 confirmed by the Department of Natural Resources and Environment on December 19th, 2016.

- According to planning information in Official Dispatch No. 547/QHKT-TTQH (P2) on February 02nd, 2016 of the Department of Planning and Architecture, the land is public land.

- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

27- Premise at No. 90 Le Duan, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 90 Le Duan, Cua Nam Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (other users use the 2nd floor)

- Land plot area: 59.30 m²

- House area: 59.30 m²

- Current use:

+ *Hanoi Trade Corporation signed business cooperation contract with Tay Ho Tourism and Trading Joint Stock Company with contract period of three years from January 28th, 2016. At present, partner is selling air tickets.*

+ *Deposit contract no. 01/2016/HDCNTS/HAPRO-TH on January 28th, 2016 on transfer of assets attached to rented land at 90 Le Duan to Tay Ho Tourism and Trading Joint Stock Company, accordingly, the Corporation received deposit of 2,000,000,000 VND of Tay Ho Tourism and Trading Joint Stock Company and records as other long-term payables.*

e. Legal bases:

- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.

- Red boundary line drawing no. 12/05-2016 on June 02nd, 2016.

- Decision No. 6614/QD-UBND on November 30th, 2016 on land lease to the Corporation with land lease term of 50 years from October 15th, 1993.

- According to planning information in Official Dispatch No. 547/QHKT-TTQH (P2) on February 02nd, 2016 of the Department of Planning and Architecture, the expected land is residential land.

- Land lease contract no. 172/HDTD-STNMT-CCQLDD on March 29th, 2017 with land lease term of 50 years from October 15th, 1993.

28- Premise at No. 198 Lo Duc, Hai Ba Trung District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 194 - 196 (No. 198 at present) Lo Duc, Dong Mac Ward, Hai Ba Trung District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof

- Land plot area: 130,6 m², private use

- House area: 130,6 m²

- Current use: Sell electric bicycles

e. Legal bases:

- Decision No. 2493/QD-UBND on June 02nd, 2011;

- Map in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.

- According to planning information in Official Dispatch No. 4854/QHKT-TTQH (P2) on August 25th, 2016 of the Department of Planning and Architecture, the land is residential land at present without detailed planning at scale of 1/500 and red boundary line at scale of 1/500 approved by the competent authorities.

29- Premise at No. 57 Hang Bong, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 57 Hang Bong, Hang Bong Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor, other users use the 2nd floor and higher floor.

- Land plot area: 45.2 m²

- House area: 45.2 m²

- Current use: Sell confectionery.

The Construction Project Management Unit of Hoan Kiem District shall assume responsibility for rehabilitating, repairing premise at 57 Hang Bong for the Corporation to remedy impacts on structures resulting from construction of kindergarten at House 55 Hang Bong. At present, the Construction Project Management Unit of Hoan Kiem District is working with users of the remaining area of House 57 Hang Bong to come to an agreement on receipt of land for repair.

e. Legal bases:

- Map prepared in August, 2011 confirmed by the Department of Natural Resources and Environment on September 15th, 2011.

- Decision No. 5028/QD-UBND on September 30th, 2014 of the People's Committee of Hanoi on lease of 45.2 m² of land at No. 57 Hang Bong, Hang Gai Ward, Hoan Kiem District to Hanoi Trade Corporation for use with construction work (use of the the 1st floor) as business premise;

- Land lease contract no. 148/HDTD-STNMT-PC on March 22nd, 2016 with land lease term of 50 years from October 15th, 1993;
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is residential land at present.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

30- Premise at No. 32 Hang Ca, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 32 Hang Ca, Hang Dao Ward, Hoan Kiem District

d. Current state of the land plot:

- Use a part of area of the 1st floor of 3-floor house (the remaining area of other users)
- Land plot area: 37.5 m²
- House area: 37.5 m²
- Current use: Sell locks.

e. Legal bases:

- Land lease contract no. 479-245/98/DC-HDTD on December 21st, 1998; land lease term is to 2006.
- Decision No. 6200/QD-UBND on December 17th, 2010.
- Map prepared in May, 2016 confirmed by the Department of Natural Resources and Environment on August 08th, 2016.
- According to planning information in Official Dispatch No. 5049/QHKT-TTQH (P2) on September 01st, 2016 of the Department of Planning and Architecture, the land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Decision No. 237/QD-UBND on January 11th, 2017 on lease of land to the Corporation with annual land lease term.
- Land lease contract no. 619/HDTD-STNMT-CCQLDD on October 13th, 2017 with annual land lease term.

31- Premise at No. 2 Bach Mai, Hai Ba Trung District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 2 Bach Mai, Cau Den Ward, Hai Ba Trung District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof
- Land plot area: 35.7 m², private use
- House area: 35.7 m²
- Current use: Sell medicines

e. Legal bases:

- Land lease contract no. 197-245/DC-ND-HDTD on September 21st, 2000; land lease term is to 2006.
- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1352/QHKT-TTQH (P2) on March 23rd, 2016 of the Department of Planning and Architecture, the land is for mixed purposes (service, trading, office, residence) without detailed boundary line information.

32- Premise at No. 268 Ton Duc Thang, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 268 Ton Duc Thang, Hang Bot Ward, Dong Da District

d. Current state of the land plot:

- House structure: 01 floor and 01 floor expanded by tile roof
- Land plot area: 56.31 m²
- House area: 168 m²
- Current use: During rehabilitation and repair

At the time of enterprise valuation on June 30th, 2016, a half of the premise handed over to the Corporation was occupied by old employee of Agricultural Product Company, Ms. Nguyen Thi An due to historical issues. After persuasion, on May 29th, 2017, Ms. An handed the premise over to the Corporation.

e. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010;
- Because occupation was previously settled for premise recovery, map has not been prepared.
- Planning information is unavailable.

33- Premise at No. 21 - 23 Hang Gai, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 21 - 23 Hang Gai, Hang Gai Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor house (other users use from the 2nd floor and higher floors)
- Land plot area: 104.9 m²
- House area: 104.9 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Land lease contract no. 205-245-98/DC-HDTD on August 07th, 1998; land lease term is to 2006.
- Map prepared in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.

- According to planning information in Official Dispatch No. 782/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Official Dispatch No. 1130/QD-SXD on October 19th, 2017 on confirmation of public ownership of a part of the 1st floor of house 21 - 23 Hang Gai Street, Hang Gai Ward, Hoan Kiem District, Hanoi.

34- Premise at No. 53D Hang Bai, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: No. 53D Hang Bai, Hang Bai Ward, Hoan Kiem District
- d. Current state of the land plot:
 - House structure: 2-floor house + 1 entresol
 - Land plot area: 128.5 m², private use.
 - House area: 245.0 m²
 - Current use: Supply food and drink catering services
- e. Legal bases:
 - Land lease contract no. 217-245/DC-ND-HDTD on September 29th, 2000; land lease term is to 2006.
 - Map prepared in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2016.
 - According to planning information in Official Dispatch No. 547/QHKT-TTQH (P2) on February 02nd, 2016 of the Department of Planning and Architecture, the expected land is residential land.
 - Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

35- Premise at C15 Thanh Xuan Bac, Thanh Xuan District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Form of land and house rental: Pay annual land rental
- c. Land plot position: The 1st Floor, House C15 Thanh Xuan Bac, Thanh Xuan Bac Ward, Thanh Xuan District
- d. Current state of the land plot:
 - Use a part of area on the 1st floor of old 5-floor residential quarter
 - Land plot area: 338.3 m²
 - House area: 338.3 m²
 - Current use: Supply food and drink catering services
- e. Legal bases:
 - Declaration of current use of land and house in 2006; Decision No. 6201/QD-UBND on December 17th, 2010;

- Land lease contract no. 129-245-99/DC-HDTD on March 29th, 1999, lease term is to 2006; Decision No. 6199/QD-UBND on December 17th, 2010;
- Map prepared in January, 2016
- Planning information is unavailable

36- Premise at No. 4 Trang Tien Lane, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 4 Trang Tien Lane, Trang Tien Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 2-floor house with 1 expanded attic
- Land plot area: 38.2 m²; private use
- House area: 76.0 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Map prepared in August, 2011 confirmed by the Department of Natural Resources and Environment on September 20th, 2011.
- Decision No. 5022/QD-UBND on September 30th, 2014 of the People's Committee of Hanoi on lease of 38.2 m² of land at No. 4 Trang Tien Lane, Trang Tien Ward, Hoan Kiem District to Hanoi Trade Corporation for use with construction work as business premise with land lease term of 50 years from October 15th, 1993.
- Land lease contract no. 207/HDTD on May 14th, 2015; land lease term of 50 years from October 15th, 1993
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is residential land at present.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

37- Premise at No. 6 Thuoc Bac, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 6 Thuoc Bac, Hang Bo Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 3-floor house, other users use from the 2nd floor and higher floors
- Land plot area: 33.7 m²
- House area: 33.7 m²
- Current use: Sell drinks

e. Legal bases:

- Map prepared in August, 2011 confirmed by the Department of Natural Resources and Environment on September 14th, 2011.
- Decision No. 731/QD-UBND on February 16th, 2016 of the People's Committee of Hanoi on lease of 33.7 m² of land on the 1st floor, house no. 6, Thuoc Bac Street to Hanoi Trade Corporation with land lease term of 50 years from October 15th, 1993.

- Land lease contract no. 735/HDTD-STNMT-PC on September 14th, 2016; land lease term of 50 years from October 15th, 1993
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is land for residence, trading, service at present.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.

38- Premise at No. 56 Hang Dau, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 56 Hang Dau, Dong Xuan Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor of 2-floor house (other users use the 2nd floor)
- Land plot area: 52.5 m²
- House area: 52.5 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Land lease contract no. 475-245.98/DC-HDTD on December 21st, 1998; land lease term is to 2006.
- Decision No. 6200/QD-UBND on December 17th, 2010.
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on March 22nd, 2016.
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the expected land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Official Dispatch No. 1131/QD-SXD on October 19th, 2017 on confirmation of public ownership of House 56 Hang Dau, Dong Xuan Ward, Hoan Kiem District, Hanoi.

39- Premise at A12 Khuong Thuong (on Dong Tac Street), Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Area of the 1st floor of 5-floor residential quarter, house A12 Khuong Thuong, Trung Tu Ward, Dong Da District

d. Current state of the land plot:

- Use a part of area on the 1st floor of old 5-floor residential quarter
- Land plot area: 165.5 m²
- House area: 165.5 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Land lease contract no. 243-24598/DC-HDTD on August 26th, 1998; lease term is to 2006;

- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- Red boundary line information no. 10/07-2016 on September 20th, 2016
- According to planning information in Official Dispatch No. 1169/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, the land is land for rehabilitation, new construction (under projects), a part of the area is in safe corridor boundary of urban subway.
- Decision No. 7716/QD-UBND on November 06th, 2017 on lease of 165.5 m2 of common use (use of only the 1st floor) at House A12 Khuong Thuong (on Dong Tac Street), Trung Tu Ward, Dong Da District to Hanoi Trade Corporation for use as store, in which:
 - + 139 m2 of land is out of red boundary line under planning, the 1st floor is used as store with land lease term of 50 years from January 01st, 1996
 - + 26.5 m2 of land is in red boundary line under planning, the 1st floor is temporarily used as store with annual land lease term.
- Notification No. 77092/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.
- Land lease contract no. 62/HDTD-STNMT-CCQLDD on January 26th, 2018, accordingly:
 - + 139 m2 of land is out of red boundary line under planning, the 1st floor is used as store with land lease term of 50 years from January 01st, 1996
 - + 26.5 m2 of land is in red boundary line under planning, the 1st floor is temporarily used as store with annual land lease term.

40 - Premise at No. 8 Ngo Quyen, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 8 Ngo Quyen, Ly Thai To Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 1-floor house with flat roof
- Land plot area: 33.3 m2; private use
- House area: 33.3 m2
- Current use: Sell drinks

e. Legal bases:

- Declaration of current use of land and house in 2006.
- Decision No. 6201/QD-UBND on December 17th, 2010.
- Map prepared in July, 2016 confirmed by the Department of Natural Resources and Environment on August 08th, 2016.
- According to planning information in Official Dispatch No. 1463/QHKT-P2 on May 22nd, 2013 of the Department of Planning and Architecture, the land is residential land.
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Decision No. 7713/QD-UBND on November 06th, 2017 on lease of 33.3 m2 of land at No. 8 Ngo Quyen Street, Ly Thai To Ward, Hoan Kiem District to Hanoi Trade Corporation for use as store with land lease term of 50 years from October 17th, 2010.

41 - Premise at No. 5 Ham Tu Quan, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 5 Ham Tu Quan, Chuong Duong Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 1-floor house, the 2nd floor expanded by steel frame, tole roof
- Land plot area: 149.0 m² ; private use
- House area: 153.9 m²
- Current use: Supply food and drink catering services

e. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map prepared in August, 2015 confirmed by the Department of Natural Resources and Environment on September 08th, 2015.
- Red boundary line drawing no. 13/05-2016 on June 116th, 2016
- According to planning information in Official Dispatch No. 511/QHKT-TTQH (P2) on February 01st, 2016 of the Department of Planning and Architecture, the land is land for green trees of median strips. The Corporation shall use current work and shall not build, expand and build new work under the dike law.
- Decision No. 6109/QD-UBND on November 04th, 2016 on lease of 149 m² of land at No. 5 Ham Tu Quan Street (68.8 m² in red boundary line shall not be used to build new works and shall be handed over under regulations when the State recovers, 80.2 m² of land out of red boundary line shall be used with construction work as store) with annual use.
- Land lease contract no. 170/HDTD-STNMT-CCQLDD on March 29th, 2017 with annual land lease term.

42- Premise at No. 8 Bat Dan, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 8 Bat Dan, Hang Bo Ward, Hoan Kiem District

d. Current state of the land plot:

- Use area of the 1st floor, other users use from the 2nd floor and higher floors
- Land plot area: 41.4 m²
- House area: 41.4 m²
- Current use: Sell pipe accessories

e. Legal bases:

- Land lease contract no. 224-245/DC-HDTD on September 29th, 2000; lease term is to 2006.
- Map prepared in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 783/QHKT-TTQH (P2) on February 24th, 2016 of the Department of Planning and Architecture, the land is residential land.

- Decision No. 6105/QD-UBND on November 04th, 2016 on lease of land to the Corporation with land lease term of 50 years from October 15th, 1993
- Decision No. 228/QD-UB on January 18th, 1997 of the People's Committee of Hanoi on list of streets with stable red boundary line for stage 1.
- Land lease contract no. 169/HDTD-STNMT-CCQLDD on March 29th, 2017 with land lease term of 50 years from October 15th, 1993.

43- Premise at No. 14 Nguyen Khuyen, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 14 Nguyen Khuyen, Van Mieu Ward, Dong Da District

d. Current state of the land plot:

- House structure: 1-floor house and 1 attic with tile roof
- Land plot area: 35.5 m² ; private use
- House area: 35.5 m²
- Current use: Durring rehabilitation and repair

e. Legal bases:

- Contract no. 456-245-98/DC-HDTD on December 12th, 1998, lease term is to 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1094/QHKT-TTQH (P2) on March 14th, 2016 of the Department of Planning and Architecture, a part of the area is in corridor planning of urban railway without detailed boundary line information.
- Decision No. 7712/QD-UBND on November 06th, 2017 on lease of 35.5 m² of land at No. 14 Nguyen Khuyen Street, Van Mieu Ward, Dong Da District to Hanoi Trade Corporation with land lease term of 50 years from December 17th, 2010 for 29.3 m² out of red boundary line and annual term for area of 6.2 m² in red boundary line that shall not be used to build new works and shall be handed over under regulations when the State recovers.
- - Notification No. 77094/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.

- Land lease contract no. 78/HDTD - STNMT – CCQLDD on February 02nd, 2018 with land lease term of 50 years from December 17th, 2010 for 29.3 m² out of red boundary line and annual term for area of 6.2 m² in red boundary line that shall not be used to build new works and shall be handed over under regulations when the State recovers.

44- Premise at No. 11B Cat Linh, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 11B Cat Linh, Quoc Tu Giam Ward, Dong Da District, Hanoi

d. Current state of the land plot:

- House structure: Reinforced concrete, special grade, including 2 basements, 15 floors and 1 roof.
- Land plot area: 2,933 m³; Construction floor area: 17,720 m².
- Current use: Head office of Hanoi Trade Corporation and office for lease
- + **The 1st Floor - the 5th Floor:** Lease to Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch during project life cycle (lease term to the end of February 03rd, 2059) and fully collected asset rental for project life cycle, recorded revenue from total contract value, in detail
- Asset lease contract no. 06/2014/HDTTS-HAP-VCB on April 25th, 2014 and attached Appendices.
- Asset mortgage contract between Hanoi Trade Corporation and Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch, notarization number of Lac Viet Notary Public Office 94.2014/HD-TCH on May 21st, 2014. The Corporation mortgaged “Trade, Service Center, Head Office of Hanoi Trade Corporation and Office for Lease” at No. 11B Cat Linh Street, Quoc Tu Giam Ward, Dong Da District, Hanoi to Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch to secure obligations of the Corporation to the Bank arised and/or to be arised from asset lease contract no. 06/2014/HDTTS-HAP-VCB on April 25th, 2014 and attached Appendices. Accordingly, Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch is holding and managing original of land use right certificate number BD 985987 and other originals related to mortgaged assets at present.
- + **The 6th Floor:** Assign to subordinate units for use or member companies of Hanoi Trade Corporation for use as office for lease, in detail:
 - Hanoi Supermarket Company: Decision No. 12/QD-TCT-BDT on January 09th, 2018 on assignment of 246.5 m² of area on the 6th floor of Hapro Building at 11B Cat Linh, Dong Da District, Hanoi to Hanoi Supermarket Company for management and use with term of 5 years from January 13th, 2018 to January 12th, 2023.
 - Branch of Hanoi Trade Corporation – Northern Import and Export Center: Decision No. 13/QD-TCT-BDT on January 09th, 2018 on assignment of 114.7 m² of area on the 6th floor of Hapro Building at 11B Cat Linh, Dong Da District, Hanoi to Branch of Hanoi Trade Corporation – Northern Import and Export Center for management and use with term of 5 years from January 23rd, 2018 to January 22nd, 2023.
 - 11B Cat Linh Building Management Board: Decision No. 118A/QD-TCT-BDT on assignment of 52.2 m² of area on the 6th floor of Hapro Building at 11B Cat Linh, Dong Da District, Hanoi to Building Management Board for management and use.
 - Hapro Holding Export: Rent as office under lease contract no. 13/2012/HDTNMB/HAPRO-HAPROHOLDINGS signed on December 03rd, 2012 and attached appendices with lease area of 65 m² and lease term of 5 years from January 07th, 2018 to January 06th, 2023.
 - Chu Dau Ceramic Joint Stock Company: Rent as office under lease contract no. 12/2012/HDTMB/HAPRO-GOM CD signed on December 20th, 2012 and attached appendices with lease area of 40 m² and lease term of 5 years from January 26th, 2018 to January 25th, 2023.
 - Hapro Information Joint Stock Company: Rent as office under lease contract no. 19/2017/HDTMB/HAPRO-HAPROINFO signed on November 15th, 2017 and attached appendices with lease area of 91 m² and lease term of 5 years from November 15th, 2017 to November 14th, 2022.

- + **The 7th Floor:** Lease to the Central Organizing Commission to use as head office under asset lease contract no. 20/2017/HDTMB/HAPRO-BTCTW signed on December 27th, 2017 with term from contract signing date to December 31st, 2018.
- + **The 8th Floor:** Lease for showroom
- Hapro Fine Arts and Handicrafts Import, Export and Tourism Joint Stock Company rents as showroom under lease contract no. 24/2014/HDTNMB/HAPRO-TCMN signed on April 01st, 2014 and attached appendices with lease area of 1,157.4 m² and lease term of 5 years from April 01st, 2017 to March 31st, 2022.
- Chu Dau Ceramic Joint Stock Company: rents as showroom under lease contract no. 10/2014/HDTNMB/HAPRO-CD signed on August 25th, 2014 and attached appendices with lease area of 45 m² and lease term of 5 years from August 25th, 2014 to August 25th, 2019.
- + **The 9th Floor:** Lease to Ha Son Investment and Construction Joint Stock Company as office during project life cycle under contract notarization number of Lac Viet Notary Public Office 1004.2014/HD-TMB on August 13th, 2014 and attached Appendices, lease term from November 15th, 2013 to January 31st, 2059 and fully collected asset rental for project life cycle, recorded revenue from total contract value.
- + **The 10th Floor:** Lease to the Department of Tourism of Hanoi for use as head office under asset lease contract no. 486/2017/HDTTS/HAPRO-SDL signed on August 11th, 2017 and attached appendices and lease term of 5 years from the date of handover (from November 27th, 2017)
- + **The 11th and 12th Floor:** Lease to Joint Stock Commercial Bank for Foreign Trade of Vietnam under asset lease contract no. 16/2016/HDTTS-HAPRO-VCB signed on December 16th, 2016 and attached appendices and lease term of 5 years from March 04th, 2017 to March 04th, 2022.
- + **The 12A Floor:** Lease to Joint Stock Commercial Bank for Foreign Trade of Vietnam under asset lease contract no. 15/2017/HDTTS-HAPRO-VCB signed on March 15th, 2017 and attached appendices and lease term from signing date to March 04th, 2022
- + **The 14th Floor:** Lease to Viet Business Platform Company Limited (VBP Company Limited at present) as office during project life cycle under contract notarization number of Lac Viet Notary Public Office 289.2015/HD-TMB on March 01st, 2015 and contract appendix 1, 2, 3, 4, 5, lease term from March 01st, 2015 to January 31st, 2059 and fully collected asset rental for project life cycle, recorded revenue from total contract value.
- + **The 15th Floor:** Business Office - Office of Parent Company - Hanoi Trade Corporation
- + **The 16th Floor:** Lease for use as service area of the whole building
- Hanoi Supermarket Company: Assign to use as convenience store with lease area of 45 m²
- Hapro Gastronomy and Event Joint Stock Company: Lease contract no. 37/2014/HDTNMB/HAPRO-COSMOS signed on December 20th, 2014 with lease area of 301.7 m² and lease term of 5 years from August 01st, 2014 to July 31st, 2019.
- 01 conference room, 02 small meeting rooms and 02 small canteens of Office of Parent Company - Hanoi Trade Corporation

e. Legal bases:

- Decision No. 4503/QĐ-UBND on August 31st, 2009 of the People's Committee of Hanoi on lease of 2,933 m² of land at 11B Cat Linh Street, Quoc Tu Giam Ward, Dong Da District to

Hanoi Trade Corporation for implementation of “Trade, Service Center, Head Office of Hanoi Trade Corporation and Office for Lease” project.

- Minutes on handover of right of way on October 30th, 2009 of the Department of Natural Resources and Environment.
- Land lease contract no. 262/HDTD on October 07th, 2009 with lease term from February 03rd, 2009 to February 02nd, 2059.
- Land lease contract appendix no. 528/PLHDTD on November 06th, 2013 (five years from February 03rd, 2009 to March 02nd, 2014).
- Land lease contract appendix no. 462/PLHDTD on August 08th, 2014 (five years from February 03rd, 2014 to February 02nd, 2019).
- Land lease contract appendix no. 629/PLHDTD on July 19th, 2016
- Certificate of house ownership and other assets attached to land no. BS 888742 on June 10th, 2014 with term of 50 years from February 03rd, 2009

45- Premise at The 1st Floor, C4 Giang Vo, Ba Dinh District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: The 1st Floor, C4 Giang Vo, Giang Vo Ward, Ba Dinh District

d. Current state of the land plot:

- Use a part of area on the 1st floor of old 5-floor residential quarter
- Land plot area: 549.8 m²
- House area: 549.8 m²
- Current use: Sell duty-free goods and supply food and drink catering services

e. Legal bases:

- According to planning information, the land is residential land; premise at C14 Giang Vo is in research scope of Detailed planning scheme for rehabilitation and re-construction of Goang Vo Residential Quarter assigned to Consortium of Hanoi Housing Management and Development One Member Company Limited and Hanoi Housing Development and Investment Corporation by the People’s Committee of Hanoi for implementation under Official Dispatch No. 4241/UBND-XDDT on August 06th, 2007 (planning mission was approved by the People’s Committee of Hanoi in Decision No. 2875/QD-UB on December 26th, 2008)
- Map prepared in January, 2015 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- Decision No. 321/QD-UBND on January 20th, 2016 on recovery of 549.8 m² of land at House C4 Giang Vo, Ba Dinh District managed, used by Hanoi General Trading and Service Company (Hanoi General Investment, Trading and Service Joint Stock Company) and lease of land to Hanoi Trade Corporation for use with construction work (area of the 1st floor of 5 -floor building) as business premise
- Land lease contract no. 739/HDTD-STNMT-PC on September 14th, 2016 (including 500.8 m² of land out of red boundary line and 49 m² of land in red boundary line) with annual land lease term.

46- Premise at No. 254 Ton Duc Thang, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 254 Ton Duc Thang, Hang Bot Ward, Dong Da District

d. Current state of the land plot:

- House structure: 2-floor house
- Land plot area: 161.5m² ; private use
- House area: 300.0 m²
- Current use: Office and office for lease.

e. Legal bases:

- Land lease contract no. 305-245/DC-HDTD on September 22nd, 1999; lease term is to 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010;
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- Red boundary line drawing no. 34/8-2016 on August 30th, 2016
- According to planning information in Official Dispatch No. 1049/QHKT-TTQH (P2) on March 10th, 2016 of the Department of Planning and Architecture, a part of area (Southeast) is in expansion scope of Ton Duc Thang Street under planning, the remaining area is residential land at present.
- Decision No. 7718/QD-UBND on November 06th, 2017 on lease of 161.5 m² of land at No. 312 Ton Duc Thang Street, Hang Bot Ward, Dong Da District to Hanoi Trade Corporation for use as store of the Corporation, in which:
 - + 153.5 m² of land is out of red boundary line under planning, used as store with land lease term of 50 years from December 17th, 2010.
 - + 8 m² of land is in red boundary line under planning without construction of new works and shall be handed over under regulations when the State recovers.
- Notification No. 77095/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.
- Land lease contract no. 63/HDTD-STNMT-CCQLDD on January 26th, 2018, accordingly:
 - + 153.5 m² of land is out of red boundary line under planning, used as store with land lease term of 50 years from December 17th, 2010.
 - + 8 m² of land is in red boundary line under planning without construction of new works and shall be handed over under regulations when the State recovers.

47- Premise at No. 22 Dong Cac, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 22 Dong Cac, O Cho Dua Ward, Dong Da District

d. Current state of the land plot:

- House structure: 2 floors + 1 floor expanded by tole roof
- Land plot area: 42.0 m²
- House area: 84.0 m²
- Current use: Office and showroom.

e. Legal bases:

- Declaration of current use of land and house in 2006;

- Decision No. 6201/QD-UBND on December 17th, 2010.
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1173/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, the land is public land for mixed purposes (office, trading, services, etc) without detailed boundary line information.
- Decision No. 7715/QD-UBND on November 06th, 2017 on lease of 42 m2 of land at No. 22 Dong Cac Street, O Cho Dua Ward, Dong Da District to Hanoi Trade Corporation for use as store of the Corporation with term of 50 years from December 17th, 2010.
- Notification No. 77098/TB-CT-QLD on November 27th, 2017 on unit price for land rental, water surface rental.
- Land lease contract no. 64/HDTD-STNMT-CCQLDD on January 26th, 2018 with term of 50 years from December 17th, 2010.

48- Premise at No. 376 Kham Thien, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 376 Kham Thien, Tho Quan Ward, Dong Da District

d. Current state of the land plot:

- House structure: 1 floor
- Land plot area: 326.8 m2
- House area: 326.8 m2
- Current use: 1-floor house, flat roof, garret. Sell bicycles

e. Legal bases:

- Land lease contract no. 282-245/DC-ND-HDTD on September 18th, 1999, lease term is to 2006;
- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.
- According to planning information in Official Dispatch No. 1094/QHKT-TTQH (P2) on March 14th, 2016 of the Department of Planning and Architecture, the land is residential land.

g. Outstanding issues on house claim of Ms. Nghe

According to legal document currently kept in Hanoi Trade Corporation, land and house premise at 376 Kham Thien was previously Department Store of Hanoi Department Store Company (Hanoi Supermarket Company of Hanoi Trade Corporation at present). Based on kept documents, Work Design Board was assigned by the People's Committee of Hanoi to build Department Store at premise at 376 Kham Thien because in 1979, the People's Committee of Hanoi opened O Cho Dua intersection and took a department store at 375 Hang Bot of Hanoi Department Store Company. The People's Committee of Hanoi compensated Hanoi Department Store Company for a new department store at 376 Kham Thien, all land clearance procedures were settled by the People's Committee of Hanoi, Hanoi Department Store Company (Hanoi Supermarket Company of Hanoi Trade Corporation at present) has managed and used this premise since 1979.

Based on Decision No. 2493/QD-UBND on June 02nd, 2011 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the

Prime Minister, land and house premise at 376 Kham Thien, Dong Da District, Hanoi was assigned by the People's Committee of Hanoi to keep on managing, using and formulating investment projects for business operation.

At present, land and house premise at 376 Kham Thien is a 1-floor house with total land area of 328.3 m², including 118.3 m² of area for office, 210 m² of area for business premise. It is adjacent to facade toward Kham Thien Street in the South, Doan Ket Lane in the West, residential houses in the East and North. Land and house at 376 Kham Thien was built since 1980s and put into use by the unit and its structure was obsolete, technical infrastructure was downgraded and unsynchronous.

In order to improve network use effectiveness, Hanoi Trade Corporation formulated "Supermarket and Office" investment project at 376 Kham Thien. During investment preparation, the Corporation received documents of related Departments on agreement of the project investment. However, the People's Committee of Dong Da District had opinion on contents to be considered for land area for the project implementation related to claim of land and house at No. 376 Kham Thien by family of Ms. Nghe. The Hanoi Authority for Planning and Investment has no base to report to the People's Committee of Hanoi for approval of the project proposal.

On September 12th, 2011, Hanoi Trade Corporation issued Document No. 826/TCT-PTDA to the People's Committee of Hanoi to report and apply for opinion on complete answer about land on land origin and state its ownership of assets attached to land at land and house premise at 376 Kham Thien, Dong Da, Hanoi.

On September 27th, 2011, the People's Committee of Hanoi issued Document Form No. 704/VP-TNMT to the Department of Construction to inspect and settle request of Hanoi Trade Corporation in documents above.

On October 14th, 2011, the Department of Construction issued Document No. 7382/SXD-PC to Hanoi Trade Corporation to answer to the above issue as follows: according to information kept in the Department of Construction, House No. 376 Kham Thien is T 1-floor house on land plot no. 62, map page no. 16, Dong Da area that is public land of Mr. Nguyen Cong Doan.

Hanoi Trade Corporation still keeps on managing and using land house premise at 376 Kham Thien but can not signed land lease contract and implement the project because of outstanding issues above.

49- Premise at No. 362 Pho Hue, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 362 Pho Hue, Pho Hue Ward, Hai Ba Trung District

d. Current state of the land plot:

- House structure: 7 floors and 1 basement
- Land plot area: 618.4 m²
- House area: 3,376.0 m²
- Current use: Office building

e. Legal bases:

- Land use right certificate no. AB 082504 on May 06th, 2005 with lease term of 30 years from January 01st, 2034, Land use purpose: construction of Trade and Service Center;

- Land lease contract no. 60-2004/TNMTND-HDTDTN on July 02nd, 2014, lease term is to January 01st, 2034.

g. Situation of management and use:

- The Corporation is using 96 m² on the 2nd floor of the building as convenience store and supply food and drink catering services, does not pay rental but pays service fee to the Building Management Board.

- Besides area of 96 m² on the 2nd floor, the Corporation signed building lease contract no. 5207/THP/HD on February 05th, 2007 to lease to Vietnam Commercial Joint Stock Bank for Private Enterprises (Vietnam Prosperity Joint Stock Commercial Bank at present) with term of 27 years from August 15th, 2007 (date of minutes on handover of Trade and Service Center Building) and fully collected rental of 27 years with total amount of 32,986,352,800 VND, recorded as unearned revenue and allocated annual revenue based on progress.

50- Premise at No. 160 - 162 Thai Think I Lane, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 160 - 162 Thai Think Lane 1, Think Quang Ward, Dong Da District

d. Current state of the land plot:

- House structure: 1-floor house with prefabricated steel frame and tole roof (combine 2 houses including house no. 160 and house no. 162 Thai Think I Lane)

- Land plot area: 208.5 m² ; private use.

- House area: 208.5 m²

- Current use: Office, warehouse.

e. Legal bases:

- Decision No. 6200/QD-UBND on December 17th, 2010;

- Decision No. 6201/QD-UBND on December 17th, 2010;

- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on January 28th, 2016.

- According to planning information in Official Dispatch No. 1168/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, the land is residential land for mixed purposes (trading, service, office, etc).

51- Premise at No. 149 Thai Think I Lane, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 149 Thai Think I Lane, Think Quang Ward, Dong Da District.

d. Current state of the land plot:

- House structure: 1-floor house, tole roof

- Land plot area: 423.6 m² ; private use.

- House area: 423.6 m²

- Current use: Warehouse

e. Legal bases:

- Land lease contract no. 281/245/DC-HDTD, lease term is to 2006.

- Map prepared in October, 2014 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 1168/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, the land is residential land for mixed purposes (trading, service, office, etc)
- Red boundary line information is unavailable.

52- Premise at No. 145 Thai Think I Lane, Dong Da District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 145 Thai Think I Lane, Think Quang Ward, Dong Da District

d. Current state of the land plot:

- House structure: 1-floor house, tole roof
- Land plot area: 527.3 m2 ; private use.
- House area: 207.3 m2
- Current use:
 - + 320 m2 handed over to the People's Committee of Think Quang Ward to use as temporary market;
 - + 207.3 m2 used as warehouse

e. Legal bases:

- Decision No. 6199/UD-UBND on December 17th, 2010;
- Land lease contract no. 135/245-99/DC-HDTD, lease term is to 2006;
- Drawing of handed over land signed by the People's Committee of Think Quang Ward regarding temporary market area.
- Minutes on handover of 320 m2 of land to the People's Committee of Think Quang Ward and the People's Committee of Dong Da District for use as temporary market. When the Corporation implements new construction project, the People's Committee of Think Quang Ward shall hand land over to the Corporation.
- Map prepared in October, 2014 confirmed by the Department of Natural Resources and Environment on February 05th, 2015.
- According to planning information in Official Dispatch No. 1168/QHKT-TTQH (P2) on March 16th, 2016 of the Department of Planning and Architecture, the land is residential land for mixed purposes (trading, service, office, etc)
- Red boundary line information is unavailable.

53- Premise at Xuan Non, Dong Anh District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Xuan Non Commune, Dong Anh District

d. Current state of the land plot:

- House structure: Warehouses with prefabricated steel frame, tole roof
- Land plot area: 19,077.0 m2 ; private use
- House area: 9,516.0m2

- Current use: Workshop, warehouse are directly managed and used by Exported Goods Processing Center, including 8 warehouses (9,194 m²), 01 office (312 m²) and 01 guardhouse (10 m²)

e. Legal bases:

- Decision No. 14/QD-UBND on January 02nd, 2014 of the People's Committee of Hanoi on lease of 19,077 m² of land in Xuan Non Commune, Dong Anh District to Hanoi Trade Corporation for implementation of Hapro Safe Vegetable and Fruit Processing Factory project with term of 50 years from December 28th, 2012.

- Land lease contract no. 446/HDTD on August 06th, 2014 with land lease term of 50 years from December 28th, 2012.

- Document on acceptance of fire prevention and fighting no. 232/NT-CSPC&CC-P3 on November 05th, 2014.

- Confirmation on registration of simple environmental protection scheme no. 07/GXNDA-UBND on May 12th, 2016.

- Extract of cadastral map prepared on October 12th, 2010 appraised by the Department of Natural Resources and Environment on October 28th, 2010.

54- Premise at No. 5 Le Duan, Ba Dinh District

a. Form of land and house rental: Pay annual land rental

- Decision No. 1419/QD-UBND on March 30th, 2010 of the People's Committee of Hanoi on recovery of 11,624 m² of land at No. 5 Le Duan Street, Dien Bien Ward, Ba Dinh District for Hanoi Trade Corporation to implement general Trade and Service Center construction project with land lease of 50 years from April 01st, 2008 (the date that the People's Committee of Hanoi issues investment certificate)

- Land lease contract no. 124/HDTD signed on May 17th, 2010 with land lease term of 50 years from April 01st, 2018.

- Land lease contract appendix no. 468/HDTD-PL1-STNMT-CCQLDD on August 08th, 2017.

- Certificate of house ownership and other assets attached to land no. BD985419 on June 08th, 2011 with term of 50 years from April 01st, 2008;

- The Corporation is exempted from land rental during the project implementation to the end of December 31st, 2015.

b. Current state of the land plot: Cover by tole sheet to implement project, complete raw construction of 3 basements, 9 floors and 1 attic. Suspend construction and perform procedures to apply for adjustment of project scale.

- Land plot area: 1,624 m² of land;

- Construction area of work: 1,034.2 m²;

c. Legal documents of the project:

- Investment certificate no. 01121000146 issued on April 01st, 2008.

- Official Dispatch No. 8896/UBND-GT on September 15th, 2009 of the People's Committee of Hanoi on value of house, work on land owned by the State at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Decision on approval of general trade and service center construction project at project site at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi.

- Official Dispatch No. 10462/UBND-CT on December 27th, 2012 of the People's Committee of Hanoi on request for cooperation in project investment of Hanoi Trade Corporation.
- Report on appraisal of issue of adjusted investment certificate no. 181/BC-KH&DT on March 07th, 2014 of the Hanoi Authority for Planning and Investment for general trade and service center building project at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi.
- Adjusted investment certificate no. 01121000146 certifying the first change on March 14th, 2014.
- Adjusted investment certificate no. 01121000146 certifying the second change on June 19th, 2014.
- Official Dispatch No. 34/SXD-QLCP on August 11th, 2014 of the Department of Construction on adjustment of construction license no. 91/GPXD on July 15th, 2010 of the Department of Construction of Hanoi.
- Official Dispatch No. 995/TCT-BDT on October 10th, 2014 of Hanoi Trade Corporation on report of business cooperation plan for general trade and service center building project at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi.
- Official Dispatch No. 1014/TCT-BDT on October 20th, 2014 of Hanoi Trade Corporation on report of additional explanation for business cooperation plan for general trade and service center building project at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi.
- Official Dispatch No. 6548/STC-TCDN.P3 on November 10th, 2014 of the Department of Finance on business cooperation capital contribution for construction of general trade and service center building at No. 5 Le Duan, Ba Dinh District of Hanoi Trade Corporation.
- Official Dispatch No. 8823/UBND-KT on November 13th, 2014 of the People's Committee of Hanoi on business cooperation capital contribution for construction of general trade and service center building at No. 5 Le Duan, Ba Dinh District of Hanoi Trade Corporation.
- Official Dispatch No. 08/2015/CV-DOJI on March 12th, 2015 of Hanoi Trade Corporation and Doji Gold and Gems Group on application for adjustment of scale planning of general trade and service center project at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 2637/QHKT-P2 on June 25th, 2015 of the Department of Planning and Architecture on implementation of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 736/QHKT-P2 on February 23rd, 2016 the Department of Planning and Architecture on implementation of general trade and service center building construction project at land plot at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 1231/UBND-QHKT on the People's Committee of Hanoi on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 1566/VPCP-KTN on March 11th, 2016 of the Government Office on poll on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 2822/BGTVT-KHDT on March 16th, 2016 of the Ministry of Transportation on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.
- Official Dispatch No. 905/BTNMT-KH on March 21st, 2016 of the Ministry of Natural Resources and Environment on opinion on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Official Dispatch No. 610/BXD-QHKT on April 05th, 2016 of the Ministry of Construction on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Official Dispatch No. 4807/BTC-DT on April 08th, 2016 of the Ministry of Finance on adjustment of architectural planning criteria of general trade and service center building construction project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Official Dispatch No. 1008/UBND-DT on March 09th, 2017 of the People's Committee of Hanoi on implementation of investment project at No. 5 Le Duan, Ba Dinh District, Hanoi;

- Planning license no. 2562/GPQH issued on May 03rd, 2017 of the Department of Planning and Architecture of Hanoi;

- Master plan and architectural plan approved by the Department of Planning and Architecture attached to Official Dispatch No. 3121/QHKT-TMB-PAKT on May 25th, 2017 of the Department of Planning and Architecture on approval of adjusted master plan and preliminary architectural plan at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi;

- Certificate on approval of fire prevention and fighting design no. 340/TD –PCCC on May 10th, 2017 issued by the Fire Prevention and Fighting Police Department of Hanoi;

- Decision No. 01/QD-HAPRO-DOJI on June 05th, 2017 of Hanoi Trade Corporation and Doji Gold and Gems Group on approval of adjusted shop drawing design documents of general trade and service center project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Application for adjustment of investment certificate attached to Official Dispatch No. 01/2017/CV-HAPRO-DOJI on June 05th, 2017 on explanation for application for adjustment of investment certificate issued to general trade and service center investment project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Decision No. 39/2017/QD-DOJI on June 30th, 2017 of Doji Gold and Gems Group on approval of adjusted shop drawing design documents of general trade and service center project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Official Dispatch No. 5745/SXD-QLXD on June 29th, 2017 of the Department of Construction on notification of design appraisal result on shop drawings of general trade and service center project at No. 5 Le Duan, Ba Dinh District, Hanoi.

- Inter-Department Proposal to the Department of Finance – Department of Construction – Hanoi Authority for Planning and Investment – Department of Natural Resources and Environment – Department of Planning and Investment No. 4894/TTr-LS:TX-XD-KH&DT -TN&MT-QHKT On August 03rd, 2017 on business investment for project investment at No. 5 Le Duan, Ba Dinh District, Hanoi of Hanoi Trade Corporation.

- Inter-Department Report to the Department of Finance – Hanoi Authority for Planning and Investment No. 5465/TTr-LS:TC-KH&DT on August 31st, 2017 on business investment for project investment at No. 5 Le Duan, Ba Dinh District, Hanoi of Hanoi Trade Corporation.

- Appraisal report no. 931/BC-KH&DT on June 27th, 2017 and additional appraisal report no. 1403/BC-KH&DT on September 29th, 2017 of the Hanoi Authority for Planning and Investment.

- Decision No. 7238/QD-UBND on October 18th, 2017 of the People's Committee of Hanoi on adjustment of investment guideline of General Trade and Service Center Project at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi.

- Document No. 125/SXD-CP on October 19th, 2017 of the Department of Construction of Hanoi on “Appendix on adjustment of construction license no. 91/GPXD on July 15th, 2010 of the

Department of Construction of Hanoi, accordingly: issue construction license for adjustment of work height to 16 floors (*not including entresol floor for parking on basement B3 invested by Doji Gold and Gems Group at its cost, the Corporation leases area used as slope to entresol floor under agreed plan in Official Dispatch No. 146/TCT-BDT on January 26th, 2016*).

d. Situation of investment cooperation:

Based on approval of the People's Committee of Hanoi, Hanoi Trade Corporation signed business cooperation contract no. 01/2012/HDHTKD/HAPRO-DOJI on March 20th, 2012 with Doji Gold and Gems Group and attached appendices. Accordingly, the Corporation has right:

- To own, exploit and use the project products as the whole area of floors including floor on the 4th floor, floor on basement 1 and floor on basement 3 of the building.

- To receive business cooperation fee (not including VAT) paid by Doji Gold and Gems Group to Hanoi Trade Corporation with amount of VND 134 billion (not including VAT). At present, Hanoi Trade Corporation has fully received and recorded revenue this business cooperation fee for one time as business result.

Under contract, in case the the competent authorities allow adjustment of the project investment scale, functions or design, Doji Gold and Gems Group shall bear all costs for change and get additional interests and assume responsibility for risks, damages (if any) directly or indirectly arising from such adjustment. This change may affect the project effectiveness but rights of Hanoi Trade Corporation are fixed and shall not be changed by any factor. At present, Doji Gold and Gems Group is performing procedures to apply for adjustment of architectural planning criteria of the project from 3 basements, 9 floors, 1 attic to 3 basements, 16 floors, 1 attic and the People's Committee of Hanoi issued Decision No. 7238/QD-UBND on October 18th, 2017 on adjustment of investment guideline of General Trade and Service Center Project at No. 5 Le Duan, Dien Bien Ward, Ba Dinh District, Hanoi. Accordingly, the project was adjusted to have scale of 3 basements, 16 floors and 1 attic.

Under contract, Doji Gold and Gems Group has obligation to pay to the State budget of Hanoi via the Corporation for all of additional financial obligations (if nay) from adjustment of project investment scale, construction planning, functions, design determined by the competent authorities under legal provisions including but not limited to the following cases:

(i) In case two Parties agree to transform land rental form of the project from land rental with payment of annual land rental into land rental with payment of land rental for one (01) time for the whole lease term; or

(ii) In case investors of the project are changed.

Hanoi Trade Corporation has rights, responsibilities and obligations in signed contract under legal provisions and Hanoi Trade Joint Stock Corporation has responsibilities and obligations to inherit this contract.

55- Premise at Business Center at Thuong Dinh Market, Thanh Xuan District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

*The Corporation temporarily declares and pays land rental to the end of December 31st, 2016 with amount of **9,216,033,240 VND** under notification of temporary payment no. 27385/TB-CCT-TBA on December 08th, 2016 of the Tax Sub-Department of Thanh Xuan District.*

The Corporation fully recorded the above amount as project implementation cost and payable to the State budget.

Official land and house rental amount to be paid shall be accurately considered, determined by Departments of Hanoi after the People's Committee of Hanoi issues official decision on land lease to the Corporation.

In case of difference between land and house rental temporarily paid by the Corporation up to June 30th, 2016 and land and house rental to be paid by the Corporation determined under decision on land lease, the Joint Stock Corporation shall assume responsibility for inheriting and implementing this additional payment obligation.

c. Land plot position: 132 Nguyen Trai, Thanh Xuan District, Hanoi

d. Current state of the land plot:

- Land plot area for the project implementation is 4,077.5 m² (including land area that the People's Committee of Thanh Xuan District can not perform land clearance to hand over to the Corporation under Decision No. 2898/QĐ-UBND on June 12th, 2009 of the People's Committee of Hanoi. Hong Ha Food Joint Stock Company manages, uses this area and pays annual land rental to the State, the area is unoccupied).
- Land plot area actually managed, used by the Corporation is 3,108.5 m², including two areas:
 - + Area 1: about 1,173.6 m² of land with land clearance, unoccupied land covered by tole sheet to await the project implementation.
 - + Area 2: about 1,934.9 m² of land, including:
 - 1,639.5 m² of land for construction with current state as follows:
 - ✓ 01 Main market house with reinforced concrete frame in type of civil work, subject to downgrading without back wall, covered by tole partition. The 1st floor: 10 household business inside. The 2nd floor: many iron cages of previous household businesses and handed over at original condition from Thanh Xuan Market – Thanh Xuan District to Hanoi Trade Corporation without land clearance of any household business. The 3rd floor: performed land clearance for the whole area, use a part of area as office of Business Center at Thuong Dinh Market.
 - ✓ 01 Yard in front of market gate, covered by red bricks.
 - ✓ 01 Concrete yard on the left and behind main market, about 300 m² far away from main market, 5 houses with tole roof (semi-roof), 07 business holds, steel column. 01 clean water tank made from concrete, bricks and 01 substation behind main market house.
 - ✓ 2 houses behind main market with width of 50 m²/household.
 - 295.4 m² of land is used as common road under planning, works shall not be built on the area. 256 m² was handed over to perform land clearance to implement Hanoi Urban Railway, Cat Linh - Ha Dong route, 01 fire fighting water tank made from concrete and brick used for main market.
 - Area actually managed by the Corporation (excluding area of Hong Ha Company): 3,108.5 m².
 - Based on Minutes on handover of list of small businesses on July 15th, 2009 of Thanh Xuan Market Management Board assigned to the Corporation, there are 148 household businesses (148 kiosks), including:
 - + The number of registered household businesses (paid to Thanh Xuan Market Management Board before handing over to the Corporation but not signing business premise lease contract) is 110 (110 kiosks).
 - + The number of registered household businesses (paid to Thanh Xuan Market Management Board before handing over to the Corporation and signing business premise lease contract) is 38 (38 household businesses).

- Based on Decision No. 2493/QĐ-UBND on June 02nd, 2011 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QĐ-TTg on January 19th, 2007 of the Prime Minister and Decision No. 2393/QĐ-UBND on April 24th, 2017 of the People's Committee of Hanoi on approval of plan for use of land and house premise after equitization of Parent Company - Hanoi Trade Corporation, land plot area at Thuong Dinh Market, Thanh Xuan District Hanoi that Hanoi Trade Corporation has right to manage and use is **3,108.5 m²**.
- Construction area công trình cũ: 2,540 m².

e. Legal bases:

- Decision No. 2447/QĐ-UB on April 11th, 2002 of the the People's Committee of Hanoi on recovery of 4,077 m² of land in Thuong Dinh Ward, Thanh Xuan District for assignment to the Project Management Unit of Thanh Xuan District for construction and expansion of Thuong Dinh Market.
- Official Dispatch No. 478/UBND-TCKH on March 31st, 2009 of the People's Committee of Thanh Xuan District on handover of original conditions of Thuong Dinh Market to Hanoi Trade Corporation.
- Official Dispatch No. 3583/UBND-CT on April 27th, 2009 of the People's Committee of Hanoi on assignment of management of Thuong Dinh Market, Thanh Xuan District to Hanoi Trade Corporation for management and implementation of project on investment and construction of Trade Center – Thuong Dinh Market under proposal of the People's Committee of Thanh Xuan District in Document No. 478/UBND-TCKH on March 31st, 2009.
- Decision No. 2898/QĐ-UBND on June 12th, 2009 of the People's Committee of Hanoi on transfer of Thuong Dinh Market (Thanh Xuan Market Management Board) of the People's Committee of Thanh Xuan District to Hanoi Trade Corporation for management.
- Minutes on inventory and handover of fixed assets, tools on July 14th, 2009 between the Project Management Unit of Thanh Xuan District and Hanoi Trade Corporation.
- Minutes on handover of documents related to management of business operation in Thuong Dinh Market on July 15th, 2009 between the Project Management Unit of Thanh Xuan District and Hanoi Trade Corporation.
- Minutes on handover of finance, assets, liabilities of Thuong Dinh Market on July 20th, 2009 between the Project Management Unit of Thanh Xuan District and Hanoi Trade Corporation.
- Minutes on handover of land, houses, architectural items of Thuong Dinh Market on July 20th, 2009 between the Project Management Unit of Thanh Xuan District and Hanoi Trade Corporation.
- Minutes on handover of documents related to project of Thuong Dinh Market on July 21st, 2009 between the Project Management Unit of Thanh Xuan District and Hanoi Trade Corporation.
- Decision No. 2493/QĐ-UBND on June 02nd, 2011 on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QĐ-TTg on January 19th, 2007 of the Prime Minister
- Decision No. 2052/QĐ-UBND on April 16th, 2014 of the People's Committee of Hanoi on recovery of 4,449 m² of land in Thanh Xuan Trung and Thuong Dinh Ward, Thanh Xuan District, assignment of 5,689 m² of land in Thanh Xuan Trung and Thuong Dinh Ward, Thanh Xuan District to the Vietnam Railway Authority – the Ministry of Transportation for implementation of Hanoi Urban Railway, Cat Linh – Ha Dong project (stage 2).

- Notification on recovery of land for implementation of Hanoi Urban Railway, Cat Linh – Ha Dong project in Thuong Dinh and Thanh Xuan Trung Ward, Thanh Xuan District no. 265/TB-UBND on June 08th, 2015 of the People’s Committee of Thanh Xuan District.
- Minutes on handover of land of Hanoi Urban Railway, Cat Linh – Ha Dong project in Thuong Dinh Ward, Thanh Xuan District on July 07th, 2015 (recovery area of 256 m2).

f. Project documents:

* Legal documents of the project

- Official Dispatch No. 204/Tg1-QC on March 09th, 2010 of the Department of Operations of the General Staff on approval of construction height.
- Official Dispatch No. 210CVDA/PC23(TH) on April 06th, 2010 of the Fire Prevention and Fighting Police Office, the Public Security of Hanoi on approval of location.
- Official Dispatch No. 214CV/NS-TT on April 16th, 2010 of Hanoi Water Investment Infrastructure Construction Joint Stock Company on agreement on clean water supply for Thuong Dinh Business Center project at 132 Nguyen Trai, Thanh Xuan, Hanoi
- Official Dispatch No. 78-10/TT-D11-KTAT of Thanh Xuan Power Company on April 20th, 2010 on agreement on power supply for Thuong Dinh Business Center project at 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Official Dispatch No. 7251/UBND-CT on September 13th, 2010 of the People’s Committee of Hanoi on guideline on implementation of Hapro Thuong Dinh Trade Center project at 132 Nguyen Trai.
- Official Dispatch No. 3008/QHKT-P2 on September 20th, 2010 of the Department of Planning and Architecture on architectural planning and No. 132 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi.
- Official Dispatch No. 1365/VQH-QKQD on November 16th, 2010 on statistics of technical infrastructure of land plot for Hapro Thuong Dinh Trade and Service Center project, Thanh Xuan District, Hanoi.
- Official Dispatch No. 311/QHKT-TH on January 28th, 2011 on adjustment of local planning of land functions in land plot at No. 132 Nguyen Trai, Thanh Xuan District, Hanoi.
- Official Dispatch No. 1035/UBND-CT on February 15th, 2011 on adjustment of local planning of land functions of Hapro Thuong Dinh Trade Center project at 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Official Dispatch No. 1657/QHKT-TH on May 27th, 2011 on approval of master plan and preliminary architectural plan of Trade Center and Office and High-Rise Condominium at 132 Nguyen Trai, Thanh Xuan, Hanoi attached to agreement on architectural plan of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi on May 27th, 2011.
- Decision No. 515A/QD-TCT-HDQT on October 06th, 2011 of Hanoi Trade Corporation on investment of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi
- Application for issue of investment certificate on October 06th, 2011 of Hanoi Trade Corporation, Housing Group, Civil Engineering Construction Joint Stock Corporation 8.
- Decision No. 4739/QD-UBND on October 13th, 2011 of the People’s Committee of Hanoi on approval of environmental impact assessment report of Trade Center and Office and High-Rise Condominium project

- Official Dispatch No. 1365/TNHN on October 17th, 2011 of Hanoi Sewerage and Drainage Limited Company.
- Official Dispatch No. 7879/SXD-TD on October 28th, 2011 of the Department of Construction on opinion on basic design of of Trade Center and Office and High-Rise Condominium at 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Notification No. 743/TB-KH&DT on December 08th, 2011 on issue of investment and construction certificate for Trade Center and Office and High-Rise Condominium.
- Official Dispatch No. 10623/BTC-QLCD on August 08th, 2012 of the Ministry of Finance on transformation of use functions of assets attached to land at No. 6 Cau Buou, Thanh Tri, Hanoi and No. 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Official Dispatch No. 3079/VP-KT on August 15th, 2012 of Office of the People's Committee of Hanoi on transformation of use functions of assets attached to land at No. 6 Cau Buou, Thanh Tri, Hanoi and No. 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Decision No. 456/QD-TCT-HDQT on September 27th, 2012 of Hanoi Trade Corporation on use of the State-owned capital in Hanoi Trade Corporation for investment of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi.
- Plan for support of small businesses no. 82/PA-HS on February 20th, 2013 for clearance of kiosks in Thuong Dinh Market for implementation of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi sent to the People's Committee of Thanh Xuan District.
- Decision No. 4043/QD-UBND on July 29th, 2014 on recovery of Decision No. 4739/QD-UBND on October 13th, 2011 of the People's Committee of Hanoi on approval of environmental impact assessment report of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan District, Hanoi.
- Notification No. 175/TB-VP on August 14th, 2014 of Office of the People's Committee of Hanoi on direction opinion of Chairman of the People's Committee of Hanoi Nguyen The Thao on inspection conclusion of B5 Cau Dien project, North Tu Liem District and other projects implemented by Housing Group in Hanoi.
- Notification No. 829-TB/TU on October 20th, 2014 of the Party Committee of Hanoi on conclusion of Standing Committee of the Party Committee of Hanoi on inspection conclusion of B5 Cau Dien project, North Tu Liem District and other projects implemented by Housing Group in Hanoi.
- Minutes on January 08th, 2015 between Hanoi Trade Corporation and Hanoi Inspectorate.
- Official Dispatch No. 845/KH&DT-DT on March 20th, 2015 of the Hanoi Authority for Planning and Investment on handling after inspection under direction of the People's Committee of Hanoi in Document No. 1610/UBND-TNMT on March 10th, 2015.
- Report No. 117/BC-BDT ngày 6/2/2015 of Hanoi Trade Corporation on Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi sent to Investigation Police Bureau – the Ministry of Public Security C46.
- Report No. 285/BC-BDT on March 31st, 2015 of Hanoi Trade Corporation on Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan, Hanoi sent to the Hanoi Authority for Planning and Investment.
- Inspection minutes on November 27th, 2015 between Investigation Police Bureau – the Ministry of Public Security C46 and representative of Charity and Community Development Fund of Hanoi Trade Corporation.

* Legal documents on investment cooperation:

- Minutes on agreement of combined construction principle for implementation of Thuong Dinh Trade Center on October 16th, 2009.
- Decision No. 37/QD-TCT-HDQT on January 29th, 2010 on selection of Housing Group (unit introduced by Thanh Xuan Enterprises Association) as strategic partner in Hapro Thuong Dinh Trade and Service Center (Thuong Dinh Plaza) of Parent Company - Hanoi Trade Corporation.
- Business cooperation contract no. 20/2010/HD-HTKD on February 05th, 2010 between Hanoi Trade Corporation and Housing Group and attached contract appendices. Under contract, the Corporation is allocated with profit as follows:
 - + VND 12 billion of profit after tax advanced (Housing Group transferred VND 6 billion, the Corporation recorded the above amount as other long-term payable. The remaining VND 6 billion was recorded by the Corporation as receivable from Housing Group).
 - + Separate ownership of a part of floor area of construction work, in detail:
- In case function is commercial and office floor, the Corporation shall have right to own 2,200 m² of commercial floor (not pay investment cost) on the 1st floor. After architectural plan is approved, two parties shall come to an agreement on accurate position and area that the Corporation has right to own. In case area needs to be rounded, two parties shall agree that the Corporation has right to own more than 2,200 m² of commercial floor. For area of less than 100 m², the Corporation has right to own without paying any cost. For area of 100 m² or more, the Corporation shall pay based on investment unit cost.
- In case land use purpose is allowed to be transformed into house, two parties shall come to an agreement on addition of area that the Corporation has right to own as follows: Minimum area of commercial floor is 1,000 m² wholly located on the 1st floor of the building. After architectural plan is approved, two parties shall determine area of house that Party A has right to own without paying investment cost in principle: Investment unit cost/m² of commercial floor x Area of commercial floor equivalent to investment unit cost/m² of house floor area x house area. If the Corporation desires to purchase house area, two parties shall calculate the area that the Corporation has right to purchase so that the Corporation has benefits equivalent to value of insufficient commercial area.
- The Corporation has right to use parking lots for 20 cars, 100 motorbikes in basement for commercial activities and pay fees to the Building Management Board.
 - Official Dispatch No. 197/TCT-BDT on March 25th, 2010 of Hanoi Trade Corporation on application for approval of the Corporation and Housing Group as co-employers of Hapro Thuong Dinh Trade and Service Center project and chairing of combination of Thuong Dinh Market land with adjacent land plot for project formulation (Hong Ha Food Joint Stock Company, Viet Lao Civil Engineering Construction Joint Stock Company)
 - Investment cooperation contract no. 1206/HDHTDT on October 06th, 2011 of Hanoi Trade Corporation, Housing Group, Civil Engineering Construction Joint Stock Corporation 8.
 - Agreement minutes on 10/2015/BBTT-HAPRO-HA-HT on December 12th, 2015 between Hanoi Trade Corporation, Hai Au Construction and Trade Co., Ltd and Hop Thanh Investment and Mineral Joint Stock Company on receipt and implementation of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan District, Hanoi.

g. Outstanding issues of the project:

The project is suspended because Chairman of the Board of Directors of Housing Groups Ms. Chu Thi Thu Nga was arrested for frauds during implementation of investment projects in

Hanoi. Investigation Police Bureau of the Ministry of Public Security C46 is investigating frauds of Ms. Chau Thi Thu Nga and Housing Group during cooperation with the Corporation and units owning adjacent land to propose plan for project settlement for parties owning land and people suffering damages due to violations of Ms. Chau Thi Thu Nga and Housing Group in this project.

- Besides, Hai Au Construction and Trade Co., Ltd – one of parties suffering significant damage in the project is working with Investigation Police Bureau of the Ministry of Public Security C46 on cooperation of Hai Au Construction and Trade Co., Ltd with parties owning land to keep on implementing the project and harmonizing benefits among related parties. The Corporation signed agreement minutes no. 10/2015/BBTT-HAPRO-HA-HT on December 12th, 2015 between Hanoi Trade Corporation, Hai Au Construction and Trade Co., Ltd and Hop Thanh Investment and Mineral Joint Stock Company on receipt and implementation of Trade Center and Office and High-Rise Condominium project at 132 Nguyen Trai, Thanh Xuan District, Hanoi. At present, the Corporation and Hai Au Construction and Trade Co., Ltd and units owning adjacent land are awaiting final decision of Investigation Police Bureau of the Ministry of Public Security C46 and the People’s Committee of Hanoi considers and makes decision on this issue.

Hanoi Trade Joint Stock Corporation shall have responsibility for inheriting rights and obligations of the Corporation based on investigation result of investigation police bureau and decisions of the People’s Committee of Hanoi on this project.

56- Premise at No. 106 Nguyen An Ninh, Hoang Mai District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: 106 Nguyen An Ninh, Tuong Mai Ward, Hoang Mai District, Hanoi

d. Current state of the land plot:

- Land plot area: 459.7 m² of land, in which:

+ 298.7 m² of land for project construction

+ 161 m² of land planned for road construction and such area shall not be built and shall be returned under regulations when the State builds road.

- Current use: 459.7 m² of land covered by tole sheet for project investment and construction

+ Area: 298.7 m² of land is raw construction work with 4 floors, 1 basement without retaining wall and finishing.

+ Area of 1611 m² is planned with downgraded and unusable roof without roof.

e. Legal bases:

- Map no. 05.515/HT on July 01st, 2015 of Hanoi Cadastral Survey Joint Stock Company.

- Documents on land plot are prepared by Hanoi Cadastral Survey Joint Stock Company on June 20th, 2005.

- Land lease contract no. 43-2005/TNMTND-HDTDTN signed on April 22nd, 2015 with lease term of 42 years from October 15th, 1993 and land lease contract appendix no. 43-2005/TNMTND-HDTDTN-PL1 ký ngày 14/10/2005.

- Decision No. 946/QD-UB on February 22nd, 2005 of the People’s Committee of Hanoi on lease of 442 m² of land on Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai District,

Hanoi to Hanoi Department Store Company for construction of Truong Dinh Trade and Service Center.

- Decision No. 6501/QD-UB on September 20th, 2005 of the People's Committee of Hanoi on the first adjustment of content of Decision No. 946/QD-UB on February 22nd, 2005 of the People's Committee of Hanoi.

f. Project documents:

* Legal documents of the project

- Official Dispatch No. 609/QHKT-P2 on December 19th, 2002 of the Department of Planning and Architecture on answer to application for approval of architectural planning.

- Official Dispatch No. 206/QHKT-P1 on February 19th, 2003 of the Department of Planning and Architecture on agreement on planning architecture of land plot at Truong Dinh Residential Quarter, Tuong Mai Ward, Hai Ba Trung District, Hanoi.

- Official Dispatch No. 1297/UB-KH&DT on April 29th, 2003 of the People's Committee of Hanoi allowing formulation of Truong Dinh Trade and Service Center Construction Project.

- Design documents to come to an agreement on architectural plan of Truong Dinh Trade and Service Center prepared by Hanoi Construction Investment and Trading Company in May, 2003.

- Official Dispatch No. 1043/QHKT-P1 on July 15th, 2003 of Department of Planning and Architecture on agreement on planning architecture of Truong Dinh Trade and Service Center at Truong Dinh Residential Quarter, Tuong Mai Ward, Hai Ba Trung District, Hanoi.

- Land plot position and red boundary line at scale of 1/500 with confirmation of the Department of Planning and Architecture attached to Official Dispatch No. 1548A/QHKT-P1 on September 10th, 2003.

- Official Dispatch No. 1355/KHCNMT-QLMT on September 19th, 2003 of the Department of Science and Technology and the Department of Natural Resources and Environment on the environment of Truong Dinh Trade and Service Center Construction Project.

- Official Dispatch No. 278.CV/PC23 on September 23rd, 2003 of the Public Security of Hanoi on fire prevention and fighting of construction work

- Official Dispatch No. 1788/KDNS-KT on September 24th, 2003 of Hanoi Water Limited Company on agreement on water supply to Truong Dinh Trade and Service Center Construction Project in Tuong Mai Ward, Hai Ba Trung District, Hanoi.

- Official Dispatch No. 5/56/EVN-DLHN-P4 on September 29th, 2003 of Hanoi Power Corporation on power supply agreement.

- Official Dispatch No. 720/CTTN on October 02nd, 2003 of Hanoi Sewerage and Drainage Limited Company on answer to official dispatch.

- Report on geotechnical survey result of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi prepared by Geological Survey and Work Foundation Treatment Association in November, 2003.

- Feasibility study report of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi appraised by Civil Engineering Consultancy Company on February 10th, 2004.

- Report on quality appraisal result of - Feasibility study report of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi in February, 2004.

- Technical construction design documents of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi appraised by Civil Engineering Consultancy Company on May 01st, 2004 attached to Explanation of technical construction design in May, 2004.
- Report on quality appraisal result prepared by Vietnam Civil Engineering Consultancy Company in July, 2014 (attached to Appendix I, II and III).
- Decision No. 137/BH-MLKT on May 19th, 2004 of Hanoi Department Store Company on approval of study report of “Truong Dinh Trade and Service Center Construction Project”.
- Fire prevention and fighting appraisal certificate no. 278/CNTD – PCCC on June 25th, 2004 of the Public Security of Hanoi.
- Decision No. 265/BH-MLKT on October 05th, 2004 of Hanoi Department Store Company on approval of construction technique design, total cost estimates of Truong Dinh Trade and Service Center.
- Construction license no. 385GP/SXD on December 08th, 2006 of the Department of Construction
- Truong Dinh Trade and Service Center Construction Project in Tuong Mai Ward, Hai Ba Trung District, Hanoi (adjustment and supplementation of feasibility study report in December, 2003) prepared by Construction Development Consultancy and Investment Joint Stock Company CCI in June, 2007.
- Total cost estimates of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi (adjustment and supplementation of design estimates in July, 2004) prepared by Construction Development Consultancy and Investment Joint Stock Company CCI in June, 2007.
- Appraisal result of investment project (adjustment and supplementation of feasibility study report in December, 2003) prepared by Hanoi Architecture and Construction Technology Joint Stock Company in July, 2007
- Appraisal result of total cost estimates (adjustment and supplementation of feasibility study report in July, 2004) of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi prepared by Hanoi Architecture and Construction Technology Joint Stock Company in July, 2007
- Decision No. 401/QD/TCT-TTDT on August 29th, 2007 of Hanoi Trade Corporation on approval of adjusted investment project (adjustment and supplementation of feasibility study report in December, 2003) and adjustment, supplementation of Decision No. 137/BH-MLKT on May 19th, 2004 of Truong Dinh Trade and Service Center Construction Project.
- Decision No. 402/QD/TCT-TTDT on August 29th, 2007 of Hanoi Trade Corporation on approval of adjusted investment project (adjustment and supplementation of feasibility study report in July, 2004) and adjustment, supplementation of Decision No. 265/BH-MLKT on October 05th, 2004 on approval of total cost estimates of Truong Dinh Trade and Service Center.
- Official Dispatch No. 2565CV/QLCP-SXD on December 25th, 2007 on extension of construction license of Truong Dinh Trade and Service Center in Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai District, Hanoi.
- Adjusted investment project (adjustment and supplementation of investment project in July, 2007) prepared by Hanoi Architecture and Construction Technology Joint Stock Company in May, 2008

- Total adjusted cost estimates (adjustment and supplementation of design cost estimates in July, 2007) prepared by Hanoi Architecture and Construction Technology Joint Stock Company in May, 2008
- Appraisal result of total adjusted cost estimates (the second adjustment) of Truong Dinh Trade and Service Center in Tuong Mai Ward, Hai Ba Trung District, Hanoi prepared by Hanoi Architecture and Construction Technology Joint Stock Company in June, 2008.
- Appraisal result of investment project (the second adjustment) prepared by Hanoi Architecture and Construction Technology Joint Stock Company in June, 2008.
- Decision No. 522/QD/TCT-TTDT on August 25th, 2008 of Hanoi Trade Corporation on approval of total design cost estimates adjusted for the second time (adjustment – supplementation of total design cost estimates approved in Decision No. 402/QD/TCT-TTDT on August 29th, 2007) of Truong Dinh Trade and Service Center
- Official Dispatch No. 154 CV/QLCP-SXD on December 12th, 2008 of the Department of Construction on extension of construction license of Truong Dinh Trade and Service Center in Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai District, Hanoi.
- Official Dispatch No. 2710/QHKT-P2 on October 06th, 2009 of the Department of Planning and Architecture on adjustment of architectural plan at Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai District, Hanoi.
- Application for construction licensing (supplemented) of Truong Dinh Trade and Service Center appraised by Thanh Cong Consultancy and Construction Joint Stock Company no. 26/10-TCC on October 26th, 2009.
- Minutes on administrative violations and suspension of construction violating construction order on December 10th, 2009 of Construction Inspectorate of Tuong Mai Ward.
- Decision No. 88/QD-UBND on December 11th, 2009 of the People’s Committee of Tuong Mai Ward on suspension of construction violating construction order.
- Minutes on March 10th, 2010 of the People’s Committee of Tuong Mai Ward on effective suspension of violating construction (illegal construction) until additional licenses are issued.
- Report No. 727/BC-TCT-PTDA on July 19th, 2012 of Hanoi Trade Corporation on investment of Truong Dinh Trade and Service Center Project at 106 Nguyen An Ninh, Tuong Mai Ward, Hoang Mai, Hanoi.
- Official Dispatch No. 36/TTXD on March 13th, 2013 of Construction Inspectorate on urging violation handling.
- Official Dispatch No. 546/TCT-PTDA on July 17th, 2013 of Hanoi Trade Corporation on explanation of documents of Truong Dinh Trade and Service Center Project in Tuong Mai Ward, Hoang Mai, Hanoi
- Official Dispatch No. 908/UBND-QLTTXD on August 14th, 2013 of the People’s Committee of Hoang Mai District on handling of construction violating construction order.
- Official Dispatch No. 1921/UBND-TNMT on November 09th, 2015 of the People’s Committee of Hoang Mai District on implementation of Truong Dinh Trade and Service Center Project (at 106 Nguyen An Ninh Street, Tuong Mai Ward).
- Official Dispatch No. 1322/TCT-BDT on December 28th, 2015 of Hanoi Trade Corporation on implementation of Truong Dinh Trade and Service Center Construction Project at 106 Nguyen An Ninh, Tuong Mai Ward, Hoang Mai, Hanoi.
- Official Dispatch No. 12378/VP-DT on December 26th, 2016 of the People’s Committee of Hanoi on assignment of the Department of Planning and Architecture to inspect based on

approved Sub-zone planning H2-4 at scale of 1/2000, report and propose to the People's Committee of Hanoi for consideration.

- Official Dispatch 3862/QHKT-P2 on June 20th, 2017 of the Department of Planning and Architecture on reporting of investment of Truong Dinh Trade and Service Center Project on Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai, Hanoi. Accordingly, propose to approve planning contents:

+ Allow addition of 01 basement for sufficient parking lot for the construction work

+ Construction work height: 6 floors and attic at stair (attic roof area shall not exceed 30% of roof area and height shall not exceed 3 m).

+ The external work (the Southeast of the land plot) allows right of way similar to red boundary line with height of no more than 22 m (from elevation of pavement).

- Official Dispatch No. 6659/VP-DT on July 14th, 2017 of the People's Committee of Hanoi on approval of proposals of the Department of Planning and Architecture.

- Official Dispatch No. 5791/QHKT-P2 on August 30th, 2017 of the Department of Planning and Architecture on completion of documents on application for issue of planning license.

* Legal documents on investment cooperation:

- Decision No. 303/QD/TCT-TTDT on May 24th, 2006 of Hanoi Trade Corporation on appointment of Parent Company - Corporation as employer of Truong Dinh Trade and Service Center Project instead of Hanoi Department Store Company.

- Decision No. 376/QD-TCT-HDQT on June 14th, 2009 of Hanoi Trade Corporation on selection of Hanoi 1 Construction and Equipment Joint Stock Company as strategic partner in Truong Dinh Trade and Service Center Project of Parent Company - Corporation.

- Business cooperation contract no. 01/HD-HTKD/2009 on June 16th, 2009 between Hanoi Trade Corporation and Hanoi 1 Construction and Equipment Joint Stock Company on cooperation in investment of Truong Dinh Trade and Service Center Project on Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai, Hanoi. Under contract, the Corporation is allocated with profit as follows:

+ 3,800,000,000 VND of profit after tax regardless of business result of the project. Hanoi 1 Construction and Equipment Joint Stock Company fully transferred the above amount to the Corporation and the Corporation recorded as other long-term payable.

+ Separate ownership of 110 m² of area of the 1st floor (completed) for commercial services (with master plan of the 1st floor attached to contract) handed over after the work is completed and put into use.

+ Free use of parking lot for 3 cars, 15 motorbikes and vehicles of the Corporation's partners coming to the building to work.

- Minutes on handover of land of Truong Dinh Trade and Service Center Project on July 07th, 2009 among Hanoi Trade Corporation, Hanoi Supermarket Company and Hanoi 1 Construction and Equipment Joint Stock Company.

- Letter of authorization on June 16th, 2009 of Hanoi Trade Corporation to Hanoi 1 Construction and Equipment Joint Stock Company with authorization term to December 31st, 2010.

- Letter of authorization on March 23rd, 2011 of Hanoi Trade Corporation to Hanoi 1 Construction and Equipment Joint Stock Company with authorization term to March 23rd, 2012.

- Contract appendix no. 01/PLHD-HTKD/2012 on August 15th, 2012 between Hanoi Trade Corporation and Hanoi 1 Construction and Equipment Joint Stock Company.
- Letter of authorization no. 44A/UQ-TCT-QTNS on August 15th, 2012 of Hanoi Trade Corporation to Hanoi 1 Construction and Equipment Joint Stock Company on implementation of Truong Dinh Trade and Service Center Project with authorization term to May 02nd, 2014.
- Minutes on contract liquidation no. 05/2016/BBTL/HAPRO-HN1 on May 31st, 2016 between Hanoi Trade Corporation and Hanoi 1 Construction and Equipment Joint Stock Company.

g. Outstanding issues of the project:

The project is suspended by the People's Committee of Hoang mai District because previous investment partner as Hanoi 1 Construction and Equipment Joint Stock Company built may items against construction license (built more basements, actual construction area exceeded allowable construction area, etc).

On May 31st, 2016, Hanoi Trade Corporation signed minutes on contract liquidation no. 05/2016/BBTL/HAPRO-HN1 on liquidation of business cooperation contract no. 01/HD-HTKD/2009 on June 16th, 2009 with Hanoi 1 Construction and Equipment Joint Stock Company. Accordingly, the corporation shall pay partner VND 5 billion and receive land and the whole work in progress on land including 1 basement and 4 floors with raw construction of the project to remedy.

On October 27th, 2016, the People's Committee of Hanoi issued Document No. 10045/VP-DT on implementation of Truong Dinh Trade and Service Center Project on Nguyen An Ninh Street, Tuong Mai Ward, Hoang Mai District.

The Corporation is performing procedures on investment preparation to re-commence the project, remedy outstanding issues and keep on implementing the project.

57- Premise at Business Center at Southern Focal Market, Hoang Mai District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

*- The Corporation is temporarily declaring, paying land rental to December 31st, 2016 with amount of **54,880,827,156 VND** under Notification No. 349TB/CCT-TrB on December 05th, 2016 (land rental to the end of December 31st, 2015 is 46,593,286,474 VND) and Notification No. 348TB/CCT-TrB on December 05th, 2016 (land rental from January 01st, 2016 to December 31st, 2016 is 8,287,540,682 VND) of the Tax Sub-Department of Hoang Mai District and fully recorded the above amount into project implementation cost and payable to the State budget.*

- In case of difference between land and house rental temporarily paid by the Corporation up to June 30th, 2016 and land and house rental to be paid by the Corporation determined under decision on land lease, the Joint Stock Corporation shall assume responsibility for inheriting and implementing this additional payment obligation.

c. Land plot position:

- The project is located on Den Lu Street (belt 2.5), Hoang Van Thu Ward, Hoang Mai District, Hanoi.

- Project name: "Hapro Trade and Service Complex" Project in Southern Focal Market, Hoang Van Thu Ward, Hoang Mai District.

d. Current state of the land plot:

- Land plot area: 37,716 m², in which, area out of red boundary line is 35,650 m², area in red boundary line is 9,463 m². Under Decision No. 2393/QD-UBND on April 21st, 2017 of the People's Committee of Hanoi, land plot area is 37,716 m².

- Construction area: 6,942 m²

- Current use: Maintain focal market business model and parking lot at current state at the time of receipt from the People's Committee of Hoang Mai District. Perform investment preparation of "Hapro Trade and Service Complex" Project.

+ Parking lot: Office, ticket counter, service center, warehouse and yard for vehicles to unload goods on a daily basis.

+ Focal market: Administration office, traditional market, cage house A, B, C (1-floor house, tiled roof, house A area: 56 kiosks, house B area: 48 kiosks, house C area: 32 kiosks).

e. Outstanding issues:

The Corporation received Southern Focal Market at current state from Hoang Mai District, most of household businesses signed contracts for lease of 120 kiosks in cage house A, B and C with Southern Focal Market Management Board of the People's Committee of Hoang Mai District with lease term of 10 years to the end of September, 2012 and paid rental of 10 years for one time to the People's Committee of Hoang Mai District before handover to the Corporation. Contracts have expired but household businesses fail to liquidate old contracts signed with the People's Committee of Hoang Mai District to sign new contracts with the Corporation.

f. Legal bases:

- Documents on landmarks on February 12th, 2011

- Minutes on handover of recovered landmarks on November 22nd, 2006

- On October 11th, 2007, the People's Committee of Hanoi issued Decision No. 4046/QD-UBND on transfer of Southern Focal Market of Market Management Board of Hoang Mai District to Hanoi Trade Corporation for management.

- Official Dispatch No. 4792/STC-QLCS on December 03rd, 2007 of the Department of Finance on handover of assets, finance during transfer of Southern Focal Market of Market Management Board of Hoang Mai District to Hanoi Trade Corporation for management under Decision No. 4046/QD-UBND of the People's Committee of Hanoi.

g. Project documents:

*** Legal documents of the project**

- Pursuant to Detailed planning of Hoang Mai District at scale of 1/2000 approved by the People's Committee of Hanoi in Decision No. 225/2005/QD-UB on December 16th, 2005.

- Decision No. 716/QD-TTg on August 07th, 2000 of the Prime Minister on land assignment to the Project Management Unit of Hai Ba Trung District for construction of Den Lu Focal Market in Hoang Van Thu Ward, Hai Ba Trung District, Hanoi.

- Decision No. 4330/QD-UB on August 24th, 2000 of the People's Committee of Hanoi on assignment of tasks for implementation of Decision No. 716/QD-TTg on August 07th, 2000 of the Prime Minister on land assignment to the Project Management Unit of Hai Ba Trung District for construction of Den Lu Focal Market in Hoang Van Thu Ward, Hai Ba Trung District

- Documents on landmarks on February 12th, 2011

- Decision No. 6582/QD-UB on November 05th, 2001 of the People's Committee of Hanoi on approval of feasibility study report of Southern Focal Market Construction Project.

- Decision No. 6366/QD-UB on September 30th, 2004 of the People's Committee of Hanoi on recovery of 18,275.6 m2 of land in Hoang Van Thu Ward, Hoang Mai District rented by Hanoi Parking Company (Hanoi Transport and Services Corporation) for land preparation and construction of Kim Nguu II public parking lot.
- Minutes on handover of recovered landmarks on November 23rd, 2006.
- Notification No. 33/TB-UBND on February 08th, 2008 of the People's Committee of Hanoi on conclusion of Deputy Chairman of the People's Committee of Hanoi Phi Thai Binh in meeting on implementation of industry and service development projects in Hoang Mai District.
- Notification No. 91/TB-UBND on March 30th, 2007 of the People's Committee of Hanoi on conclusion of Deputy Chairman of the People's Committee of Hanoi Phi Thai Binh in meeting on bus stations and markets in Long Bien (Ba Dinh), Den Lu (Hoang Mai) and Hai Boi (Dong Anh).
- Notification No. 119/TB-UBND on April 24th, 2007 of the People's Committee of Hanoi on conclusion of Deputy Chairman of the People's Committee of Hanoi Phi Thai Binh in meeting on adjustment of Duoi Ca market investment and construction project (Hoang Mai) and strengthening of market management in Long Bien (Ba Dinh), Den Lu (Hoang Mai) and Hai Boi (Dong Anh).
- Official Dispatch No. 1463/KH&DT-CN on June 29th, 2007 of the Hanoi Authority for Planning and Investment on Southern General Trade and Service Center of Hanoi in Hoang Mai District.
- Notification No. 234/TB-UBND on July 27th, 2007 of the People's Committee of Hanoi on conclusion of Deputy Chairman of the People's Committee of Hanoi Phi Thai Binh in meeting on plan for strengthening of bus station and market management in Long Bien (Ba Dinh), Den Lu (Hoang Mai) and Hai Boi (Dong Anh).
- Document No. 4612/UBND-CN on August 27th, 2007 of the People's Committee of Hanoi on handover of Southern Focal Market management (Den Lu) to Hanoi Trade Corporation.
- Document No. 1014/SNV-QLSN on September 14th, 2007 of the Department of Home Affairs on report on Southern Focal Market management to Hanoi Trade Corporation.
- Decision No. 4046/QD-UBND on October 11th, 2007 of the People's Committee of Hanoi on transfer of Southern Focal Market of Market Management Board of Hoang Mai District to Hanoi Trade Corporation for management
- Official Dispatch No. 4792/STC-QLCS on December 03rd, 2007 of the Department of Finance on handover of assets, finance during transfer of Southern Focal Market of Market Management Board of Hoang Mai District to Hanoi Trade Corporation for management under Decision No. 4046/QD-UBND of the People's Committee of Hanoi.
- Decision No. 61/QD-UBND on January 08th, 2008 of the People's Committee of Hanoi on transfer of Hai Boi and Den Lu public parking lot to Hanoi Trade Corporation for management.
- Document No. 876/UBND-CN on February 04th, 2008 of the People's Committee of Hanoi on direction of public parking lot and focal market project implementation in Den Lu, Hoang Van Thu War, Hoang Mai District, Hanoi.
- Notification No. 106/TB-UBND on March 16th, 2009 of the People's Committee of Hanoi on direction opinion of Deputy Chairman of the People's Committee of Hanoi Nguyen Huy Tuong in meeting on acceleration of Southern Focal Market Construction Project in Den Lu, Hoang Mai District.

- Official Dispatch No. 3397/UBND-CT on April 22nd, 2009 of the People's Committee of Hanoi on master plan, formulation and implementation of Southern Focal Market Expansion Project.
- Notification No. 1276/TB-QHKT on June 02nd, 2009 on status of document settlement, in which, the Department of Planning and Architecture requires Hanoi Trade Corporation to complete, supplement documents.
- Notification No. 270/TB-UBND on July 16th, 2009 of the People's Committee of Hanoi on direction opinion of Deputy Chairman of the People's Committee of Hanoi Nguyen Huy Tuong in meeting on management, use of land and house premises of Hanoi Trade Corporation.
- Master plan approved by the Department of Planning and Architecture attached to Document No. 2081/QHKT-P2 on August 17th, 2009 on master plan of Expanded Southern Focal Market in Den Lu, Hoang Van Thu Ward, Hoang Mai District, Hanoi.
- Notification No. 697/TB-KH&DT on December 03rd, 2009 of the People's Committee of Hanoi certifying Hanoi Trade Corporation as employer of Expanded Southern Focal Market Project.
- Investment certificate no. 01121000370 on December 21st, 2009 of the People's Committee of Hanoi certifying Hanoi Trade Corporation as employer of Expanded Southern Focal Market Project.
- Document No. 56/SXD-TD on January 05th, 2010 of the Department of Construction on opinion on basic design of Expanded Southern Focal Market.
- Decision No. 11/QD-TCT-BDT on January 12th, 2010 of Hanoi Trade Corporation on approval of Expanded Southern Focal Market Construction Project.
- Environmental impact assessment report in April, 2010.
- Decision No. 1821/QD-UBND on April 20th, 2010 of the People's Committee of Hanoi on environmental impact assessment report of "Expanded Southern Focal Market Construction Project" of Hanoi Trade Corporation in Hoang Van Thu Ward, Hoang Mai District, Hanoi.
- Document No. 384/QHKT-P2 on February 15th, 2011 of the Department of Planning and Architecture on local adjustment of master plan of Southern Focal Market (expanded) on Hoang Van Thu Ward, Hoang Mai District for construction of house market.
- Document No. 1683/UBND-CT on March 11th, 2011 of the People's Committee of Hanoi on local adjustment of master plan of Southern Focal Market (expanded) on Hoang Van Thu Ward, Hoang Mai District.
- Document No. 3866/UBND-GT on May 23rd, 2011 of the People's Committee of Hanoi on approval of proposals of Hanoi Transport and Services Corporation in Proposal No. 642/TTr-TCT on April 22nd, 2011 on Kim Nguu II public parking lot. Accordingly, land area of 18,275 m2 invested by Hanoi Transport and Services Corporation is in site of Expanded Southern Focal Market Project (under investment certificate no. 01121000370 on December 21st, 2009 of the People's Committee of Hanoi certifying Hanoi Trade Corporation as employer of Expanded Southern Focal Market Project).
- Document No. 825/TCT-PHTTTM on September 10th, 2011 of Hanoi Trade Corporation sent to the People's Committee of Hanoi to report and comply with direction of the People's Committee of Hanoi under contents of Document No. 3866/UBND-GT and withdraw documents on land assignment application without certification of land use right and signing of land lease contract for area of market area.

- Document No. 7997/UBND-GT on September 20th, 2011 of the People's Committee of Hanoi on assignment of 18,275 m² to Hanoi Transport and Services Corporation for use as Kim Nguu II parking lot. At present, Hanoi Trade Corporation is considering, adjusting Expanded Southern Focal Market Project in conformity with new project scale to submit to the People's Committee of Hanoi for consideration and approval.

- Document No. 1870/VQH-T1 on October 29th, 2014 of Hanoi Urban Planning Institute on supply of statistics on technical infrastructure of land plot managed by Hanoi Trade Corporation in Hoang Van Thu Ward, Hoang Mai District, Hanoi (including Southern Focal Market and Kim Nguu 1 bus station managed and operated by the Corporation). Based on information supplied by Hanoi Urban Planning Institute, the Corporation is actively performing investment preparation procedures to implement "Hapro Trade and Service Complex" Project.

58- Premise at Hapro Food Industrial Park, Gia Lam District

a. Form of land and house rental:

During receipt of land handed over from Toan Thang Seed Factory, The Corporation received Toan Thang Residential Cluster, Le Chi Commune to perform land clearance for Industrial Park – Residential and Supporting Area of Hapro Food Industrial Park including three residential areas: Northern residential area on road 181, Southern residential area on road 181 and Cao Nen residential area.

On October 24th, 2008, the People's Committee of Hanoi issued Document No. 2428/UBND-CN on settlement of outstanding issues for investment and construction project on infrastructure of Hapro Food Industrial Park. Accordingly, the Corporation has right to perform process to adjust planning of a part of road out of industrial park fence to not pass through residential area of Toan Thang Farm and adjust construction density of the project.

People in Cao Nen Area, Toan Thang Hamlet, Le Chi Commune required many authorities to not perform land clearance for households to live here. The Corporation coordinated with the People's Committee of Gia Lam District to report and the People's Committee of Hanoi allowed Hanoi Trade Corporation to hand over to the People's Committee of Gia Lam District and the People's Committee of Le Chi Commune for management in Document No. 4550/UBND-TNMT on June 23rd, 2014.

After handing over Cao Nen residential area to the People's Committee of Gia Lam District and the People's Committee of Le Chi Commune, Hanoi Trade Corporation is performing procedures to apply for adjustment of planning of a part of road out of industrial park fence to not pass through residential area of Toan Thang Farm. At present, the Corporation has not completed documents on land certification as base for payment of fee of land use purpose transformation (from agricultural land into industrial park land).

At present, the Corporation has completed construction of synchronous infrastructure of the Industrial Park and signed lease contract to fully use infrastructure land area with lease term of 48 years.

When the Joint Stock Corporation completes planning adjustment afterwards, reports and the People's Committee of Hanoi makes decision on of land use purpose transformation (from agricultural land into industrial park land) and tax authorities issue notification on fee of land use purpose transformation to be paid, the Joint Stock Corporation shall assume responsibility for inheriting and fulfilling obligation to pay fee of this land use purpose transformation (from agricultural land into industrial park land).

b. Current state of the land plot:

- Land plot area under planning: 326,645m², including:

+ Regional road land: 15,974m², including:

- Belt road: 13,153m² (built);
- Road: 1,376m² (The People's Committee of Hanoi used to build road 181)
- Hand over to the People's Committee of Gia Lam District for management (2015) because 1,445 m² of land is in Cao Nen residential area under approval of guideline of the People's Committee of Hanoi in Official Dispatch No. 4550/UBND-TNMT on June 24th, 2014.

+ **Land for Factory construction: 181,501 m²**, in which, the Corporation uses 1.5 ha to build Noodle factory, the People's Committee of Hanoi uses 10,000 m² to perform "Hanoi Business Incubator Project funded by EU". The remaining area with infrastructure is subleased to secondary enterprises and parties signed lease contracts to fully use land area with infrastructure with lease term of 48 years, in detail:

No.	Type of land	Contract			Lot in planning documents	Land area under planning at scale of 1/500 (m ²)	Land area in signed contract
		Number	Signing date	Contract period			
	Land for construction of Industrial Factories and Workshops					156,588	156,085
1	American Door Production Joint Stock Company	14/HDTD	November 29 th , 2004	January 01 st , 2005 to December 31 st , 2052	D3	4,303	4,260
2	Khang Trang Company Limited	13/HDTD	November 29 th , 2004	January 01 st , 2005 to December 31 st , 2052	D4	5,418	5,431
3	Vietfoods JSC	01/2015/HDTD -CNTP	June 23 rd , 2015	July 01 st , 2015 to December 31 st , 2053	B3	5,495	5,475
4	Dung Thuy Co., Ltd	03/HDTD	May 12 th , 2004	January 01 st , 2005 to December 31 st , 2052	D5	8,807	8,730
5	Xa Lo 4 Co., Ltd	11/05/HDTD	September 01 st , 2005	September 01 st , 2005 to September 01 st , 2053	B1	4,192	4,150
6	Livestock Production and Trading JSC	01/07/HDTD	September 14 th , 2007	September 01 st , 2007 to September 01 st , 2055	A2,3,4	25,529	25,529
7	HT Vina Investment Joint Stock Corporation	18/2009/TCT -HDTD	September 01 st , 2009	September 01 st , 2007 to September 01 st , 2055	C2	6,500	6,500
		02/09/HDTD	January 06 th , 2009	September 01 st , 2007 to September 01 st , 2055	C1	7,147	7,147
8	Ngoc Hoa Trading Co., Ltd	03/07/HDTD	September 14 th , 2007	September 01 st , 2007 to September 01 st , 2055	D2	9,084	8,919
9	Thaun Phat Packing Printing Joint Stock Company	04/07/HDTD	September 14 th , 2007	September 16 th , 2007 to September 16 th , 2055	D1A	4,429	4,428
10	Vinh Gia Luong Joint Stock Company	07/07/HDTD	October 26 th , 2007	November 01 st , 2007 to November 01 st , 2055	E2A	5,900	5,900
11	Viet My Food Technology Joint Stock Company	08/07/HDTD	October 26 th , 2007	November 01 st , 2007 to November 01 st , 2055	B6	6,755	6,755

12	Nam Phuong Garment and Fashion Company Limited	05/07/HDTD	September 14 th , 2007	September 01 st , 2007 to September 01 st , 2055	D1B	4,278	4,278
13	Hapro Vodka Joint Stock Company	25/2016/HDTD - CNTP	December 26 th , 2012	January 01 st , 2017 to September 01 st , 2056	B5A	6,330	6,330
14	Thang Long Wine Joint Stock Company	26/2016/HDTD - CNTP	December 26 th , 2012	January 01 st , 2017 to September 01 st , 2056	E1,3 and E2B	17,464	17,462
15	Hanopro Packing Joint Stock Company	16/2009/TCT -HDTD	July 30 th , 2009	August 01 st , 2009 to August 01 st , 2057	B4	8,318	8,318
16	Ha An International Joint Stock Company	18/2010/TCT -HDTD	October 30 th , 2010	November 01 st , 2010 to November 01 st , 2057	B5B	5,158	5,158
17	An Ha Production and Trading Joint Stock Company	02/2010/TCT -HDTD	January 29 th , 2010	September 01 st , 2005 to September 01 st , 2053	A1	5,901	5,901
18	SPS Hanoi Service, Investment and Development Joint Stock Company	05/09/HDTD	June 10 th , 2009	June 10 th , 2009 to June 10 th , 2057	B5C	5,188	5,022
19	Hapro Herbal Wine Joint Stock Company	03/09/HDTD	January 15 th , 2009	February 01 st , 2009 to February 01 st , 2057	E2C	4,864	4,864
20	Nguyen Hoang Phat Investment and Trading Joint Stock Company	04/09/HDTD	March 16 th , 2009	March 01 st , 2009 to March 01 st , 2057	B2	5,528	5,528

+ Land for construction of administration center: 4,729 m², including:

No.	Type of land	Contract			Lot in planning documents	Land area under planning at scale of 1/500 (m ²)	Land area in signed contract
		Number	Signing date	Contract period			
	Land for construction of administration center					4,729	
	Hanoi Trade Infrastructure Investment and Development Joint Stock Company	09/2009/TCT -HDTD	December 28 th , 2009	44 years (from February 01 st , 2010 to February 01 st , 5054)	Administration center	4,729	4,729

+ Land for construction of technical area: 11,767 m², including:

No.	Type of land	Contract period	Lot in planning documents	Land area under planning at scale of 1/500 (m ²)	Current state (m ²)
	Land for power technique			11,767	
1	Power technique		KT1	750	
2	Water technique		KT2	3,158	Used
	Hapro Pure Water Joint Stock Company (Contract no. 12/9/HDTD on July 03 rd , 2009)	48 years (from July 01 st , 2009 to July 01 st , 2057)		3,158	
3	Waste treatment technique	2057	KT3	3,895	Used
4	Wastewater treatment technique	2057	KT4	3,964	Used

+ Land for green tree planting: 42,325 m², including:

- Green tree CX1: 22,584 m², in which, HT VINA Company rents 7,505 m² to the end of September 01st, 2055, handed over to the People's Committee of Gia Lam District for

management (in 2015) because 1,679 m² of land is in Cao Nen residential area under approval of guideline of the People's Committee of Hanoi in Official Dispatch No. 4550/UBND-TNMT on June 24th, 2014, the remaining area is 13,400 m².

- Green tree CX2: 8,008 m²
- Green tree CX3: 964 m²
- Green tree CX4: 2,363 m²
- Green tree CX5: 8,406 m², in which, handed over to the People's Committee of Gia Lam District for management (in 2015) because 2,059 m² of land is in Cao Nen residential area under approval of guideline of the People's Committee of Hanoi in Official Dispatch No. 4550/UBND-TNMT on June 24th, 2014, the remaining area is 6,347 m².

+ **Parking lot: 6,331 m²**, including:

- Parking lot P2: 3,591 m²
- Parking lot P1: 2,740 m² handed over to the People's Committee of Gia Lam District for management (in 2015) because the land is in Cao Nen residential area under approval of guideline of the People's Committee of Hanoi in Official Dispatch No. 4550/UBND-TNMT on June 24th, 2014

+ **Land for Industrial Park road: 64,018m²**, including:

- Land for Industrial Park road construction: 62,747 m²

Handed over to the People's Committee of Gia Lam District for management (in 2015) because 1,271 m² is in Cao Nen residential area under approval of guideline of the People's Committee of Hanoi in Official Dispatch No. 4550/UBND-TNMT on June 24th, 2014

59- Premise at No. 160 Nguyen Trai

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 160 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District

d. Current state of the land plot:

- 1-floor house with facade towards street, tile roof, inside empty yard.

- Land plot area: 860.7 m²

- House area: 430.5 m²

- Current use: Sell pipes, electrical equipment, metal wares. Office for lease and car wash store inside.

e. Legal bases:

- Land use right certificate no. 1755UB/KTCB on October 28th, 1971;

- Land use right certificate no. 450 UB/KTCB on July 07th, 1970;

- Declaration of current land management and use on May 12th, 2008

- Official Dispatch No. 04.04/TB-DT on January 30th, 2014 of Hanoi Cadastral Survey Joint Stock Company. Accordingly, area out of red boundary line is 496.8 m², area in red boundary line is 364 m².

- Map prepared in January, 2016 confirmed by the Department of Natural Resources and Environment on March 22nd, 2016.

f. Situation of management and use:

- Hanoi Supermarket Company manages and uses 608.7 m².
- Since 1982, Hanoi Department Store Company has assigned 252 m² of land to four households of employees. The Corporation shall still pay annual land rental for the whole land area at 160 Nguyen Trai.

g. Outstanding issues:

The People's Court of Thanh Xuan District is handling the case "Claim for borrowed house" between family of Ms. Nguyen Thi Thuy and the Corporation.

+ Opinions of plaintiff (family of Ms. Nguyen Thi Thuy): Family of Ms. Nguyen Thi Thuy has legal right to use 527 m² of land, land plot 355, map page no. 6 in 1960 of Hanoi in Nhan Chinh Commune, Tu Liem District (land plot no. 117, map page no. 5G-I-01 with area of 362.7 m² at present) at No. 160 Nguyen Trai Street, Thuong Dinh Ward, Thanh Xuan District, Hanoi. At present, the whole area above is used by the Corporation. In 1960, because of evacuation, family of Ms. Thuy lent house to Cau Moi Retail Store (Hanoi Department Store). Lending was signed in documents but these documents were lost. In 1968, her family returned to claim house but Hanoi Department Store failed to return house. Since 1992, family of Ms. Thuy has continuously sent documents to the competent authorities to require settlement of this issue, Hanoi Department Store Company has also sent documents to the competent authorities (Television Broadcasters, the Department of Trade, the Department of Land and House, etc) to state that the Company borrowed house of the family and agreed to return a part of land and house but the issue has not been completely settled. The plaintiff requires the Court to settle and the Corporation to return house on 527 m² of land to the family.

+ Opinion of the Corporation: Land and house area at 160 Nguyen Trai (previously 82 Nguyen Trai) has been assigned to Hanoi Department Store Company, Hanoi Trade Corporation at present by the State for for stable management and use since 1970. Among documents related to land at this location, the Corporation has supplied to the Court with 02 land use right certificate no. 1755 UB/KTCB on October 28th, 1971 issued by the Administration Committee of Hanoi for 1,433 m² of land and land use right certificate no. 450 UB/KTCB on July 03rd, 1970 on assignment of 120 m² of land to Hanoi Department Store Company. At present, the Corporation has fully fulfilled obligation of land and house rental payment to the State based on documents on land area calculation prepared by Hanoi Cadastral Survey Joint Stock Company in January, 2004 with total land area of 860.7 m² actually managed and used by Hanoi Department Store Company.

Family of Ms. Thuy claims house but fails to supply documents on proof of house lending. On the other hand, certificate of Mr. Dat (father of Ms. Thuy) issued in 1957 only stated field land area, thus, the Corporation considers that house and fruit tree garden on land scclaimed by the plaintiff are illegal. In 1992, documents of Mr. Vu Vinh Phu – the Deputy Director of Hanoi Department Store Company recognizing borrowing of land from family of Mr. Dat (father of Ms. Thuy) only stated his opinion, not official decision for Department Store Company to transfer house management and use right to family of Ms. Thuy because this is asset of the State. At present. the Corporation is legally managing and using land and house area at No. 160 Nguyen Trai.

Among 860.7 m² of land and house (documents on land area calculation prepared by Hanoi Cadastral Survey Joint Stock Company in January, 2004) managed and used by Hanoi Department Store at 160 Nguyen Trai, a part of land area is used by the Company for business, the remaining area has been used by four households of employees of Hanoi Department Store Company (retired) since 1982. Hanoi Department Store fully pays land rental to the State for the whole area of 860.7 m² of land on an annual basis.

List of units, households operating and living at No. 160 Nguyen Trai including:

- Hanoi Supermarket Company - Area: 608.7 m2
- Household of Ms. Do Thi Hoi - Area: 132.2 m2
- Household of Ms. Nguyen Thi Hong Yen - Area: 63.9 m2
- Household of Mr. Nguyen Van Nong - Area: 25.7 m2
- Household of Mr. Nguyen Van Kien - Area: 30.2 m2

In meeting of Steering Committee 09 of Hanoi (including the Department of Finance, Department of Natural Resources and Environment, Department of Construction, Hanoi Inspectorate, Tax Department, Department of Planning and Architecture, Department of Justice, Hanoi Housing Management and Development Company, etc) on plan for arrangement, handling of land and house premise of the Corporation, based on result of inspection of current management and use, Steering Committee 09 proposes the People's Committee of Hanoi to issue Decision No. 2493/QĐ-UBND on June 02nd, 2011 on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QĐ-TTg on January 19th, 2007 of the Prime Minister. Accordingly, premise at 160 Nguyen Trai is assigned to the Corporation by the People's Committee of Hanoi to keep on managing and using. The Corporation states that between the Corporation and plaintiff – family and Ms. Thuy, there is no house borrowing relation and family of Ms. Thuy has not right to claim house of the Corporation.

Hanoi Trade Corporation required the People's Court of Thanh Xuan District to consider and settle the case under legal provisions to reject petition of family of Ms. Nguyen Thi Thuy to protect legitimate rights and interests of the Corporation.

Due to outstanding issues above, the Corporation had difficulties in applying for confirmation of land free from dispute of the People's Committee of Thuong Dinh Ward into map of land plot and the Corporation could not complete documents on certification of land at 1160 Nguyen Trai, Thanh Xuan District, Hanoi.

On December 15th, 2017, the Department of Finance of Hanoi issued Official Dispatch No. 8278/STC-TCDN on answer to Official Dispatch No. 156/CV-TATX on September 15th, 2017 of the People's Court of Thanh Xuan District to require clarification of opinion on "claim for borrowed house" dispute at 160 Nguyen Trai of the Corporation and require the People's Court of Thanh Xuan District to settle litigation soon under legal provisions to protect legitimate rights and interests of Hanoi Trade Corporation. After final decision on judgment is made by the People's Court of Thanh Xuan District, the Joint Stock Corporation shall assume responsibility for implementing judgment under regulations.

60- Premise at Business Center at North Thang Long Focal Market, Co Dien Hamlet, Hai Boi Commune, Dong Anh District (Hanoi Distribution and Shopping Center Project)

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

- *The Corporation is temporarily declaring, paying land rental to December 31st, 2016 with amount of **26,400,676,021 VND** under Notification No. 5479TB/CCT-TB&TK on December 07th, 2016 of the Tax Sub-Department of Dong Anh District and fully recorded the above amount into project implementation cost and payable to the State budget.*

Official land and house rental amount to be paid shall be accurately considered, determined by Departments of Hanoi after the People's Committee of Hanoi issues official decision on land lease.

- In case of difference between land and house rental temporarily paid by the Corporation up to June 30th, 2016 and land and house rental to be paid by the Corporation determined under decision on land lease, the Joint Stock Corporation shall assume responsibility for inheriting and implementing this additional payment obligation.

c. Land plot position: Hai Boi Commune, Dong Anh District, Hanoi

d. Current state of the land plot:

- Under Decision No. 4626/QD-UBND on November 19th, 2007 and minutes on handover of landmarks, land plot area is 72,745 m² (In which: 30,000 m² is used to build focal market and common road in the area, 42,745 m² is used to invest and build public parking lot).

- Under Decision on Investment Guideline No. 2849/QD-UBND on June 02nd, 2016 of the People's Committee of Hanoi, researched area for formulation of Hanoi Distribution and Shopping Center Project is 48,070 m².

- Under Decision No. 2393/QD-UBND on April 21st, 2017 of the People's Committee of Hanoi, land plot area is 72,745 m².

- Construction area: 4,918.0 m²

- Current use: Maintain focal market business model and parking lot at current state at the time of receipt from the People's Committee of Dong Anh District. Perform investment preparation of Hanoi Distribution and Shopping Center Project.

d.1. Market area:

Total market construction planning area is 30,000 m² (construction area is about 14,000 m², accounting for 46.7% of market area, the remaining area is for provision, pavement, green trees with area of 16,000 m², accounting for 53.3% of market area).

- Administration house of old market management board: 1-floor house.

- Main market house: 2 1-floor market houses

- Kiosks for selling fresh food, cattle meat

- Kiosks for selling poultry

- 01 parking lot

- Warehouse

*** Previous outstanding issues:**

+ *There are 16 remaining households in Hai Boi that have not previously received amount of compensation for land clearance when North Thang Long Focal Market was handed over to the Corporation in 2008.*

+ *There are 59 contracts of bid-winning household businesses for lease of kiosks for 20 years from 2004 to 2024 and these household businesses have fully paid total amount of 5,940,047,902 VND to the People's Committee of Dong Anh District for one time.*

d.2. Bus station area:

- Area of bus station and land for green tree planting is 42,745 m², including:

+ Area of land for green tree planting is about 14,000 m².

+ Area common road to market and bus station and area of road surrounding bus station is about 12,575 m².

+ Area of land for static bus station construction is about 16,170 m², in which, area of administration house is about 420 m², area of actual outside yard for parking lot is about 9,000 m² and the remaining land is for provision and green tree planting.

- Current use:
- + Yard: Parking lot for internal and external vehicles.
- + Administration house used as office of the Center.

e. Legal bases:

- Decision No. 4626/QD-UBND on November 19th, 2007 of the People's Committee of Hanoi on transfer of North Thang Long Focal Market to Hanoi Trade Corporation for management.
- Decision No. 61/QD-UBND on January 08th, 2008 of the People's Committee of Hanoi on transfer of Hai Boi Public Parking Lot, Dong Anh District and Den Lu, Hoang Mai District to Hanoi Trade Corporation.
- Decision on Investment Guideline No. 2849/QD-UBND on 2849/QD-UBND of the People's Committee of Hanoi.

f. Project documents:

- Decision No. 4626/QD-UBND on November 19th, 2007 of the People's Committee of Hanoi on transfer of North Thang Long Focal Market to Hanoi Trade Corporation for management.
- Minutes on handover of current state of North Thang Long Focal Market from the People's Committee of Dong Anh District to Hanoi Trade Corporation on December 31st, 2007.
- Minutes on handover of landmarks of Focal Market and Hai Boi Parking Lot land area on March 10th, 2008 between the Management Board of Dong Anh District and Hanoi Trade Corporation.
- Official Dispatch No. 1215/QHKT-P3 on May 27th, 2009 of the Department of Planning and Architecture on proposal of Hanoi Trade Corporation on technical planning criteria for formulation of Investment Project at Focal Market and Parking Lot area in Hai Boi Commune, Dong Anh District, Hanoi.
- Notification No. 270/TB-UBND on July 16th, 2009 of the People's Committee of Hanoi on direction opinion of Deputy Chairman of the People's Committee of Hanoi Nguyen Huy Tuong in meeting on management, use of land and house premises of Hanoi Trade Corporation.
- Official Dispatch No. 712/UBND-KT on September 07th, 2009 of the People's Committee of Dong Anh District on transformation of functions of North Thang Long Focal Market into Goods Reserve and Distribution Center.
- Official Dispatch No. 2637/SCT-KHTC on August 19th, 2009 of the Department of Industry and Trade on plan for transformation of functions of North Thang Long Focal Market into Goods Reserve and Distribution Center of Hanoi Trade Corporation.
- Report on geotechnical survey result prepared by the Geotechnical Center in October, 2010.
- Official Dispatch No. 3874/KH&DT-GTVT on November 25th, 2009 of the Department of Transportation on opinion on agreement on transformation of functions of Hai Boi Public Parking Lot into Hanoi Distribution and Shopping Center.
- Official Dispatch No. 2484/QHKT-P3 on September 14th, 2009 of the Department of Planning and Architecture on architectural planning information of "Goods Reserve and Distribution Center" construction project in Focal Market and Parking Lot area in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 3078/KH&DT-CN on August 31st, 2009 of the Hanoi Authority for Planning and Investment on plan for transformation of functions of North Thang Long Focal Market into Goods Reserve and Distribution Center of Hanoi Trade Corporation.

- Notification No. 52/TB-UBND on March 01st, 2010 of the People's Committee of Hanoi on notification of direction opinion of the People's Committee of Hanoi on transformation of functions of Focal Market and Public Parking Lot in Hai Boi Commune, Dong Anh District for formulation of Hanoi Distribution and Shopping Center Project.
- Official Dispatch No. 1431/BXD-KTQH on August 03rd, 2010 of the Ministry of Construction on Hanoi Distribution and Shopping Center Project in Dong Anh District of Hanoi Trade Corporation.
- Official Dispatch No. 6562/UBND-CT on August 19th, 2010 of the People's Committee of Hanoi on direction of implementation of Hanoi Distribution and Shopping Center Project in Dong Anh District proposed by Hanoi Trade Corporation.
- Official Dispatch No. 560/CVDA-CSPCC on August 27th, 2010 of the Fire Prevention and Fighting Police Department on appraisal of fire prevention and fighting.
- Official Dispatch No. 326/PCDA-P04 on September 10th, 2010 of Dong Anh Power Company on power supply agreement.
- Official Dispatch No. 3159/QHKT-P3 on September 28th, 2010 of the Department of Planning and Investment on appraisal opinion on issue of investment certificate for "Goods Reserve and Distribution Center Project" in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 3633/QHKT-P3 on October 14th, 2011 of the Department of Planning and Architecture on completion of adjusted local drawing on land use functions in detailed planning of Dong Anh District at scale of 1/5000 and master plan at scale of 1/500.
- Confirmation of registration of environmental protection commitment no. 31/GXN on November 05th, 2010 of "Hanoi Distribution and Shopping Center" project.
- Environmental protection commitment in October, 2010.
- Official Dispatch No. 5202/QHKT-P3 on November 10th, 2015 of the Department of Planning and Architecture of Hanoi guiding preparation of master plan of Hanoi Distribution and Shopping Center in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 1072/QHKT-P3 on March 11th, 2016 of the Department of Planning and Architecture of Hanoi on planning information of Hanoi Distribution and Shopping Center in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 2090/KH&DD-CN on May 13th, 2016 on application for opinion of appraisal and approval of guideline for Trade, Service Center, Offices and Apartments for Lease project in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 2268/SCT-KHTC on May 24th, 2016 of the Department of Industry and Trade on investment guideline of Trade, Service Center, Offices and Apartments for Lease project in Hai Boi Commune, Dong Anh District, Hanoi.
- Official Dispatch No. 4541/STNMT-QHKHSDD on May 24th, 2016 of the Department of Natural Resources and Environment on opinion of appraisal and approval of investment guideline for Trade, Service Center, Offices and Apartments for Lease project in Hai Boi Commune, Dong Anh District, Hanoi.
- Letter of guarantee of credit supply 01.2016/135131 on May 20th, 2016 of Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch.
- Official Dispatch No. 4340/SXD-KHTH on May 27th, 2016 of the Department of Construction on opinion of appraisal and approval of investment guideline for Trade, Service Center, Offices and Apartments for Lease project in Hai Boi Commune, Dong Anh District, Hanoi.

- Decision on Investment Guideline No. 2849/QD-UBND on June 02nd, 2016 of the People's Committee of Hanoi
- Map prepared by Hanoi Cadastral Survey One Member Company Limited and appraised by the Department of Natural Resources and Environment on April 08th, 2013.
- Red boundary line drawing issued by Hanoi Urban Planning Institute on September 07th, 2016.
- Official Dispatch No. 2018/VQH-TT3 on December 09th, 2015 of Hanoi Urban Planning Institute on supply of statistics on technical infrastructure for Hanoi Distribution and Shopping Center project in Hai Boi Commune, Dong Anh District, Hanoi.
- Decision No. 360/QD-TCT-BDT on June 03rd, 2010 of Hanoi Trade Corporation on appointment of consultant for formulation of investment and construction project, construction design of Hanoi Distribution and Shopping Center Project in Hai Boi Commune, Dong Anh District, Hanoi.
- Report on geological survey result prepared by Geotechnical Center in October, 2010.
- Decision No. 581/QD-TCT-PTHHTM on December 05th, 2011 of Hanoi Trade Corporation on appointment of consultant for design contract package for State 2 of Hanoi Distribution and Shopping Center Project.
- On January 03rd, 2017, the People's Committee of Hanoi issued Decision No. 12/QD-UBND on approval of land use plan in 2017 of Dong Anh District, in which, land use plan for implementation of project of the Corporation with 4.8 ha in Hai Boi Commune, Dong Anh District was approved.

61- Premise at Soc Son Trade and Service Center, Soc Son District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position:

- In New Urban Area in Phu Linh Commune and Soc Son Town, Soc Son District, Hanoi

- Project name: Soc Son General Trade and Service Center

+ The North: adjacent to cultivation land in Phu Linh Commune (separated by planning road with width of 11 m)

+ The East: adjacent to residential land in Phu Linh Commune (separated by planning road with width of 11 m)

+ The South and The West: adjacent to newly build houses (separated by road with width of 7.5 m).

d. Current state of the land plot:

- Land plot area: 6,169 m².

- Current use: Land awaiting project implementation.

e. Legal bases:

- Decision No. 2084/QD-UBND on May 10th, 2010 of the People's Committee of Hanoi on recovery of 6,169 m² of land in Soc Son Town and Phu Linh Commune, Soc Son District for lease to Hanoi Trade Corporation for implementation of Soc Son General Trade and Service Center Project.

- Land lease contract no. 281/HDTD on October 08th, 2010 and contract appendix on January 03rd, 2012.

- Land use right certificate no. BI486956 on June 28th, 2012 with lease term from May 10th, 2010 to June 29th, 2059.

f. Project documents:

- Decision No. 894/QD-UBND on October 24th, 2008 of the People's Committee of Soc Son District on approval of bidding result for selection of contractors of General Trade and Service Center Project;

- Notification No. 02/TB-TTPTQD on October 30th, 2008 of Land Fund Development Center, Soc Son District;

- Document on April 22nd, 2009 of Soc Son Power on power supply to Soc Son General Trade and Service Center Project.

- Document No. 240/CVDA-PC23 on May 21st, 2009 of Fire Prevention and Fighting Police Department of the Public Security of Hanoi on opinion on fire prevention and fighting for Soc Son General Trade and Service Center Project;

- Document No. 537/UBND-TN&MT on May 21st, 2009 of the People's Committee of Soc Son District on water supply and drainage agreement for Soc Son General Trade and Service Center Project;

- Investment certificate no. 01121000310 on June 29th, 2009;

- Document No. 2765/QHKT-P3 on October 12th, 2009 of the Department of Planning and Architecture of Hanoi on master plan and architectural plan;

- Document No. 10507/UBND-XD on November 02nd, 2009 of the People's Committee of Hanoi on approval of master plan of project;

- Document No. 1423/UBNSD-TTPTQD on November 30th, 2009 of the People's Committee of Soc Son District land use for project implementation;

- Document No. 3415/QHKT-P3 on December 04th, 2009 of the Department of Planning and Architecture of Hanoi on confirmation of master plan and architectural plan of project;

- Decision No. 60/QD-TCT-BDT on March 03rd, 2010 of the Corporation on approval of "Soc Son Trade and Service Center" investment and construction project;

- Document No. 3014/SXD/QLCP on May 06th, 2010 of the Department of Construction of Hanoi on exemption of construction license for General Trade and Service Center Project of Hanoi Trade Corporation;

- Confirmation of environmental protection commitment no. 05/2010/GXNCK-UBND on April 12th, 2010 of the People's Committee of Soc Son District

- Document No. 982/SXD-TD on February 04th, 2010 of the Department of Construction of Hanoi on opinion of basic design of Soc Son General Trade and Service Center Project;

- Environmental protection commitment (confirmed by the Department of Natural Resources and Environment of Soc Son District on April 12th, 2010);

- Land use right certificate no. BI486956 on June 28th, 2012;

- Minutes of inter-sectoral meeting on April 17th, 2014 on onsite review, inspection of projects under Decision No. 3096/QD-UBND on August 03rd, 2007 of the People's Committee of Hanoi in Soc Son District;

- Inspection minutes on September 21st, 2015 of Inspectorate of the Hanoi Authority for Planning and Investment for "Soc Son General Trade and Service Center" of Hanoi Trade Corporation.

- Official Dispatch No. 1081/TCT-BDT, 1082/TCT-BDT, 1083/TCT-BDT on November 14th, 2015 of Hanoi Trade Corporation on request for settlement of outstanding issues on petroleum pipeline and water drain passing through land area of project;
- Document No. 459/KL-SLNMT-TTr on April 01st, 2016 of the Department of Natural Resources and Environment on inspection conclusion on compliance with the Land Law by the Corporation in project;
- Document No. 2266/UBND-TNMT on April 20th, 2016 of the People's Committee of Hanoi on handling after inspection of compliance with the Land Law by the Corporation in project;
- Document No. 1938/KH&DT-CN on May 06th, 2016 of the Hanoi Authority for Planning and Investment guiding completion of documents of "Soc Son General Trade and Service Center Project"
- Document No. 936/STNMT-TTr on June 01st, 2016 on urging handling after inspection of compliance with the Land Law by the Corporation in project;
- Official Dispatch No. 856/TCT- BDT on May 20th, 2016 of the Corporation sent to the People's Committee of Soc Son District on request for settlement of outstanding issues and adjustment of project implementation time;
- Official Dispatch No. 1196/TCT – BDT on July 08th, 2016 of the Corporation sent to the People's Committee of Soc Son District on implementation of Soc Son General Trade and Service Center Project;
- Official Dispatch No. 1253/TCT – BDT on July 21st, 2016 of the Corporation sent to the Party Committee of Hanoi, People's Committee of Hanoi, Hanoi Authority for Planning and Investment, Department of Construction and Department of Planning and Architecture on implementation of Soc Son General Trade and Service Center Project;
- Official Dispatch No. 3873/KH&DT-CN on August 01st, 2016 of the Hanoi Authority for Planning and Investment on implementation of Soc Son General Trade and Service Center Project;
- Official Dispatch No. 7169/VP-DT on August 17th, 2016 of Office of the People's Committee of Hanoi on implementation of Soc Son General Trade and Service Center Project;
- Official Dispatch No. 1424/TCT – BDT on September 06th, 2016 of the Corporation sent to the Department of Natural Resources and Environment on proposal of land use plan for Soc Son General Trade and Service Center Project;
- Official Dispatch No. 9020/STNMT-AHKHSDD on September 16th, 2016 of the Department of Natural Resources and Environment on land use for implementation of Soc Son General Trade and Service Center Project in Soc Son District;
- Official Dispatch No. 449/TB-UBND on November 16th, 2016 of Office of the People's Committee of Hanoi on notification of conclusion of leaders of the People's Committee of Hanoi in meeting on land use for implementation of Soc Son General Trade and Service Center Project in Phu Linh Commune, Soc Son District by Hanoi Trade Corporation.
- Document No. 12126/STNMT-CCQLDD on December 14th, 2016 of the Department of Natural Resources and Environment guiding Hanoi Trade Corporation to adjust land area in Soc Son District.
- The Corporation measured map and drawing of current land area that are appraised and confirmed by the Department of Natural Resources and Environment on March 13th, 2017.
- Document No. 245/K-KT on April 18th, 2017 of Warehouse 90 on confirmation of accuracy of petroleum pipeline position and protection corridor.

- Document No. 889/UBND-TNMT on May 30th, 2017 of the People's Committee of Soc Son District on confirmation of petroleum pipeline position and protection corridor.

g. Outstanding issues:

Petroleum pipeline of Warehouse 190, Petroleum Department – the General Department of Logistics (built before the project is approved) and water drain of the project for inhabitants in Phu Ma Hamlet and auction area of Phu Linh Commune, Soc Son District (built after the Corporation wins bid) pass through land area. The Corporation is contacting with the competent authorities to accurately determine position, area to apply for separation of this area from the project. Expected land area in petroleum pipeline protection corridor is 2,091 m².

62- “Hai Boi Parking Lot Construction” Project, Dong Anh District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

The Corporation has not declared payment of land rental and land tax because land has not been cleared, leased and officially handed over.

c. Land plot position: Hai Boi Commune, Dong Anh District, Hanoi

d. Current state of the land plot:

- Land plot area: 14,037 m²

- Current use: Without land clearance.

e. Legal bases:

- Official Dispatch No. 9543/UBND-CT on November 24th, 2010 of the People's Committee of Hanoi on proposal of Hanoi Trade Corporation on static parking lot in Dong Anh.

- Report No. 549/BC-KH&DT on May 12th, 2011 of the Hanoi Authority for Planning and Investment on approval of proposal on parking lot construction project in Hai Boi, Dong Anh District, Hanoi.

- Official Dispatch No. 1926/VP-GT on June 01st, 2011 of the People's Committee of Hanoi on parking lot construction project in Hai Boi, Dong Anh District.

- Map appraised by the Department of Natural Resources and Environment on August 17th, 2011.

- Red boundary line confirmed by Hanoi Urban Planning Institute on October 17th, 2011.

- Official Dispatch No. 4132/GTVT on November 02nd, 2011 of the Department of Transportation on gate opening for parking lot project in Hai Boi Commune, Dong Anh District.

- Official Dispatch No. 1669/VQH-T3 on November 10th, 2011 of Hanoi Urban Planning Institute on statistics on technical infrastructure of parking lot project in Hai Boi Commune, Dong Anh District, Hanoi.

- Planning license no. 298/GPQH on October 02nd, 2012 of the Department of Planning and Architecture.

- Document No. 852/QHKT-P3 on April 01st, 2013 of the Department of Planning and Architecture on confirmation of master plan and preliminary architectural plan of “Hai Boi Parking Lot Construction Project” in Hai Boi Commune, Dong Anh District, Hanoi.

- Official Dispatch No. 263/PCDA-P04 on April 18th, 2013 of Dong Anh Power Company on power supply agreement.

- Official Dispatch No. 148/KT-NS2 on April 25th, 2013 of Hanoi Water Supply Number 2 Joint Stock Company on water supply agreement.

- Official Dispatch No. 105/CVTT-TLHN on May 28th, 2013 of Hanoi Irrigation Investment and Development Company on water drainage agreement.
- Letter of guarantee of credit supply 01.2013/135131 on May 02nd, 2013 of Joint Stock Commercial Bank for Investment and Development of Vietnam.
- Official Dispatch No. 100/SCSP&CC-P3 on July 17th, 2013 of the Fire Prevention and Fighting Police Department of Hanoi on answer about fire prevention and fighting of Hai Boi Parking Lot Project in Hai Boi Commune, Dong Anh, Hanoi.
- Notification No. 588/TB-UBND on November 27th, 2013 of the People's Committee of Dong Anh District on registration of environmental protection commitment of Hai Boi Parking Lot Project in Hai Boi Commune, Dong Anh, Hanoi.
- Environmental protection commitment.
- Drawing of master plan appraised by the Department of Planning and Architecture on April 01st, 2013.
- Investment certificate no. 001121001803 on April 22nd, 2015 issued by the People's Committee of Hanoi for "Hai Boi Parking Lot Construction" Project in Hai Boi Commune, Dong Anh District, Hanoi.
- Decision No. 1031/QD-UBND on March 06th, 2015 of the People's Committee of Hanoi on approval of investment guideline of Hai Boi Parking Lot Construction Project, Hai Boi Commune, Dong Anh District, Hanoi.
- Document No. 6357/STNMT-QHKHSDD on July 04th, 2016 of the Department of Natural Resources and Environment guiding determination of recovered land boundary for compensation, support, land clearance;
- Minutes on determination of onsite landmarks on September 06th, 2016 of the Department of Natural Resources and Environment for compensation, support, land clearance;
- Document No. 1029/UBND-GPMB on September 28th, 2016 of the People's Committee of Dong Anh District on assignment of Dong Anh Land Fund Development Branch to perform land clearance and functional departments of district guide the Corporation to perform the project under regulations;
- On October 17th, 2016, the Corporation handed onsite landmarks over to Dong Anh Land Fund Development Branch and the People's Committee of Hai Boi Commune.
- Official Dispatch No. 1079/ TCT-BDT on December 13th, 2017 of the Corporation sent to the Hanoi Authority for Planning and Investment to apply for extension of decision on investment guideline approval and investment certificate.

At present, the Corporation is performing investment preparation on land area and the People's Committee of Hanoi has not issued official land lease decision.

63- Premise at Residential Area and Supporting Area (Hapro Food Industrial Park)

a. Asset classification: Enterprise asset

b. Form of land and house rental:

- Supporting Area of Hapro Food Industrial Park: pay annual land rental.
 - Residential Area: Land use fee of 210,235,175,507 VND was paid for one time. During payment of land use fee, because customers signing contracts on investment capital contribution for construction of technical infrastructure of Residential Area Project with the Corporation have not paid land use fee to the Corporation, land use fee payment by the

Corporation was late, resulting on penalty for late payment of land use fee equivalent to 70,832,725,534 VND under notification on overdue tax, penalty and late payment no. 3924/TB-CCT on November 06th, 2015 of the Tax Sub-Department of Gia Lam District. At the time of enterprise valuation on June 30th, 2016, the Corporation recorded penalty for late payment equivalent to 70,832,725,534 VND as payable to the Tax Sub-Department of Gia Lam District and recorded increase of work in progress for Residential Area Project. However, as at December 31st, 2017, the Corporation has not paid penalty for late payment above to the Tax Sub-Department of Gia Lam District because the Corporation is working with the competent authorities to apply for exemption of penalty for late payment equivalent to 70,832,725,534 VND under contents of Official Dispatch No. 5902/TCT-QLN on December 20th, 2016 of the General Department of Taxation. At the time that Hanoi Trade Joint Stock Corporation is issued with the first enterprise registration certificate for joint stock company, if the competent authorities have not made official decisions on exemption of the above penalty for late payment, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and implementing decisions of the competent authorities.

c. Land plot position:

- Le Chi and Kim Son Commune, Gia Lam District, Hanoi
- Project Name: “Residential Area and Supporting Area of Hapro Food Industrial Park”:
- + The South is adjacent to national highway 181.
- + The East is adjacent to Hapro Industrial Park.
- + The North is adjacent to field of Le Chi Commune and expected belt road 4.
- + The West is adjacent to field of Kim Son Commune.

d. Current state of the land plot:

- House structure:

+ Villas and special houses: including 189 villas with built foundation, reinforced concrete structure.

- Land plot area:

+ Under approved planning in Decision No. 78/2005/QD-UB, land area of residential area and villa is 352,405 m², 27,837 m² of land has not been cleared (the Corporation shall perform land clearance in stage 2), road 181 construction area is 9,374 m² and area of Bac Hung Hai bank and ditch is 9,441 m²;

+ Assigned areas under Decision No. 4400/QD-UBND on September 08th, 2010 of the People’s Committee of Hanoi is 324,568 m², in which:

d.1. Land of supporting area: 143.109m²

- 17,444 m² (lot TH3) is planned to be used for vocational school, experimental production workshop. Form of land use: Hanoi Trade Corporation shall assume responsibility for building common technical infrastructure under planning and hand over to employer selected by the People’s Committee of Hanoi to perform separate project after completing construction of technical infrastructure. The Corporation is paid based on investment unit cost of technical infrastructure under regulations.

- 2,189 m² (lot HTKT) is used to build focal points of technical infrastructure. Form of use: rent land, pay annual land rental, lease term of 50 years.

- 20,683 m² (lot HH) is used to build mixed works. Form of use: rent land, pay annual land rental, lease term of 50 years.

- 11,067 m² (lot XNSX1) is used to build experimental production workshop 1; 6,760 m² (lot XNSX2) is used to build experimental production workshop 2; 6,005 m² (lot XNSX3) is used to build experimental production workshop 3 and 5,201 m² (lot XNSX4)) is used to build experimental production workshop 4. Form of use: rent land, pay annual land rental, lease term of 50 years.
- 5,768 m² (lot TG) is used to build seed preparation unit. Form of use: rent land, pay annual land rental, lease term of 50 years.
- 9,635 m² (lot VO) is used to build incubator for Hanoi food processing and packing. Form of use: rent land, pay annual land rental, lease term of 50 years.
- 1,416 m² (lot P4) is used to build parking lot. Form of use: rent land, pay annual land rental, lease term of 50 years.
- 36,554 m² (lot CX2) is used to plant green trees, build public entertainment areas. Form of use: land assignment without collection of land use fee.
- 4,232 m² (lot CL1) is used to plant green trees for separation. Form of use: land assignment without collection of land use fee.
- 16,155 m² (lot GT2) is used to build supporting road. Form of use: land assignment without collection of land use fee.

d.2. Land of residential area: 130,010 m²

- Residential land area:

+ **13,420 m²** (lot BT1) is used to build villas and special houses; **10,563 m²** (lot BT2) and **11,849 m²** (lot BT3) is used to build villas and garden houses. Form of use: land assignment with collection of land use fee, long-term use.

+ 7,218 m² (lot NOTDC1) and 9,375m² (lot NOTDC2) are planned as resettlement land; the employer shall assume responsibility for building technical infrastructure of land area under general planning and shall be paid based on investment unit cost of technical infrastructure under regulations after completing construction of technical infrastructure and handing over to the People's Committee of Hanoi.

+ 8,258 m² (lot NOC1) and 7,529 m² (lot NOC2) are planned as land for construction of high-rise house; the employer shall assume responsibility for building technical infrastructure of land area, handing over to the People's Committee of Hanoi to develop house fund for resettlement, social houses and houses for low-income people and other purposes under Decision No. 26/2010/QĐ-UBND on June 21st, 2010 of the People's Committee of Hanoi and the employer shall be paid based on investment unit cost of technical infrastructure under regulations.

- Public land area:

+ 1,048 m² (lot TT) is used to build cultural house and medical station. Form of use: rent land, pay annual land rental, lease term of 50 years.

+ 6,272 m² (lot TH1) is planned as primary school; 6,994 m² (lot TH2) is planned as secondary school; 3,916 m² (lot NT) is planned as kindergarten; 4,043 m² (lot MG) is planned as kindergarten; the employer shall assume responsibility for building technical infrastructure. The Corporation is paid based on investment unit cost of technical infrastructure under regulations after completing construction of technical infrastructure and handing over to employer selected by the People's Committee of Hanoi to perform separate project.

+ 5,754 m² (lot CX1) is used to plant green trees, fitness and sport center. Form of use: land assignment without collection of land use fee.

+ 8,426 m² (lot CL2) is used to plant green trees for separation. Form of use: land assignment without collection of land use fee.

+ 919 m² (lot P1), 1,038 m² (lot P1) and 853 m² (lot P1) are used to build parking lot. Form of use: rent land, pay annual land rental, lease term of 50 years.

+ 7,395 m² is used to build internal road, plant green trees in residential area of villas (BT1, BT2, BT3)

+ 15,140 m² (lot GT1) is used to road for residential area limited by boundary of residential area and boundary of land plots. Form of use: land assignment without collection of land use fee.

d.3. Land in boundary of research scope of belt road 4: 36,990m².

- Form of use: land assignment without collection of land use fee; the employer shall assume responsibility for managing, preventing illegal occupation, ensuring conformity with general technical infrastructure of Hanoi when building technical infrastructure, applying for permission under regulations and handing over to the People's Committee of Hanoi under regulations when the People's Committee of Hanoi recovers.

d.4. Area of regional road land: 14.459m².

- Form of use: land assignment without collection of land use fee. The employer shall build regional roads under planning and handing over to local authorities for management after completing construction.

d.5. Construction scale and function of works in residential area:

Under Decision No. 78/2005/QĐ-UB and Decision No. 79/2005/QĐ-UB on June 02nd, 2005 of the People's Committee of Hanoi on approval of detailed planning and issue of construction management charter under detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park at scale of 1/500:

+ Culture house, medical station (TT): Land area is 1,048 m², construction area is 262 m² (density is 25%), 2-floor house, total construction floor area is 524 m².

+ Land for construction of focal points of technical infrastructure (HTKT): Land area is 2,189 m², construction area is 438 m² (density is 20%), 1-floor house, total construction floor area is 438 m².

+ Land for construction of mixed works (HH): Land area is 20,683 m², construction area is 8,273 m² (density is 40%), 5-floor house, total construction floor area is 41,365 m².

+ Land for construction of production workshop (from XNSX1 to XNSX 4): Land area is 29,033 m², construction area is 13,191 m² (the average density is 47.9%), 1-floor house and 2-floor house, total construction floor area is 19,964 m².

+ Land for construction of seed preparation station (TG): Land area is 5,768 m², construction area is 2,884 m² (the average density is 50%), 1-floor house, total construction floor area is 2,884 m².

+ Land for construction of incubator for Hanoi food processing and packing (VO): Land area is 9,635 m², construction area is 4,336 m² (the average density is 45%), 2-floor house, total construction floor area is 8,672 m².

- Current use:

+ Lot BT1, BT2, BT3: During implementation of Villa and Special House Project, foundation of 189 villas was built, total area of villa area under Decision No. 4400/QĐ-UBND on September 08th, 2010 of the People's Committee of Hanoi is 43,227 m², in which:

* 168 customers signed contract on capital contribution for technical infrastructure investment and construction for 169 villas (including 01 customer signing capital contribution contract for 02 land plots). After 03 customers transform from capital contribution for technical infrastructure investment and construction into house purchase and sale contract (*fully collected fee for transformation of land use purpose and investment, construction cost to foundation equivalent to 7,385,626,031 VND*), there are 166 contracts on capital contribution for technical infrastructure investment and construction. Total amount collected by the Corporation from 166 contracts on capital contribution for technical infrastructure investment and construction and 3 house purchase and sale contracts to present is 86,271,101,232 VND (in which, the Corporation records 79,522,949,988 VND as long-term prepayment from purchasers and 6,748,151,244 VND as payable value-added tax and declared tax payment under regulations) ;

Because the Corporation has not come to an agreement on selling price and specific terms with customers signing contracts on capital contribution for technical infrastructure investment and construction, the Corporation has not completed transformation from capital contribution for technical infrastructure investment and construction into house purchase and sale contract for 166 customers signing contracts on capital contribution for technical infrastructure investment and construction.

At the time that Hanoi Trade Joint Stock Corporation is issued with the first enterprise registration certificate for joint stock company, if the Corporation has not completed transformation from capital contribution for technical infrastructure investment and construction into house purchase and sale contract for 166 customers signing these contracts on capital contribution for technical infrastructure investment and construction, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting, keeping on discussing, exchanging, coming to an agreement with customers signing contracts on capital contribution for technical infrastructure investment and construction to transform capital contribution for technical infrastructure investment and construction into house purchase and sale contract with 166 customers signing contracts on capital contribution for technical infrastructure investment and construction.

* The Corporation has not sold 20 villas.

+ Lot NT of 3,916 m² and lot MG of 4,043 m² were handed over by the Corporation to Land Fund Development Center (under handover minutes on September 13th, 2013).

+ Lot NOTDC1 (7,218 m²), NOTDC2 (9,375 m²) - resettlement land; lot NOC1 (8,258 m²), NOC2 (7,529 m²) – land for construction of high-rise house; lot TT (1,048 m²) – culture house, medical station; lot TH1 (6,272 m²), TH2 (6,994 m²) – land for construction of school: The Corporation shall assume responsibility for building technical infrastructure of land area under general planning and shall be paid based on investment unit cost of technical infrastructure under regulations after completing construction of technical infrastructure and handing over to the People's Committee of Hanoi for implementation of separate projects. Infrastructure investment has not been completed.

- Lot CX1 (5,754 m²) – land for green tree planing and fitness and sport center; lot CL2 (8,426 m²) – land for planting of green trees for separation; lot P1 (919 m²), P1 (1,038 m²) and P1 (853 m²) for parking lot; lot GT1 (15,140 m²) - for construction of road in residential area and 7,39 5m² of land for construction of internal roads and green tree planting in residential area of villas : Infrastructure investment has not been completed.

+ Supporting area: Infrastructure has not been invested, built under approved planning. Current use as follows

- The Corporation leased 15,808 m² of land to Hapro Eco Interior Joint Stock Company for business activities (under land lease contract no. 04/2015 HDTD-KPT on March 01st, 2015 on land and asset lease with lease term of 5 years from January 01st, 2015 to the end of January 01st, 2019)
- Nguyen Hoang Phat Investment and Trading Joint Stock Company rented 4,941.5 m² of infrastructure (under land lease contract no. 12/06/HDTHT on August 29th, 2006 on sublease of land with infrastructure with lease term of 30 years from March 26th, 2006 to March 26th, 2036, contract appendix no. 01 on August 15th, 2016)
- Build house with eight directions for Chu Dau ceramic showroom : build steel column, truss, wall
- Lease 300 m² of land of previous Toan Thang Farm to Mr. Do Van Thanh (under assignment contract on January 10th, 2000 with lease term to December 30th, 2015, the West of land area adjacent to residential quarter, the East adjacent to fish pond of the Company, the South facade adjacent to road 181). Mr. Thanh has built workshop to use. The Corporation is performing procedures to recover land.
- Mr. Nam is an officer of previous Toan Thang Farm borrowed land from the Farm to build temporary 1-floor house on pond bank with the West adjacent to production workshop of Mr. Ngu, the North adjacent to fish pond, the South adjacent to road 181. Area is about 200 m². The Corporation is performing procedures to recover land.
- Old 2-floor house is used as head office of Hapro Eco Interior Joint Stock Company and 2 rooms are used as office of the Management Board of Hapro Food Industrial Park.
- Hapro Vodka Joint Stock Company uses 4,337 m² of land to produce vodka.
- Other 1-floor supporting works : workshop with tole roof (128 m²), office house with tole roof (65 m²), warehouse with tole roof (72 m²), office house with plastic ceiling and workshop (193 m²).
- The remaining areas are unused ponds and lakes.

e. Legal bases:

- Notification No. 12/TB-UBND on January 15th, 2010 of the People's Committee of Gia Lam District on conclusion of meeting on settlement of litigation of citizens in Toan Thang Hamlet, Le Chi Commune on use of land originating from land previously managed by Toan Thang Farm and assigned to Hanoi Trade Corporation for management.
- Decision No. 4400/QD-UBND on September 08th, 2010 of the People's Committee of Hanoi recovering and allowing Hanoi Trade Corporation to transform land use purpose in Le Chi Commune, Kim Son Commune, Gia Lam District for implementation of Residential Area and Supporting Area of Hapro Food Industrial Park Project (stage 1).
- Minutes on handover of current state of Southern residential area on road 181 to the People's Committee of Gia Lam District on September 24th, 2010.
- Official Dispatch No. 8506/UBND-TNMT on October 22nd, 2010 of the People's Committee of Hanoi on amendment of Article 2 of Decision No. 4400/QD-UBND on September 08th, 2010
- Official Dispatch No. 2868/UBND-KT on April 20th, 2011 of the People's Committee of Hanoi on determination of unit price of land use fee for Residential Area and Supporting Area of Hapro Food Industrial Park Project.

- Decision No. 2049/QD-UB on May 06th, 2011 of the People's Committee of Hanoi on approval of unit price of land use fee for Residential Area and Supporting Area of Hapro Food Industrial Park Project whose employer is Hanoi Trade Corporation.
- Decision No. 5610/QD-UBND on December 04th, 2012 of the People's Committee of Hanoi on approval of adjustment and supplementation of Decision No. 4400/QD-UBND on September 08th, 2010
- Decision No. 3305/QD-UBND on June 23rd, 2014 of the People's Committee of Hanoi on approval of adjustment of land use fee amount payable to the State budget in Residential Area and Supporting Area of Hapro Food Industrial Park Project whose employer is Hanoi Trade Corporation when adjusting area under Decision No. 5610/QD-UBND on December 04th, 2012 of the People 's Committee of Hanoi.
- Document No. 4550/UBND-TNMT on June 24th, 2014 of the People's Committee of Hanoi on settlement of litigation of citizens related to use of land in Cao Nen Area, Le Chi Commune, Gia Lam District.
- Land lease contract no. 368/HDTD on June 30th, 2014 between the People's Committee of Hanoi and Hanoi Trade Corporation.
- Contract appendix no. 276/HDTD/PL1-STNMT-PC on May 17th, 2016.
- Official Dispatch No. 1881/TCT-BDT on December 09th, 2016 on handover of residential area in the north of road 181 of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District.
- Official Dispatch No. 2158/UBND-TNMT on November 28th, 2016 of the People's Committee of Gia Lam District on use of land in residential area in the north of road 181 and irrigation ditch of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District.
- Official Dispatch No. 12150/VP-DT ngày 20/12/2016 of the People's Committee of Hanoi on handover of residential area in the north of road 181 and adjustment of detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District.
- Official Dispatch No. 5522/QHKT-P2 on August 21st, 2017 of the Department of Planning and Architecture on proposal of Hanoi Trade Corporation on adjustment of detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District.
- Official Dispatch No. 4611/UBND-DT on September 20th, 2017 of the People's Committee of Hanoi on adjustment of detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District.
- Official Dispatch No. 8792/STNMT-CCQLDD on October 20th, 2017 on determination of legal origin of land use by households in current residential area near road 181 in Le Chi Commune and Kim Son Commune, Gia Lam District.
- Minutes on handover of land, landmarks for cadastral management of Northern Residential Quarter on road 181 and irrigation, drainage ditch, Kim Son Commune, Le Chi Commune. Gia Lam District, Hanoi on December 01st, 2017.
- On April 03rd, 2017, the Department of Natural Resources and Environment of Hanoi issued 186 certificates of land use right, ownership of houses and assets attached to land of Hanoi Trade Corporation in Villa and Special House Project.

f. Project documents:

- Decision No. 1757/QD-UB on March 20th, 2002 of the People’s Committee of Hanoi on transfer of Toan Thang Seed Factory at its current state of Hanoi Seed Company – the Department of Agriculture and Rural Development to South Hanoi Production, Services, Import Company – the Department of Trade of Hanoi.
- Official Dispatch No. 1350/UB-KH&DT on May 07th, 2003 of the People’s Committee of Hanoi allowing formulation of investment and construction project on Supporting Area of Food Industrial Park in Le Chi Commune, Gia Lam, Hanoi
- Decision No. 78/2005/QD-UB on June 02nd, 2005 of the People’s Committee of Hanoi on approval of detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park Project at scale of 1/500 in Le Chi, Kim Son Commune, Gia Lam, Hanoi.
- Decision No. 79/2005/QD-UB on June 02nd, 2005 of the People’s Committee of Hanoi on issue of construction management charter under detailed planning of Residential Area and Supporting Area of Hapro Food Industrial Park Project at scale of 1/500 in Le Chi, Kim Son Commune, Gia Lam, Hanoi.
- Investment certificate no. 01121000159 on May 27th, 2008.
- Decision No. 368A/QD-TCT-TTDT on June 09th, 2008 of Hanoi Trade Corporation on approval of investment and construction project on “Residential Area and Supporting Area of Hapro Food Industrial Park Project” in Le Chi Commune and Kim Son Commune, Gia Lam District, Hanoi.
- Decision No. 871/QD-UBND on August 24th, 2007 of the People’s Committee of Gia Lam District on approval of plan for compensation, support of land, assets, tombs, trees, crops on 319,093.9 m² of land among 342,487 m² of land on Le Chi, Kim Son Commune assigned by the People’s Committee of Kim Son Commune to Hanoi Trade Corporation for management, use for implementation of technical infrastructure investment and construction of Residential Area and Supporting Area of Hapro Food Industrial Park Project.
- Official Dispatch No. 361/UBND-GPMB on May 11th, 2009 of the People’s Committee of Gia Lam District on confirmation of completion level of land clearance for application for official land assignment of Residential Area and Supporting Area of Hapro Food Industrial Park Project.
- Decision No. 156/QD-TCT-TTDT on March 17th, 2009 of Hanoi Trade Corporation on approval of technical infrastructure investment and construction project (component project of Residential Area and Supporting Area of Hapro Food Industrial Park Project).
- Decision No. 591A/QD-TCT-BDT on September 25th, 2009 of Hanoi Trade Corporation on approval of bidding plan for technical infrastructure investment and construction project of Residential Area and Supporting Area of Hapro Food Industrial Park Project.
- Decision No. 13/QD-TCT-DA on January 12th, 2012 of of Hanoi Trade Corporation on adjustment of bidding plan for technical infrastructure investment and construction contract package of Residential Area and Supporting Area of Hapro Food Industrial Park Project.
- Decision No. 156/QD-TCT-DA on March 26th, 2012 of Hanoi Trade Corporation on approval of “Villa and special house investment and construction project” in Le Chi Commune, Kim Son Commune, Gia Lam District, Hanoi.
- Decision No. 164/QD-TCT-DA on April 03rd, 2012 of Hanoi Trade Corporation on approval of bidding plan for “Villa and special house investment and construction project” in Le Chi Commune, Kim Son Commune, Gia Lam District, Hanoi.

- Decision No. 2015/QĐ-UBND on May 17th, 2012 of the People's Committee of Hanoi on approval of task of adjustment of detailed planning at scale of 1/500 of Residential Area and Supporting Area of Hapro Food Industrial Park Project in Le Chi Commune, Kim Son Commune, Gia Lam District, Hanoi.

64- Premise at No. 11B Trang Thi, Hoan Kiem District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: No. 11B Trang Thi, Hang Trong Ward, Hoan Kiem District

d. Current state of the land plot:

- House structure: 1-floor house, tile roof

- Land plot area: 161.3 m² ; private use.

- House area: 161.3 m²

- Current use: Handed over to Trang Thi Hotel Joint Stock Company to implement project under Official Dispatch No. 755/UBND-KT on February 05th, 2016 of the People's Committee of Hanoi on capital contribution for establishment of Trang Thi Hotel Joint Stock Company of Hanoi Trade Corporation (Joint Stock Corporation inherits contributed capital of 3,000,000,000 VND, accounting for 30% of charter capital of Trang Thi Hotel Joint Stock Company).

At present, Hanoi Trade Corporation is land lessee, has not completed land lease documents to Trang Thi Hotel Joint Stock Company. Hanoi Trade Corporation assumes responsibility for coordinating with Trang Thi Hotel Joint Stock Company, the Department of Natural Resources and Environment and related units to complete land procedures and implement project on investment of hotel at No. 11B Trang Thi, Hoan Kiem District under legal provisions and provisions of Hanoi. In case land procedures have not been completed, Joint Stock Corporation transformed from Hanoi Trade Corporation shall assume responsibility for inheriting and handling under regulations.

e. Legal bases:

- Land lease contract no. 477-245.98/DC-HDĐTĐ on December 21st, 1998 with lease term to 2006;

- Decision No. 6200/QĐ-UBND on December 17th, 2010;

- Map in 2015;

- Decision No. 109/QĐ-UBND on January 12th, 2016 of the People's Committee of Hanoi on lease of 161.3 m² of land at No. 11B Trang Thi Street, Hang Trong Ward, Hoan Kiem District to Hanoi Trade Corporation to keep on using with construction work as business premise with lease term of 50 years from October 15th, 1993.

- Official Dispatch No. 755/UBND-KT on February 05th, 2016 of the People's Committee of Hanoi on capital contribution for establishment of Trang Thi Hotel Joint Stock Company of Hanoi Trade Corporation.

- Handover minutes on June 20th, 2016 on handover of land and house premise at No. 11B Trang Thi, Hoan Kiem District, Hanoi for Trang Thi Hotel Joint Stock Company to implement hotel investment project.

- Planning license no. 6497/GPQH on October 31st, 2016.

- Official Dispatch No. 7514/QHKT-TMB-PAKT(KHTH) on October 30th, 2017 of the Department of Planning and Architecture on approval of master plan and architectural plan of project of Trang Thi Hotel Joint Stock Company.

2. Premises in provinces/cities other than Hanoi: 18 premises

Quang Nam Province: 04 premises

1- Premise at Lot Villa 2D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town

a. Asset classification: Enterprise asset

b. Form of land and house rental:

- Origin: Received transferred land and assets attached to land leased by the State with payment of land rental for one time
- Land is in house lease and sale project, thus, purchasers of houses attached to land use right of this project have right to to stably use land for a long time.

c. Land plot position: Premise at Lot Villa 2D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town

d. Current state of the land plot:

- House structure: 2-floor villa
- Land plot area: 355.3 m²
- House area: 241.47 m²
- Current use: Construction area: 110.8 m²; construction grade: grade-III construction

e. Legal bases:

- Land use right certificate no. CB246708 on September 18th, 2015; Term: Long-term

2- Lot Villa 4D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 77, map page no. 01)

a. Asset classification: Enterprise asset

b. Form of land and house rental:

- Origin: Received transferred land and assets attached to land leased by the State with payment of land rental for one time
- Land is in house lease and sale project, thus, purchasers of houses attached to land use right of this project have right to to stably use land for a long time.

c. Land plot position: Premise at Lot Villa 4D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town

d. Current state of the land plot:

- House structure: 2-floor villa
- Land plot area: 355.1 m²
- House area: 241.47 m²
- Construction area: 110.8 m²; construction grade: grade-III construction

e. Legal bases:

- Land use right certificate no. CB246707 on September 18th, 2015; Term: Long-term

3- Lot Villa 6D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 76, map page no. 01)

a. Asset classification: Enterprise asset

b. Form of land and house rental:

- Origin: Received transferred land and assets attached to land leased by the State with payment of land rental for one time
- Land is in house lease and sale project, thus, purchasers of houses attached to land use right of this project have right to to stably use land for a long time.

c. Land plot position: Premise at Lot Villa 6D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town

d. Current state of the land plot:

- House structure: 2-floor villa
- Land plot area: 355.4 m²
- House area: 241.47 m²
- Construction area: 110.8 m²; construction grade: grade-III construction

e. Legal bases:

- Land use right certificate no. CB246709 on September 18th, 2015; Term: Long-term

4- Lot Villa 10D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town (land plot no. 74, map page no. 01)

a. Asset classification: Enterprise asset

b. Form of land and house rental:

- Origin: Received transferred land and assets attached to land leased by the State with payment of land rental for one time
- Land is in house lease and sale project, thus, purchasers of houses attached to land use right of this project have right to to stably use land for a long time.

c. Land plot position: Lot Villa 10D Montgimerie Links Vietnam Golf Course and Villa, Dien Ngoc Ward, Dien Ban Town

d. Current state of the land plot:

- House structure: 2-floor villa
- Land plot area: 355.0 m²
- House area: 241.47 m²
- Construction area: 110.8 m²; construction grade: grade-III construction

e. Legal bases:

- Land use right certificate no. CB246705 on September 18th, 2015; Term: Long-term

Dong Thap Province: 04 premises

5- Tan Duong Commune, Lai Vung District (land plot no. 98, map page no. 21) (lot 1)

a. Current state of the land plot:

- Land area: 7,158.50 m²
- Construction work: construction area 4,577.40 m²; floor area 4,577.40 m²

Work item	Construction area (m ²)	Floor area (m ²)	Type of ownership
Rice hull warehouse	870.50	870.50	Private ownership
Office	131.24	131.24	Private ownership

Guest house	28.26	28.26	Private ownership
Parking lot	93.70	93.70	Private ownership
Warehouse	3,453.70	3,453.70	Private ownership

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. BS 372321 on August 13th, 2014.
- Term: Long-term use, area of 850.0 m² with term of use to June 14th, 2010, area of 1,581.3 m² with term of use to June 27th, 2061, area of 1,517.0 m² with term of use to September 23rd, 2013 and area of 3,210.2 m².
- Purpose of use: Land of non-agricultural production premise.

c. Origin and process of land use:

- Receive transferred land with recognized land use right as land assignment with collection of land use fee for land area of 850.0 m², receive transferred land assigned by the State with collection of land use fee for land area of 6,308.5 m².

6- Ward 1, Sa Dec City, Dong Thap Province (land plot no. 14, map page no. 49)

a. Current state of the land plot:

- Land area: 90.0 m²
- Construction work:
 - + Work items: 3-floor office of Branch of Hanoi Trade Corporation in Dong Thap Province.
 - + Construction area: 72.0 m²;
 - + Floor area: 226.8 m²

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. CD 038784 on May 12th, 2016.
 - + Term: Long-term use
 - + Purpose of use: Land of non-agricultural production premise
 - + Form of use: Private use

c. Origin and process of land use:

- Receive transferred land assigned by the State with collection of land use fee.

7- Tan Duong Commune, Lai Vung District, Dong Thap Province (land plot no. 86, map page no. 21) (lot 2)

a. Current state of the land plot:

- Land area: 2,502.0 m²

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. CA 140669 on September 24th, 2015.
 - Term: Use land to April 20th, 2065
 - Purpose of use: Land of non-agricultural production premise
 - Form of use: Private use

c. Origin and process of land use:

- Receive transferred land assigned by the State with payment of land use fee for one time.

8- Tan Thuan Hamlet, An Hoa Ward, Sa Dec City, Dong Thap Province (land plot no. 235, map page no. 30)

a. Current state of the land plot:

- Land area: 85.0 m²
- There is no construction work on land

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. BS 372226 on June 23rd, 2014.
- + Term: Long-term use
- + Purpose of use: Land for business premise
- + Form of use: Private use

c. Origin and process of land use:

- Land assignment by the State with collection of land use fee

Gia Lai Province: 05 premises

9- Plei Du Hamlet, Ia Hru Commune, Chu Puh District, Gia Lai Province (land plot no. 266a, map page no. 66)

a. Current state of the land plot:

- Land area: 496.0 m²
- There is no construction work on land

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. BH 197805 on September 13th, 2011.
- + Term: Residential land for long-term use; Use agricultural land to 2051.
- + Purpose of use: Residential land of 200 m²; Agricultural land of 296 m².
- + Form of use: Private use

c. Origin and process of land use:

- Receive land use right from transfer of land use right

10- Plei Du Hamlet, Ia Hru Commune, Chu Puh District, Gia Lai District (land plot no. 270, 312a, map page no. 66)

a. Current state of the land plot:

- Land area: 484.0 m²
- There is no construction work on land.

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. BH 197806 on September 13th, 2011.
- + Term: Long-term use
- + Purpose of use: Rural residential land.
- + Form of use: Private use

c. Origin and process of land use:

- Receive land use right from transfer of land use right.

11- Ring 2 Village, HBong Commune, Chu Se District, Gia Lai Province (land plot no. 5, 11, map page no. 32)

a. Current state of the land plot:

- Land area (Total 2 land plots): 1,591.0 m²
- There is no construction work on land.

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land BU 632752 on September 04th, 2014.
- + Term: Use to November, 2032
- + Purpose of use: Land for other annual plants
- + Form of use: Private use

c. Origin and process of land use:

- + Receive transferred land with recognized land use right as land assignment without collection of land use fee.

12- Ring 2 Village, HBong Commune, Chu Se District, Gia Lai Province (land plot no. 21, map page no. 32)

a. Current state of the land plot:

- Land area: 10,563.0 m²
- There is no construction work on land.

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land no. BU 632751 on September 04th, 2014.
- + Term: Residential land for long-term use; Use land for perennial plants to April, 2051.
- + Purpose of use: Residential land of 400.0 m²; land for perennial plants of 10,163.0 m²
- + Form of use: Private use

c. Origin and process of land use:

- Receive land use right from land use right transfer

13- Ring 2 Village, HBong Commune, Chu Se District, Gia Lai Province (land plot no. 12, 20, map page no. 32)

a. Current state of the land plot:

- Land area (Total 2 land plots): 3,980.0 m²
- There is no construction work on land.

b. Legal bases of land plot:

- Certificate of land use right, house ownership and other assets attached to land BU 632753 on September 04th, 2014.
- + Term: Use to November, 2032
- + Purpose of use: Land for other annual plants

+ Form of use: Private use

c. Origin and process of land use:

- Receive transferred land with recognized land use right as land assignment without collection of land use fee

Ho Chi Minh City: 01 premise

14- Premise at 77 - 79 Pho Duc Chinh, Nguyen Thai Binh Ward, District 1. Ho Chi Minh City

a. Current state of the land plot:

- Land area: 140.88 m²

- Construction work:

+ Work item: 5-floor office building

+ Construction area: 131.88 m²;

+ Floor area: 960.24 m²

+ Form of ownership: Private ownership

b. Legal bases of land plot:

- House ownership recognition license no. 2906/GP-CS on December 23rd, 1993

- House ownership recognition license no. 2907/GP-CS on December 23rd, 1993

- Decision No. 833/QD-UB on February 27th, 1998 on handover of house at 77 - 79 Pho Duc Chinh of South Hanoi Import and Export Company to Hanoi Production Services, Import and Export Company. Purpose of use: Land for business premise

- Decision No. 07/QD-UB on January 02nd, 1999 of the People's Committee of Hanoi on merger of Branch of Hanoi Production Services, Import and Export Company in Ho Chi Minh City into Le Ngoc Han Bicycle, Motorcycle Parts Factory and transformation into South Hanoi Production Services, Import and Export Company;

- Decision No. 125/2004/QD-UB on August 11th, 2004 of the People's Committee of Hanoi on establishment of Hanoi Trade Corporation on pilot operation in Parent Company

- Subsidiary model.

- Form of use: Private use

On July 19th, 2016, the Corporation issued Official Dispatch No. 1238/TCT-BDT sent to the People's Committee of Ho Chi Minh City on request for approval of plan for use of land and house premises in Ho Chi Minh City of Hanoi Trade Corporation during enterprise equitization.

On August 05th, 2016, the Department of Finance of Ho Chi Minh City issued Official Dispatch No. 5692/STC-CS on plan for use of land and house premises in Ho Chi Minh City of Hanoi Trade Corporation during transformation into joint stock corporation. Accordingly, the Department of Finance of Ho Chi Minh City required the Corporation to report, declare and propose plan for land and house handling under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister and Circular No. 86/2007/TT-BTC on July 16th, 2007 of the Ministry of Finance, related legal documents are sent to Standing Committee of the Steering Committee 09 (Agency for Public Asset Management – the Ministry of Finance) to chair, coordinate with related Departments of Ho Chi Minh City, handle under process, report, propose to the Ministry of Finance and the People's Committee of Ho Chi Minh City for consideration and decision making.

On August 11th, 2016, Office of the People's Committee of Ho Chi Minh City issued Document No. 7905/VP-KT on plan for use of land and house premises in Ho Chi Minh City of Hanoi Trade Corporation during enterprise equitization. Accordingly, Office of the People's Committee of Ho Chi Minh City required the Steering Committee 09 (the Department of Finance) to chair, coordinate with related units to review, report, propose and submit to the People's Committee of Ho Chi Minh City

If at the time that Hanoi Trade Joint Stock Corporation is issued with the first enterprise registration certificate for joint stock company, the Corporation has not completed reporting, declaration and proposal of plans for land and house handling under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister and Circular No. 86/2007/TT-BTC on July 16th, 2007 of the Ministry of Finance in opinion of the Department of Finance of Ho Chi Minh City, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting and performing.

c. Origin and process of land use:

- South Hanoi Import and Export Company purchased House No. 77 Pho Duc Chinh and House No. 79 Pho Duc Chinh of Mr. Tran Quang Khoi and Ms. Nguyen Thi Hong Hanh under house ownership recognition license no. 2906/GP-CS and house ownership recognition license no. 2907/GP-CS on December 23rd, 1993 of the Department of Land and House of Ho Chi Minh City;

- Pursuant to Decision No. 833/QD-UB on February 27th, 1998 of the People's Committee of Hanoi on handover of House 77 - 79 Pho Duc Chinh of South Hanoi Import and Export Company (Simex) to Hanoi Production Services, Import and Export Company (Haprosimex), on April 20th, 1998, South Hanoi Import and Export Company handed House 77 - 79 Pho Duc Chinh over to Hanoi Production Services, Import and Export Company.

- On May 25th, 1998, Hanoi Production Services, Import and Export Company issued Decision No. 31/QD-TC on handover of House 77 - 79 Pho Duc Chinh, District 1, Ho Chi Minh City to Haprosimex, Sai Gon Branch.

- On January 02nd, 1999, the People's Committee of Hanoi issued Decision No. 07/QD-UB on merger of Branch of Hanoi Production Services, Import and Export Company in Ho Chi Minh City into Le Ngoc Han Bicycle, Motorcycle Parts Factory and transformation into South Hanoi Production Services, Import and Export Company;

- On August 11th, 2004, the People's Committee of Hanoi issued Decision No. 125/2004/QD-UB on establishment of Hanoi Trade Corporation on pilot operation in Parent Company - Subsidiary model. Accordingly, Hanoi Trade Joint Stock Corporation is an enterprise wholly owned by the State and formed based on restructuring of South Hanoi Production Services, Import and Export Company (Hapro) under control of the Department of Trade of Hanoi.

- Since 2004, the premise has been used as office of Branch of Hanoi Trade Corporation in Ho Chi Minh City.

- Current use:

+ The 2nd floor, the 4th floor and the 5th floor of the premise are used as office of Branch of Hanoi Trade Corporation of Ho Chi Minh City.

+ The 1st floor and the 3rd floor are leased to Haprosimex Saigon under land lease contract no. 01/2016/HDTDD/HAPRO on May 30th, 2016.

Hung Yen Province: 01 premise

15- Premise at Di Su, My Hao District, Hung Yen Province

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot position: Di Su Commune, My Hao District, Hung Yen Province

d. Current state of the land plot:

- House structure: 2-floor office with flat roof, 01 warehouse with prefabricated steel frame, tole roof

- Land plot area: 34,538.0 m²

- House area: 3,263.0 m²

- Current use: Used as office of Hung Yen Branch and warehouse for lease

e. Legal bases:

- Decision No. 1111/QD-UBND on July 15th, 2014;

- Certificate of land and house ownership no. BT 769973 on July 23rd, 2014 with term to January 11th, 2052;

- Land lease contract no. 48/HD-TD on July 23rd, 2014 (fixed price, 5 years from January 11th, 2012 to January 10th, 2017), land lease term from January 11th, 2002 to January 11th, 2052;

- Investment certificate no. 05101000624.

Binh Duong Province: 03 premises

16- Premise in An Phu Commune, Thuan An District, Binh Duong Province (lot 3)

a. Current state of the land plot:

- Land area: 3,988.21 m²

+ Construction area: 1,968.0 m²;

+ Construction floor area: 1,968.0 m²

- Construction work:

+ Work item: Warehouse for agricultural products.

+ Main structure: Foundation, foundation frame, reinforced concrete tie beam, truss, roofing brace. Brick retaining wall with thickness of 200, height of 2 m, iron frame covered by tole. Tole roof plated with zinc, iron door, concrete foundation covered by cement

- Current use: Branch of Hanoi Trade Corporation in Ho Chi Minh City leased to Viet Ha Cashew Nut Import and Export Joint Stock Company under contract no. 01/2016/HDCTTS/HAPRO-DIEU VIET HA with lease term of 15 years from January 01st, 2016.

b. Legal bases:

- Certificate of land use right, house ownership and other assets attached to land no. BA 133712 on March 18th, 2010 with land lease term to March, 2028

- Land lease contract no. 668/HD.TD on March 25th, 2010 with contract period to March, 2028

- Land lease contract appendix no. 2231/PLHD-STNMT on June 23rd, 2016

- Purpose of use: Land for business premise

- Form of use: Private use

c. Origin and process of land use:

- The State leases land with payment of annual land rental, Receive transferred assets attached to land leased from Thang Long Co., Ltd
- Since 2010, Branch of Hanoi Trade Corporation in Ho Chi Minh City has managed and used.

17- Premise in An Phu Commune, Thuan An District, Binh Duong District (land plot no. 486, map page no. Dc14-1 (lot 2))

a. Current state of the land plot:

- Land area: 2.395,8m²
- Construction work:
 - + Work item: Downgraded old warehouse
 - + Construction area: 1,895.8 m²;
 - + Floor area: 1,895.8 m²

+ The People's Committee of Binh Duong District issued Official Dispatch No. 3814/UBND-KTN on October 13th, 2016 directing *the Department of Construction to inspect warehouse built by the Corporation to use as material warehouse without construction license.*

- Current use: Branch of Hanoi Trade Corporation in Ho Chi Minh City leased to Viet Ha Cashew Nut Import and Export Joint Stock Company under contract no. 01/2016/HDCTTS/HAPRO-DIEU VIET HA with lease term of 15 years from January 01st, 2016.

b. Legal bases of land plot:

- Decision No. 3534/QĐ-UBND on November 11th, 2010 of the People's Committee of Binh Duong Province on transformation of land use purpose from agricultural land into non-agricultural land in form of land lease by the State with payment of annual land use fee to Hanoi Trade Corporation in An Phu Commune, Thuan An District, Binh Duong Province.
- Certificate of land use right, house ownership and other assets attached to land no. BA 163128 on December 06th, 2010. Term: Land use to November 11th, 2060
- Land lease contract no. 3333/HD.TD on December 08th, 2010, land lease term to November 11th, 2060.
- Land lease contract appendix no. 2232/PLHD-STNMT on June 23rd, 2016

- + Purpose of use: Land for business premise
- + Form of use: Private use

c. Origin and process of land use:

- The State leases land with payment of annual land rental.
- Since 2010, Branch of Hanoi Trade Corporation in Ho Chi Minh City has managed and used.

18- Premise in An Phu Commune, Thuan An District (land plot no. 487, map page no. Dc14-3 (lot 1))

a. Current state of the land plot:

- Land area: 292.1 m²
- Construction work:
 - + Work item: Downgraded office
 - + Construction area: 200.0 m²;
 - + Floor area: 200.0 m²

+ The People's Committee of Binh Duong District issued Official Dispatch No. 3814/UBND -KTN on October 13th, 2016 directing the Department of Construction to inspect warehouse built by the Corporation to use as material warehouse without construction license.

- Current use: Branch of Hanoi Trade Corporation in Ho Chi Minh City leased to Viet Ha Cashew Nut Import and Export Joint Stock Company under contract no. 01/2016/HDCTTS/HAPRO-DIEU VIET HA with lease term of 15 years from January 01st, 2016.

b. Legal bases of land plot:

- Decision No. 3534/QD-UBND on November 11th, 2010 of the People's Committee of Binh Duong Province on transformation of land use purpose from agricultural land into non-agricultural land in form of land lease by the State with payment of annual land use fee to Hanoi Trade Corporation in An Phu Commune, Thuan An District, Binh Duong Province.

- Certificate of land use right, house ownership and other assets attached to land BA 163130 on December 06th, 2010. Term: Land use to November 11th, 2060

- Land lease contract no. 3333/HD.TD on December 08th, 2010, land lease term to November 11th, 2060.

- - Land lease contract appendix no. 2232/PLHD-STNMT on June 23rd, 2016

+ Purpose of use: Land for business premise

+ Form of use: Private use

c. Origin and process of land use:

- The State leases land with payment of annual land rental.

- Since 2010, Branch of Hanoi Trade Corporation in Ho Chi Minh City has managed and used.

APPENDIX 5

INFORMATION ABOUT PLANNED LAND AND HOUSE PREMISES ASSIGNED TO HANOI HOUSING MANAGEMENT AND DEVELOPMENT ONE MEMBER COMPANY LIMITED TO SIGN CONTRACTS WITH PARENT COMPANY - HANOI TRADE CORPORATION AFTER EQUITIZATION

(6 premises under under Decision No. 2393/QĐ-UBND on April 21st, 2017 of the People's Committee of Hanoi)

1- Premise at Nguyen Cong Tru Kiosk, Hai Ba Trung District

- a. Asset classification: House rented from the State
- b. Form of land and house rental: Pay annual land and house rental
- c. Land plot location: Nguyen Cong Tru Kiosk, Pho Hue Ward, Hai Ba Trung District
- d. Current state of land plot:
 - House structure: 1 floor with tole roof
 - Area of land plot: 20.0 m²
 - House area: 20.0 m²
 - Current use: Sell electrical home appliances.
- e. Legal bases:
 - Declaration of current use of land and house in 2006

2- Premise at 166A Nguyen Thai Hoc, Ba Dinh District

- a. Asset classification: Enterprise asset
- b. Form of land and house rental: Pay annual land rental
- c. Land plot location: No. 166A Nguyen Thai Hoc, Kim Ma Ward, Ba Dinh District
- d. Current state of land plot:
 - House structure: 1 floor, 1 entresol
 - Area of land plot: 64.7 m²
 - House area: 64 m²
 - Current use: Sell paintings made from precious stones
- e. Legal bases:
 - House purchase and sale contract on August 27th, 1990 at the State Public Notary Office No. 1 of Hanoi between Hanoi Department Store Company and household of Ms. Nguyen Thi Nga;
 - Map in 2016;
 - Red boundary line drawing in 2016;
 - According to planning information, the land is public land for mixed purposes (office, trade, services, etc).

3- Premise at 65 Tran Nhan Tong, Hai Ba Trung District

- a. Asset classification: Enterprise asset
- b. Form of land and house rental: Pay annual land rental
- c. Land plot location: No. 65 Tran Nhan Tong, Nguyen Du Ward, Hai Ba Trung District

d. Current state of land plot:

- House structure: use 1-floor house with flat roof
- Area of land plot: 15.1 m²
- House area: 15.1 m²
- Current use: Sell garments. Hanoi Supermarket Company is closing to develop new business plan and working with authorities to settle outstanding issues in history on occupier of space on roof of the 1st floor.
- Outstanding issues in history on occupier of space on roof of the 1st floor.

e. Legal bases:

- Land lease contract no. 191-245/DC-ND-HDTD on September 21st, 2000 with lease term to 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010.

4- Premise at Nga Tu So Center (the right), Thanh Xuan District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot location: Nga Tu So Center (the right), Nga Tu So Ward, Dong Da District

d. Current state of land plot:

- House structure: 2 floors with extremely downgraded quality
- Area of land plot: 235.4 m²
- House area: 422.3 m²
- Current use: The 1st floor is used to sell garments, watches and 1 kiosk is used to sell artificial flower, the 2nd floor is used as warehouse.

e. Legal bases:

- Contract no. 198-245/DC-ND-HDTD on August 12th, 1999 with lease term to 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010.

5- Premise at Nga Tu So Center (the left), Thanh Xuan District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot location: Nga Tu So Center (the left), Nga Tu So Ward, Dong Da District

d. Current state of land plot:

- House structure: 2 floors with extremely downgraded quality
- Area of land plot: 210.0 m²
- House area: 462.5 m²
- Current use: The 1st floor is used to sell blankets, bedspreads, pillows, garments, noodle with grilled pork, the 2nd floor is harmfully downgraded and is not used

e. Legal bases:

- Land lease contract no. 295-245-98/DC-HDTD on October 02nd, 1998 with lease term to 2006;
- Decision No. 6201/QD-UBND on December 17th, 2010.

6- Premise at 373 Ngoc Hoi, Van Dien Town, Thanh Tri District

a. Asset classification: Enterprise asset

b. Form of land and house rental: Pay annual land rental

c. Land plot location: 373 Ngoc Hoi, Van Dien Town, Thanh Tri District

d. Current state of land plot:

- House structure: 2 floors
- Area of land plot: 157.5 m²
- House area: 314.74 m²
- Current use: 2-floor house with the 3rd floor expanded by iron frame.
- + The 1st floor is used as Hapromart;
- + The 2nd floor and the 3rd floor are use to supply leisure and entertainment services.

e. Legal bases:

- Land lease contract no. 98-245.99/DC-HDTD on March 12th, 1999 with lease term to 2006;
- Decision No. 6200/QD-UBND on December 17th, 2010;
- Red boundary line drawing issued on June 16th, 2003;
- According to planning information, the land is in expanded Ngoc Hoi Street.
- Decision No. 6658/QD-UBND on December 05th, 2016 on lease of 157.5 m² of land with current state of construction work at 373 Ngoc Hoi Street, Van Dien Town, Thanh Tri District to Hanoi Trade Corporation to use as store with annual land use term.

APPENDIX 6
INFORMATION ABOUT RECOVERED LAND AND HOUSE
PREMISES OF HANOI TRADE CORPORATION

(63 premises under Decision No. 2393/QĐ-UBND on April 21st, 2017 of the People's Committee of Hanoi)

A. Premises handed over by the Corporation to the People's Committee of Hanoi: 31 premises

a. Premises handed over to Land Fund Development Center – the Department of Natural Resources and Environment of Hanoi: 30 premises

- 1- Premise at 24 Hang Bo, Hang Bo Ward, Hoan Kiem District
- 2- Premise at 104 Hang Gai, Hang Gai Ward, Hoan Kiem District
- 3- Premise at 102 Nguyen Huu Huan, Ly Thai To Ward, Hoan Kiem District
- 4- Premise at 84 Tran Nhat Duat, Hang Buom Ward, Hoan Kiem District
- 5- Premise at 64 Doi Can, Doi Can Ward, Hoan Kiem District
- 6- Premise at 476 Bach Mai, Bach Mai Ward, Hai Ba Trung District
- 7- Premise at No. 2 Lane 61 Le Van Huu, Ngo Thi Nham Ward, Hai Ba Trung District
- 8- Premise at 23 Hang Trong, Hang Trong Ward, Hoan Kiem District
- 9- Premise at 20 Hang Gai, Hang Gai Ward, Hoan Kiem District
- 10- Premise at No. 1 Nguyen Truong To, Nguyen Trung Truc Ward, Ba Dinh District
- 11- Premise at No. 9 Cho Gao, Dong Xuan Ward, Hoan Kiem District
- 12- Premise at 284 Minh Khai, Minh Khai Ward, Hai Ba Trung District

The Corporation handed 75.8 m² of land area including 36.7 m² of 1-floor house and 39.1 m² of the 1st floor of 2-floor house over to Land Fund Development Center (according to house drawing prepared by Hanoi Cadastral Survey Company attached to Minutes on acceptance of measurement volume of house for lease for production, service in September, 2001)

Area of 14.1 m² that has not been handed over is used by family of Ms. Vu Thi Dai for residence, Land Fund Development Center requires the Corporation to keep on clearing land to hand over to the Center. Joint Stock Corporation shall assume responsibility for inheriting and implementing.

- 13- Premise at No. 7 Hang Khay, Trang Tien Ward, Hoan Kiem District
- 14- Premise at 80 Hang Dao, Hang Dao Ward, Hoan Kiem District
- 15- Premise at 25 Hang Thung, Ly Thai To Ward, Hoan Kiem District
- 16- Premise at 214 Hang Bong, Hang Bong Ward, Hoan Kiem District
- 17- Premise at 199 Lo Duc, Dong Mac Ward, Hai Ba Trung District
- 18- Premise at 16 Ham Tu Quan, Chuong Duong Ward, Hoan Kiem District
- 19- Premise at 142 Hang Bong, Hang Bong Ward, Hoan Kiem District

- 20- Premise at No. 4 Lane 173 Hoang Hoa Tham Street
- 21- Premise at 76 Lo Duc, Dong Mac Ward, Hai Ba Trung District
- 22- Premise at 21 Hang Trong, Hang Trong Ward, Hoan Kiem District
- 23- Premise at 33 Hang Trong, Hang Trong Ward, Hoan Kiem District
- 24- Premise at 20 Hang Dao, Hang Dao Ward, Hoan Kiem District
- 25- Premise at 2 Doi Can, Doi Can Ward, Ba Dinh District
- 26- Premise at 12 Phan Phu Tien, Quoc Tu Giam Ward, Dong Da District
- 27- Premise at 45 Ma May, Hang Buom Ward, Hoan Kiem District
- 28- Premise at 68 Ta Quang Buu, Bach Khoa Ward, Hai Ba Trung District
- 29- Premise at 128 Dai La, Dong Tam Ward, Hai Ba Trung District

b. Other premises recovered, handed over to the People's Committee of Hanoi: 2 premises

1- Bo Ho Kiosk, Hoan Kiem District: The Corporation handed land and house premise at Bo Ho Kiosk over to the People's Committee of Hoan Kiem District according to handover minutes on May 05th, 2017.

2- Land plot in Duong Xa Commune, Gia Lam District: The Corporation has suspended all investment preparation activities for Hapro Trade, Service, Goods Reserve and Distribution Complex project.

B. Information about premises that have not been handed over to Land Fund Development Center – the Department of Natural Resources and Environment of Hanoi: 32 premises

1.1. Land and house premises rented from the State: 6 premises

1- Premise at 92 Thuy Khue, Thuy Khue Ward, Tay Ho District:

a. Asset classification: Land and house rented from the State

b. Current state: 2-floor house

- Land area: 59.9 m²; house area: 59.9m²
- The premise was illegally occupied in history.

c. Legal bases:

- Land lease contract no. 80 on March 15th, 1989 between Ba Dinh House Management Factory and Retail Department Store Company
- Agent and showroom contract no. 09/HDK/06 on February 10th, 2006 between Hanoi Department Store Company and Duy Quan Company Limited.
- Minutes on handover of rehabilitated and repaired land on February 16th, 2006.
- Official Dispatch No. 161/BHHN-KHKD on May 15th, 2006 of Hanoi Department Store Company sent to the Director of Duy Quan Company Limited on supplementation of appendix of label hanging contract and business time at 92 Thuy Khue.
- Official Dispatch No. 176/BHHN-KHKD on May 22nd, 2006 of Hanoi Department Store Company sent to the People's Committee of Hanoi, the Department of Natural Resources, Environment, Land and House of Hanoi, Hanoi Trade Corporation, Hanoi Housing Management and Development Company, House Management and Development Factory No. 1, the People's

Committee of Thuy Khue Ward on reporting of current management and use of premise at 92 Thuy Khue.

d. Outstanding issues:

Premise at 92 Thuy Khue is rented by Retail Department Store Company under land lease contract no. 80 on March 15th, 1989 with Ba Dinh House Management Factory. In 2006, Department Store Company signed agent contract with Duy Quan Trading Company Limited and handed premise over to Duy Quan Company to rehabilitate store identity. Duy Quan Company has completed rehabilitation but has not handed over to Department Store Company for business. Duy Quan Company has illegally occupied and has not returned premise.

2- Premise at 71 Hang Bo, Hang Bo Ward, Hoan Kiem District

a. Asset classification: Land and house rented from the State

b. Current state: Use area of the 1st floor of 2-floor house. Other users use the 2nd floor and higher floors.

- Land area: 25.74 m²; house area: 24.74 m²
- The premise was illegally occupied in history.

c. Legal bases:

- Land and house lease contract no. 180/XN3/HDDTN26/XD on July 10th, 2009 between Hanoi Housing Management and Development One Member Company Limited and Hanoi Foodstuff One Member Company Limited

- Location lease contract no.01/HDTDD/2013/STHN-NTN on April 28th, 2013 between Hanoi Supermarket Company and household business of Ms. Nguyen Thi Tuyet Nhung

- Official Dispatch No. 01CV/CTST-CCHTIHK on April 15th, 2015 of Hanoi Supermarket Company requiring household business of Ms. Nguyen Thi Tuyet Nhung to pay liabilities.

- Official Dispatch No. 02CV/CTST-CCHTIHK on May 10th, 2015 of Hanoi Supermarket Company requiring household business of Ms. Nguyen Thi Tuyet Nhung to pay liabilities.

- Official Dispatch No. 133/CTST-TCHC on June 10th, 2015 of Hanoi Supermarket Company sent to the People's Committee of Hang Bo Ward, the Public Security of Hang Bo Ward, Hoan Kiem District on request for support on recovery of premise at 71 Hang Bo.

- Official Dispatch No. 136/CTST-TCHC on June 15th, 2015 of Hanoi Supermarket Company sent to the People's Committee of Hang Bo Ward, the Public Security of Hang Bo Ward, Hoan Kiem District on request for support on recovery of premise at 71 Hang Bo.

d. Outstanding issues:

On April 28th, 2013, Hanoi Supermarket Company signed contract no. 01/HD/2013/STHN-NTN with household business of Ms. Nguyen Thi Tuyet Nhung with period of 01 year (from May 01st, 2013 to April 01st, 2014). After contract period expires, the Company did not signed contract extension, however, Ms. Nhung still applied for use and payment of premise rental to the end of March, 2015. In April, May, 2015, Ms. Nhung failed to pay rental and Hanoi Supermarket Company issued Notification No. 133/CTST-TCHC on June 10th, 2015 on recovery of premise. On June 12th, 2015, the Company recovered the premise but Ms. Nhung, direct household business, failed to handed over. On the same day, Hanoi Supermarket Company issued Document No. 136/CTST-TCHC sent to the Public Security of Hang Bo Ward to request

support and help to the Company in the premise recovery. Hanoi Supermarket Company has not recovered the premise.

3- Premise at 57 Nguyen Trai, Nga Tu So Ward, Thanh Xuan District

a. Asset classification: Land and house rented from the State

b. Current state: Use area of the 1st floor of 3-floor house with facade toward street. Other users use internal area, the 2nd floor and higher floors.

- Land area: 58.4 m2; house area: 58.4 m2

- The Corporation is managing and waiting for handover to the People's Committee of Hanoi

c. Outstanding issues:

- Decision No. 1530/QD-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.

- Handover minutes on July 31st, 2015 on handover of premise at 57 Nguyen Trai to Hanoi Trade Corporation.

d. Outstanding issues:

- Trang Thi Trade and Services Joint Stock Company handed premise at 57 Nguyen Trai at current state over to Hanoi Trade Corporation for management and use, including partner renting land for business. Partner has not handed premise at 57 Nguyen Trai over to the Corporation for the Corporation to hand over to Land Fund Management Center of Hanoi under decisions of the People's Committee of Hanoi.

4- Premise at 44 Ba Trieu, Hang Bac Ward, Hoan Kiem District

a. Asset classification: Land and house rented from the State

b. Current state: Use area of the 1st floor of 2-floor house. Other users use the 2nd floor and higher floors.

- Land area: 32.69 m2; house area: 32.69 m2

- The premise was illegally occupied in history. The Corporation initiated a lawsuit at the People's Court of Hoan Kiem District.

c. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.

- Petition on July 22nd, 2014 of Hanoi Trade Corporation.

- First-instance judgment no. 05/2016/DS-ST on July 22nd, 2016 of the People's Court of Hoan Kiem District on recovery of premise for the Corporation. However, Ms. Tran Thi Sang, Mr. Dao Trong Thang and Mr. Dao Tien Loi appealed against the whole content of

first-instance judgment no. 5 above. Besides, Mr. Le The Cuong appealed against judgment requiring him to pay house transfer amount to Mr. Thang.

d. Outstanding issues:

On November 25th, 2003, Housing Company No. 2 – the Department of Natural Resources, Environment, Land and House of Hanoi and Hanoi Agricultural Product Import and Export Service One Member Company Limited (Hanoi Agricultural Product Company) signed house lease contract no. 545. Accordingly, Housing Company No. 2 leased House No. 44 Ba Trieu, Hang Bai Ward, Hoan Kiem District with construction floor area of 32.69 m² to Hanoi Agricultural Product Company for business. Regulations on rights and obligations of parties, house lease term and house rental price are also agreed by parties as follows at the same time:

- House lease term is 03 (three) years from January 01st, 2002;
- House rental price is 980,700 VND/month from January 01st, 2002;

After receiving premise at 44 Ba Trieu from Housing Company No. 2, Hanoi Agricultural Product Company assigned to its employee Ms. Nguyen Thi Thu Nguyet to perform business activities.

On September 27th, 2010, the People's Committee of Hanoi issued Decision No. 4739/QD-UBND on transfer, assignment of land and house premises owned by the State to Hanoi Trade Corporation for implementation of scheme for development of safe vegetable and food network. Accordingly, land and house premises of some member companies are transferred at current state to assets, land, house, finance and employees managed and used by the Corporation. Among premises assigned to the Corporation, there is premise at 44 Ba Trieu of Hanoi Agricultural Product Company.

On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6201/QD-UBND on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Agricultural Product Import and Export Service One Member Company Limited. Accordingly, the People's Committee of Hanoi made official decision on transfer of premise at 44 Ba Trieu from Hanoi Agricultural Product Company to the Corporation for implementation of scheme for development of safe vegetable and food network.

On April 26th, 2011, Hanoi Agricultural Product Company issued Decision No. 108/QD-TCLD on transfer of Ms. Nguyet to the Corporation from May 01st, 2011.

On May 04th, 2011, Hanoi Agricultural Product Company and the Corporation made minutes on employee handover. Accordingly, Ms. Nguyet shall be transferred to the Corporation to work in safe vegetable and food chain store of Domestic Market Development Center of the Corporation. On May 19th, 2011, the Corporation officially issued Decision No. 212/QD-TCT-QTNS on employee receipt to receive Ms. Nguyen Thi Thu Nguyet, sales employee at premise at 44 Ba Trieu to work in Domestic Market Development Center.

After receiving Ms. Nguyet and premise at 44 Ba Trieu, the Corporation issued document to keep on assigning premise at 44 Ba Trieu to Ms. Nguyet for business and assigned periodic revenue under minutes on August 02nd, 2012, minutes on August 15th, 2012 and minutes on assignment of periodic revenue in 2013 on December 27th, 2012. In these minutes. Ms. Nguyet agreed on revenue assigned by

the Corporation and agreed to hand premise at 44 Ba Trieu over when Domestic Market Development Center - the Corporation requires.

On January 15th, 2013, Ms. Nguyet applied for early retirement because of health. On January 16th, 2013, Ms. Nguyet sent a document on explanation of reasons for early retirement, applied for allowance of 30,000,000 VND from the Corporation and undertook to hand premise at 44 Ba Trieu over on January 31st, 2013.

However, to January 31st, 2013, Ms. Nguyet failed to fulfill obligation to hand premise at 44 Ba Trieu over to the Corporation

After requiring Ms. Nguyet to explain for failure to hand premise at 44 Ba Trieu over, the Corporation identified that during transfer of employee and premise from Hanoi Agricultural Product Company to the Corporation, Ms. Nguyet authorized Duy Quan Investment Joint Stock Company whose director is Mr. Le The Cuong to manage, perform business activities at premise at 44 Ba Trieu without permission under authorization document on May 12th, 2011.

On October 30th, 2013, the Corporation issued Notification No. 85/TB-TCT-TTND on retirement of Ms. Nguyet with social insurance regime under regulations from February 01st, 2014 and requirement on handover of premise at 44 Ba Trieu by Ms. Nguyet before February 01st, 2014.

On November 22nd, 2013, the Corporation recovered premise at 44 Ba Trieu with participation of representative of the People's Committee of Hang Bai Ward, House Management factory, the Public Security of Hang Bai Ward, Ms. Nguyen Thi Thu Nguyet and Mr. Le The Cuong – the Director of Duy Quan Investment Joint Stock Company. However, Mr. Cuong did not agree to hand premise at 44 Ba Trieu over and desired to rent premise at 44 Ba Trieu from the Corporation.

Although the Corporation has required for many times, Ms. Nguyet and Duy Quan Investment Joint Stock Company failed to hand premise at 44 Ba Trieu over and pay monthly revenue to the Corporation, resulting in serious damage to legitimate rights of the Corporation and the Corporation initiated a lawsuit at the People's Court of Hoan Kiem District:

Ms. Nguyen Thi Thu Nguyet and Duy Quan Investment Joint Stock Company were forced to return business premise at No. 44 Ba Trieu, Hang Bai Ward, Hoan Kiem District, Hanoi to the Corporation under legal provisions.

Ms. Nguyen Thi Thu Nguyet was forced to pay assigned revenue subject to late payment from November 01st, 2012 to return of premise at 44 Ba Trieu (temporarily calculated up to June 30th, 2014) equivalent to 376,400,000 VND and calculated to the date that Ms. Nguyet completes her obligations or the case is judged (according to list of liabilities for premise at 44 Ba Trieu).

The Court recorded declaration of Ms. Nguyet and Ms. Nguyet supplied house address of Mr. Le The Cuong. Hanoi Housing Management and Development One Member Company Limited participated litigation and issued document to give opinion to the Court and state that Hanoi Housing Management and Development One Member Company Limited requires the competent authorities to recover premise at 44 Ba Trieu.

The Sub-Department of Public Asset Management – Department of Finance issued Official Dispatch No. 4831/STC-QLCS on September 22nd, 2015 on answer to the Court on rights of the Corporation in the case.

The Corporation sent official dispatch to require Hanoi Housing Management and Development One Member Company Limited to sign contract for lease of house at 44 Ba Trieu under direction of the People's Committee of Hanoi and documents of the Department of Finance.

The Court required Ms. Sang, Mr. Thang directly performing business activities at premise at 44 Ba Trieu to participate in litigation as people with related rights (Ms. Sang and her husband supplied the Court with documents on premise transfer with Mr. Le The Cuong and registration of temporary residence of their spouse and son at premise at 44 Ba Trieu). The Court made decision on the second judgment.

On July 22nd, 2016, the People's Court of Hoan Kiem District issued first-instance judgment no. 05/2016/DS-ST on recovery of premise for the Corporation. However, Ms. Tran Thi Sang, Mr. Dao Trong Thang and Mr. Dao Tien Loi appealed against the whole content of first-instance judgment no. 5 above. Besides, Mr. Le The Cuong appealed against judgment requiring Mr. Le The Cuong to pay house transfer amount to Mr. Dao Trong Thang.

On September 20th, 2017, the People's Court of Hoan Kiem District issued appellate judgment no. 163/2017/DS-PT on adjudgment of disputes regarding use right of house at 44 Ba Trieu as follows:

- + To approve petition of Hanoi Trade Corporation on claim for land and house premise at No. 44 Ba Trieu

- + To enforce Ms. Nguyen Thi Thu Nguyet, Duy Quan Investment Joint Stock Company, Mr. Le The Cuong, Thang Loi Import and Export Company Limited, Ms. Tran Thi Sang, Mr. Dao Trong Thang and Mr. Dao Tien Loi to hand the whole area of land and house at 44 Ba Trieu over to Hanoi Trade Corporation for use and business under Decision No. 6201/QD-UBND on December 17th, 2010 and Decision No. 4739/QD-UBND on September 27th, 2010 of the People's Committee of Hanoi.

Hanoi Trade Corporation and Hanoi Housing Management and Development Company Limited assume responsibility for performing procedures to sign house lease contract under regulations in Article 2, 3 of Decision No. 4739/QD-UBND on September 27th, 2010 of the People's Committee of Hanoi.

- + To enforce Ms. Nguyen Thi Thu Nguyet to pay Hanoi Trade Corporation assigned revenue from November 01st, 2012 to February 01st, 2014 equivalent to 193,607,617 VND.

- + To enforce Ms. Tran Thi Sang and Mr. Dao Trong Thang to compensate for Hanoi Trade Corporation to pay land and house rental from February 01st, 2014 to June 30th, 2016 equivalent to 363,790,035 VND.

On January 16th, 2018, the Sub-Department of Civil Judgment Enforcement of Hoan Kiem District issued Decision No. 04/QD-CCTHADS on handover of premise at 44 Ba Trieu, Hang Bai Ward, Hoan Kiem District to Hanoi Trade Corporation.

On January 22nd, 2018, the Sub-Department of Civil Judgment Enforcement of Hoan Kiem District worked and made minutes on settlement of judgment enforcement.

At present, the Corporation is actively coordinating with the Sub-Department of Civil Judgment Enforcement of Hoan Kiem District to perform appellate judgment no. 163/2017/DS-PT on adjudgment of disputes regarding use right of house 44 Ba Trieu on September 20th, 2017 of the People's Court of Hoan Kiem District

5- Premise at No. 2 Ly Thai To, Ly Thai To Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: Use area of the 1st floor of 2-floor house. The 2nd floor is used for residence.
 - Land area: 35 m²; house area: 35 m²
 - The premise was illegally occupied.
- c. Legal bases:
 - House lease contract no. 172/XN3/HDTN26/ XD on July 06th, 2009 with lease term to January 01st, 2014
 - Decision No. 6200/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.

d. Outstanding issues:

Hanoi Supermarket Company signed business cooperation contract no. 25/2014/HTKD/STHN- MH on June 23rd, 2014 with Mai Huyen Trading Company Limited whose director is Ms. Truong Ngoc Mai with contract period of 01 year (from July 01st, 2014 to June 30th, 2015). In the first six months of the contract, Mai Huyen Trading Company Limited closely and fully fulfilled financial obligations, to January, 2015, fee collection was difficult. Hanoi Supermarket Company inspected premise and identified that Mr. Thuyet was using premise, not Ms. Mai and Mr. Thuyet rented from Ms. Mai and promised to pay fee to June 30th, 2015 on June 22nd, 2015. Hanoi Supermarket Company issued Official Dispatch No. 75 on April 22nd, 2015 to rapidly liquidate the contract and recover the premise on June 30th, 2015. However, to June 30th, 2015, Hanoi Supermarket Company could not recover the premise.

The Corporation worked with the Public Security of Ly Thai To Ward to enforce recovery of the premise but recovery was unsuccessful. At present, the Corporation is gathering documents to initiate a lawsuit against Ms. Truong Ngoc Mai at the People's Court of Hoan Kiem District to recover premise at No. 2 Ly Thai To.

6- Premise at 55 Nguyen Trai, Nga Tu So Ward, Thanh Xuan District

- a. Asset classification: Land and house rented from the State
- b. Current state: 2-floor house
 - Land area: 56.2 m²; house area: 56.2 m²
 - The premise is used to supply food and drink catering services
- c. Legal bases:
 - Decision No. 6200/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned

by the State of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.

d. Outstanding issues:

Land and house premise at 55 Nguyen Trai is rented from the State of Trang Thi Trade and Services One Member Company Limited included in list of premise handed over at current state to the Corporation for implementation of scheme for development of safe vegetable and food network under Decision No. 6200/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Trang Thi Trade and Services One Member Company Limited.

Based on handover minutes on March 10th, 2010 on handover of land and house at 55 Nguyen Trai, Thanh Xuan District from Trang Thi Trade and Services One Member Company Limited to the Corporation, during implementation of partnership contract between Bicycle Repair Factory of Metal Ware and Chemical Company (Trang Thi Trade and Services One Member Company Limited) with Ms. Nguyen Thi Thanh, the Factory allowed Ms. Thanh to occupy business area for her family to use for private purposes before 1993 with occupied area of 55 m² on the 1st floor.

From receipt of premise at 55 Nguyen Trai handed over, the Corporation paid land and house rental for actual use area of 56.2 m². In 2016, Thanh Xuan House Management Factory has not issued notification on house rental because of outstanding issues on residence.

Besides, partner cooperating business at premise at 55 Nguyen Trai has not handed land over to the Corporation for the Corporation to hand over to Hanoi Land Fund Development Center under decisions of the People's Committee of Hanoi.

1.2. House premises as enterprise assets, land rented from the State: 10 premises

1- Premise at 217 Hang Bong, Hang Bong Ward, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: Use the 1st floor of 2-floor house. The 2nd floor is used by other users.
 - Land area: 39.4 m²; house area: 39.4 m²
 - The Corporation is managing and waiting for handover to the People's Committee of Hanoi
- c. Legal bases:
 - Decision No. 1530/QD-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.
 - Handover minutes on July 31st, 2015 on handover of premise at 217 Hang Bong to Hanoi Trade Corporation.

d. Outstanding issues:

Trang Thi Trade and Services Joint Stock Company handed premise at 217 Hang Bong at current state over to Hanoi Trade Corporation for management and use, including partner renting land for business. Partner has not handed premise at 217 Hang Bong over to the Corporation for the Corporation to hand over to Land Fund Management Center of Hanoi under decisions of the People's Committee of Hanoi.

2- Premise at No. 7 Thuoc Bac, Hang Bo Ward, Hoan Kiem District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Current state: Use the 1st floor of 2-floor house. The 2nd floor is used by other users.

- Land area: 25.6 m²; house area: 25.6 m²

- The Corporation is managing and waiting for handover to the People's Committee of Hanoi

c. Legal bases:

- Decision No. 1530/QD-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.

- Handover minutes on July 31st, 2015 on handover of premise at No. 7 Thuoc Bac to Hanoi Trade Corporation.

- Official Dispatch No. 7955/UBND-KT on November 06th, 2015 of the People's Committee of Hanoi on approval of principle of Inter-Department proposal in Proposal No. 5249/TTrLN-STC-QLCS on lease land at No. 7 Hang Khay to Viet Tiep Lock Joint Stock Company with land lease term of 50 years and payment of rental for one time.

d. Outstanding issues:

- The People's Committee of Hanoi issued Document No. 7955/UBND-KT on November 06th, 2015 of the People's Committee of Hanoi on approval of principle of Inter-Department proposal in Proposal No. 5249/TTrLN-STC-QLCS. Viet Tiep Lock Joint Stock Company completed documents and submitted to the Department of Natural Resources and Environment to make decision on land rental for 50 years with payment of rental for one time.

- The Department of Natural Resources and Environment issued Document No. 7144/STNMT-DKTKDD on reporting to the People's Committee of Hanoi on handling of land and house premise at No. 7 Thuoc Bac. Accordingly, the Department of Natural Resources and Environment proposed that after Hanoi Trade Corporation completed adjustment of plan for restructuring of land and house premise at No. 7 Thuoc Bac, The Department of Natural Resources and Environment shall propose to the People's Committee of Hanoi to lease land to Viet Tiep Lock Joint Stock Company under regulations.

Viet Tiep Lock Company failed to hand over land of premise at 7 Thuoc Bac over to the Corporation for the Corporation to hand over to Hanoi Land Fund Development Center under decisions of the People's Committee of Hanoi as a result.

3- Premise at Linh Nam Store, Linh Nam Ward, Hoang Mai District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Current state: 1-floor house
 - Land area: 108.44 m²; house area: 108.44 m²
 - The Corporation is managing and waiting for handover to the People's Committee of Hanoi
- c. Legal bases:
 - Decision No. 1530/QD-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.
 - Warehouse lease contract no. 88/HDTTS on May 05th, 2000.
 - Handover minutes on July 31st, 2015 on handover of premise at Linh Nam Store to **Hanoi Trade Corporation.**

d. Outstanding issues:

Premise at Linh Nam Store assigned by the Administration Committee of Hanoi to Linh Nam Food Company of the Department of Trade and Industry of Hanoi in 1968 under Decision No. 1079/UB/KTCB on June 04th, 1968. To March, 2003, under regulations of the People's Committee of Hanoi on certification of land use right, Thanh Tri Trade Company rented measurement at scale of 1/200 with actual land area of 108.44 m².

When Thanh Tri Trade Company was merged into Trang Thi Trade and Services Company under Decision No. 7645/QD-UB on December 17th, 2003 of the People's Committee of Hanoi on "merger of Thanh Tri Trade Company into Trang Thi Trade and Services Company of the Department of Trade of Hanoi from January 01st, 2004", Trang Thi Trade and Services Company received handover of 01 contract no. 88/HDTTS on May 05th, 2020 on lease of asset at premise at Linh Nam Store with lease of 20 years to May 05th, 2020 with Ms. Hoang Thi Tuyet ((rental was paid for one time when contract was signed and did not include land rental of the State that lessee shall pay on an annual basis, contract expires in 2020). Since receipt of handover, Trang Thi Trade and Services One Member Company Limited shall still keep on inheriting implementation of lease contract above, paying annual rental of lessee under regulations of the State and did not perform business activities here.

Partner does not agree to return when contract has not expired and partner has applied for appointed purchase.

4- Premise at 63 Hang Giay, Dong Xuan Ward, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State
- b. Current state: Use the 1st floor of 2-floor house. The 2nd floor is used by other users.
 - Land area: 28.7 m²; house area: 28.7 m²

- The Corporation is managing and waiting for handover to the People's Committee of Hanoi

c. Legal bases:

- Decision No. 5965/QD-UBND on November 13th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Foodstuff One Member Company Limited of Hanoi Trade Corporation.
- Handover minutes on July 31st, 2015 on handover of premise at 63 Hang Giay to Hanoi Trade Corporation.

d. Outstanding issues:

Hanoi Foodstuff Joint Stock Company handed premise at 63 Hang Giay at current state over to Hanoi Trade Corporation for management and use, including partner renting land for business. Partner has not handed premise at 63 Hang Giay over to the Corporation for the Corporation to hand over to Land Fund Management Center of Hanoi under decisions of the People's Committee of Hanoi.

5- Lane 349 Minh Khai, Minh Khai Ward, Hai Ba Trung District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Current state: There are 4 households building house

- Land area: 617.5 m²; house area: 357.9 m²
- Households live in the whole area of premise.

c. Legal bases:

- Decision No. 2493/QD-UBND on June 02nd, 2011 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister;
- Decision No. 72/TC-BH on May 20th, 1989 of Hanoi Department Store Company on allocation of house to Mr. Lam Van Huynh.
- Decision No. 145/BH-BCML on November 11th, 1992 of Hanoi Department Store Company on allocation of house to Ms. Le Thi Tu.
- Decision No. 234/TC-BH on December 06th, 1993 of Hanoi Department Store on allocation of house to Mr. Vo Dinh Nguyen.
- Minutes on handover of house in 2007 for Ms. Nguyen Thi Thuan.

a. Outstanding issues:

Premise in Lane 349 Minh Khai is land and house as enterprise asset of the Corporation with land area of 618.4 m² and construction floor area of 3,376 m². Hanoi Department Store Company previously allocated premise in Lane 349 Minh Khai to three employees under Decision No. 72/TC-BH on May 20th, 1989, Decision No. 145/BH-BCML on November 11th,

1992 and Decision No. 234/TC-BH on December 06th, 1993 n allocation of premise in Lane 349 Minh Khai to Mr. Lam Van Huynh, Ms. Le Thi Tu and Mr. Vo Dinh Nguyen.

In 2007, the Corporation performed land clearance in 106 Nguyen An Ninh to perform Truong Dinh Trade and Service Center project and moved household of Ms. Nguyen Thi Thuan to Lane 349 Minh Khai.

At present, 04 households above live in the whole area of premise in Lane 349 Minh Khai. The Corporation shall pay land and non-agricultural land rental in recent years without exploiting, using the premise. The People's Committee of Hanoi is required to certify land use for households living at premise in Lane 349 Minh Khai.

6- Premise at H2 Kim Giang, Kim Giang Ward, Thanh Xuan District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Current state: 1-floor house with tole roof

- Land area: 60.48 m2; house area: 60.48 m2
- The premise was illegally occupied in history.

c. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister;
- Minutes of handover on April 29th, 2011 from Hanoi Agricultural Product Import and Export Service One Member Company Limited to Hanoi Trade Corporation.
- Petition of the Corporation on July 22nd, 2014.

d. Outstanding issues:

Business premise at H2 Kim Giang Residential Quarter, Kim Giang Ward, Thanh Xuan District is land and house owned by the State leased to Hanoi Agricultural Product Import and Export Service One Member Company Limited (Hanoi Agricultural Product Company) for business premise. Hanoi Agricultural Product Company handed over to Ms. Nguyen Thi Thanh Phuong, trader of the Company to use for business purpose.

On September 27th, 2010, the People's Committee of Hanoi issued Decision No. 4739/QD-UBND on transfer, assignment of land and house premises owned by the State to Hanoi Trade Corporation for implementation of scheme for development of safe vegetable and food network. Accordingly, land and house premises of some member companies are transferred at current state to assets, land, house, finance and employees managed and used by the Corporation. Among premises assigned to the Corporation, there is premise at H2 Kim Giang (60.48 m2 of land, 60.48 m2 of construction floor) of Hanoi Agricultural Product Company.

On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6201/QD-UBND on approval of plan for restructuring, handling of land and house premise

owned by the State. Accordingly, business premise above was transferred from Hanoi Agricultural Product Company to the Corporation. The People's Committee of Hanoi made official decision on transfer of premise at H2 Kim Giang (60.48 m² of land, 60.48 m² of construction floor) from Hanoi Agricultural Product Company to the Corporation for implementation of scheme for development of safe vegetable and food network.

On April 26th, 2011, Hanoi Agricultural Product Company issued Decision No. 77/QD-TCLD on transfer of Ms. Nguyen Thi Thanh Phuong, sales employee of Hom Market Vegetable and Fruit Store working in premise at H2 Kim Giang to the Corporation from May 01st, 2011.

On April 29th, 2011, Hanoi Agricultural Product Company signed minutes on handover of premise above to the Corporation for management and use.

On May 04th, 2011, the Corporation and Hanoi Agricultural Product Company made minutes on handover of 14 employees at premises handed over to the Corporation for management and use, including Ms. Nguyen Thi Thanh Phuong – employee at premise at H2 Kim Giang.

On May 19th, 2011, the Corporation issued Decision No. 198/QD-TCT-QTNS on receipt of Ms. Phuong of Hanoi Agricultural Product Company to work in Domestic Market Development Center of the Corporation from May 01st, 2011.

On May 30th, 2011, the Corporation and Ms. Nguyen Thi Thanh Phuong made minutes on handover and transfer of employee. Accordingly, store at H2 Kim Giang shall be handed over to prepare for repair and Ms. Nguyen Thi Thanh Phuong shall be assigned to work in Supermarket at 135 Luong Dinh Cua but Ms. Nguyen Thi Thanh Phuong did not agree.

On August 25th, 2011, the Corporation and Hanoi Agricultural Product Company discussed with Ms. Nguyen Thi Thanh Phuong about complete settlement of premise at H2 Kim Giang to the Corporation for management and use. Ms. Nguyen Thi Thanh Phuong required use of land area of 10 m² behind premise at H2 Kim Giang (auxiliary area). However, the Corporation did not agree on this requirement of the Ms. Nguyen Thi Thanh Phuong because this requirement was beyond authority of the Corporation.

On August 02nd, 2012, the Corporation and Ms. Nguyen Thi Thanh Phuong discussed about complete settlement of premise handover. In this discussion, Ms. Nguyen Thi Thanh Phuong required maintenance of one kiosk for residence with area of 30 m² and handover of one remaining kiosk with area of 30 m² to the Corporation. However, the Corporation did not agree on this requirement and required Ms. Nguyen Thi Thanh Phuong to distribution, remove all assets and goods for the Corporation to receive premise and perform business activities on December 31st, 2012.

On August 04th, 2012, the Corporation sent Notification No. 261/TB-TCT-QLML requiring Ms. Nguyen Thi Thanh Phuong to come to head office of the Corporation to directly work with managers of the Corporation for completely settle issue.

On July 22nd, 2013, the Corporation kept on sending Notification No. 42/TB-TCT-TTND to Ms. Nguyen Thi Thanh Phuong to book meeting on request for settlement of issue. If Ms.

Nguyen Thi Thanh Phuong is absent, the Corporation shall recover premise under legal provisions. However, Ms. Nguyen Thi Thanh Phuong did not come under notification.

Because Ms. Nguyen Thi Thanh Phuong intentionally failed to fulfill obligation of business premise handover and payment of land, house rental and non-agricultural land tax to the Corporation, resulting in serious damage to legitimate rights of the Corporation, the Corporation shall initiate a lawsuit at the People's Court of Thanh Xuan District:

- To force Ms. Nguyen Thi Thanh Phuong to hand business premise at H2 Kim Giang Residential Quarter, Kim Giang Ward, Thanh Xuan District, Hanoi over to the Corporation under legal provisions.
- To force Ms. Nguyen Thi Thanh Phuong to pay land rental from July, 2011 and non-agricultural land tax from January, 2013 to the time of return of premise at H2 Kim Giang (temporarily calculated up to June 30th, 2014) equivalent to 25,131,197 VND and calculated to the date that Ms. Nguyen Thi Thanh Phuong completes her obligations or the case is judged (according to list of liabilities for premise at H2 Kim Giang).

After the Court received documents, the Court mediated but Ms. Nguyen Thi Thanh Phuong failed to come. The Corporation sent document to require the Court to suspend mediation with Ms. Nguyen Thi Thanh Phuong and judge the case under legal provisions.

On February 04th, 2016, Court of Thanh Xuan District performed asset valuation at premise at H2 Kim Giang. However, the Valuation Council could not work because family of Ms. Nguyen Thi Thanh Phuong did not cooperate. The Court made minutes to record the incident to keep on settling the case under regulations.

7- Premise at 107 Nguyen Luong Bang, Nam Dong Ward, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Current state: 2-floor house

- Land area: 73 m²; house area: 135.6 m²
- The premise was illegally occupied in history.

c. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister;
- Minutes of handover on September 07th, 2012 from Hanoi Agricultural Product Import and Export Service One Member Company Limited to Hanoi Trade Corporation.
- Petition of the Corporation on July 22nd, 2014.

d. Outstanding issues:

On December 12th, 1998, Hanoi Vegetable, Fruit and Agricultural Product Company signed land lease contract no. 467-245.98/DC-HDTD with land lessor as the Department of Land

and House of Hanoi. Accordingly, the Department of Land and House of Hanoi leased 73 m2 of land at No. 107 Nguyen Luong Bang, Nam Dong Ward, Dong Da District to Hanoi Agricultural Product Company for business. Rented land plot position was determined under diagram in declaration of land use no. 09 on July 01st, 1996 of Hanoi Agricultural Product Import and Export Service One Member Company Limited (Hanoi Agricultural Product Company) under Directive No. 245/TTg on April 22nd, 1996 confirmed by the People's Committee of Nam Dong Ward on July 21st, 1996. Hanoi Agricultural Product Company assigned to its employee Ms. Do Kim Oanh for business.

On September 27th, 2010, the People's Committee of Hanoi issued Decision No. 4739/QD-UBND on transfer, assignment of land and house premises owned by the State to Hanoi Trade Corporation for implementation of scheme for development of safe vegetable and food network. Accordingly, land and house premises of some member companies are transferred at current state to assets, land, house, finance and employees managed and used by the People's Court of Dong Da District. Among premises assigned to the People's Court of Dong Da District, there is premise at 107 Nguyen Luong Bang (73 m2 of land, 135.6 m2 of construction floor) of Hanoi Agricultural Product Company.

On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6201/QD-UBND on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Agricultural Product Company. Accordingly, the People's Committee of Hanoi made official decision on transfer of at 107 Nguyen Luong Bang (73 m2 of land, 135.6 m2 of construction floor) from Hanoi Agricultural Product Company to the Corporation for implementation of scheme for development of safe vegetable and food network.

Since January, 2011, the Corporation received premise at 107 Nguyen Luong Bang from Hanoi Agricultural Product Company.

On April 26th, 2011, Hanoi Agricultural Product Company issued Decision No. 104/QD-TCLD on transfer of Ms. Do Kim Oanh to the Corporation from May 01st, 2011.

On May 04th, 2011, Hanoi Agricultural Product Company and the Corporation made minutes on employee handover. Accordingly, Ms. Do Kim Oanh shall be transferred to the Corporation to work in safe vegetable and food chain store of Domestic Market Development Center.

On May 19th, 2011, the Corporation officially issued Decision No. 218/QD-TCT-QTNS on receipt of Ms. Do Kim Oanh, sales employee at premise at 107 Nguyen Luong Bang to work in Domestic Market Development Center of the Corporation.

After receiving Ms. Do Kim Oanh for work, the Corporation and Ms. Do Kim Oanh held meetings on August 30th, 2012 and September 07th, 2012. Accordingly, the Corporation assigned Ms. Do Kim Oanh to keep on performing business activities at premise at 107 Nguyen Luong Bang. Ms. Do Kim Oanh had obligation to pay assigned sales revenue at premise at 107 Nguyen Luong Bang to the Corporation at the same time. Ms. Do Kim Oanh also agreed to hand land at premise at 107 Nguyen Luong Bang over when the Corporation required. In detail, value of assigned sales revenue for premise at 107 Nguyen Luong Bang is agreed by two parties as follows:

- Assigned sales revenue from May 01st, 2011 to December 31st, 2011 is 4,840,000 VND per month. Total revenue is 38,720,000 VND;

- Assigned sales revenue from January 01st, 2012 to April 30th, 2012 is 4,920,000 VND per month. Total revenue is 19,680,000 VND;

- Assigned sales revenue from May 01st, 2012 to August 31st, 2012 is 5,266,000 VND per month. Total revenue is 21,064,000 VND.

On December 27th, 2012, the Corporation and Ms. Do Kim Oanh agreed on assignment of sales revenue of 2013 at premise at 107 Nguyen Luong Bang as 20,000,000 VND per month.

On June 06th, 2013, the Corporation issued Notification No. 28/TB-TCT-TTPTTTND to Ms. Do Kim Oanh to notify payment of insufficient assigned sales revenue of 2012 and the first six months of 2013 equivalent to 133,964,000 VND. Simultaneously, the Corporation notified that if after June 25th, 2013, Ms. Do Kim Oanh failed to complete obligation to pay assigned sales revenue, premise at 107 Nguyen Luong Bang shall be recovered.

After receiving Notification No. 28, Ms. Do Kim Oanh only paid the Corporation 10,000,000 VND. On June 28th, 2013, the Corporation kept on issuing Notification No. 30/TB-TCT-TTPTTTND to require Ms. Do Kim Oanh to pay assigned sales revenue of 2012 equivalent to 3,964,000 VND and assigned sales revenue of 2013 equivalent to 20,000,000 VND per month multiplying by 6 months (120,000,000 VND), total amount of 123,964,000 and the Corporation prescribed payment before July 05th, 2013 at the same time.

However, Ms. Do Kim Oanh violated payment obligation, thus, on July 10th, 2013, the Corporation sent Notification No. 36/TB-TCT-TTND to Ms. Do Kim Oanh to notify official recovery of premise at 107 Nguyen Luong Bang from July 15th, 2013.

On August 31st, 2013, the Corporation kept on issuing Notification No. 63/TB-TCT-TTND on recovery of premise at 107 Nguyen Luong Bang after making conditions for Ms. Do Kim Oanh to fulfill obligation of payment of assigned sales revenue to August 24th, 2013.

After receiving Notification No. 63/TB-TCT-TTND on August 31st, 2013, on September 04th 2013, Ms. Do Kim Oanh only paid the Corporation insufficient assigned sales revenue of 2012 equivalent to 3,964,000 VND.

At present, after the Corporation required Ms. Do Kim Oanh to hand land of premise at 107 Nguyen Luong Bang over but Ms. Do Kim Oanh intentionally failed to fulfill obligation of business premise handover and pay outstanding assigned sales revenue to the Corporation, resulting in serious damage to legitimate rights of the Corporation, the Corporation shall initiate a lawsuit at the People's Court of Dong Da District.

- To force Ms. Do Kim Oanh to return business premise at No. 107 Nguyen Luong Bang, Nam Dong Ward, Dong Da District, Hanoi to the Corporation.
- To force Ms. Do Kim Oanh to pay assigned sales revenue from January 01st, 2013 to the time of return of premise at 107 Nguyen Luong Bang (temporarily calculated up to June 30th, 2014) equivalent to 360,000,000 VND and calculated to the date that Ms. Do Kim Oanh completes her obligations or the case is judged (according to list of liabilities for premise at 107 Nguyen Luong Bang).

The Court is inspecting parties with rights and obligations related to disputes in premise at 107 Nguyen Luong Bang, Dong Da District.

The Public's Security of Dong Da District issued document to answer about necessity to identify, inspect more contents before concluding whether the case is criminal.

The Court issued Official Dispatch No. 195/CV-TA on June 30th, 2016 on question about origin of land an house at 107 Nguyen Luong Bang sent to the People's Committee of Hanoi and the Department of Natural Resources and Environment (question about origin, management, use, right to manage, use of the Corporation and right to initiate a lawsuit of the Corporation).

At present, the People's Court of Dong Da District is handling documents about the case.

8- Premise in Kham Thien Market Lane, Kham Thien Ward, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Current state: 1-floor kiosk

- Land area: 46.8 m²; house area: 46.8 m²
- Used as Haprofood

c. Legal bases:

- Decision No. 6199/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Foodstuff One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.
- Contract no. 136-245.99/DC-HDTD on March 29th, 1999.
- Handover minutes on December 15th, 2010 from Hanoi Foodstuff One Member Company Limited to Hanoi Trade Corporation.

9- Premise at A9 Van Chuong, Van Chuong Ward, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Current state: 1-floor house with tole roof

- Land area: 54.87 m²; house area: 54.87 m²
- The premise is closed and waiting for handover to Land Fund Development Center.

c. Legal bases:

- Decision No. 6199/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Foodstuff One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.
- Contract no. 134-245.99/DC-HDTD on March 29th, 1999.

- Handover minutes on March 31st, 2011 from Hanoi Foodstuff One Member Company Limited to Hanoi Trade Corporation.

d. Outstanding issues:

Premise at A9 Van Chuong, Van Chuong Ward, Dong Da District was previously managed and used by Hanoi Foodstuff Company with business area of **137.5 m2** (under land lease contract no. 134-245.99/DC-HDTD on March 29th, 1999 between the Department of Land and House of Hanoi and Hanoi Foodstuff Company on lease of land in A9 Van Chuong Residential Quarter, Van Chuong Ward, Dong Da District, Hanoi for business).

On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6199/QD-UBND on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Foodstuff One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister. Accordingly, land and house premise at A9 Van Chuong Residential Quarter, Dong Da District, Hanoi was transferred at current state from Hanoi Foodstuff One Member Company Limited to Hanoi Trade Corporation for management and use with land area of **87.37 m2**;

On March 31st, 2011, Hanoi Foodstuff One Member Company Limited handed a part of land of land and house premise at A9 Van Chuong Residential Quarter, Dong Da District over to Hanoi Trade Corporation for management and use with land area of **54.87 m2**;

On April 21st, 2017, the People's Committee of Hanoi issued Decision No. 2393/QD-UBND on April 21st, 2017 on approval of plan for use of land and house premises after equitization of Parent Company - Hanoi Trade Corporation. Accordingly, land at A9 Van Chuong, Dong Da District was recovered and handed over to Land Fund Development Center of the Department of Natural Resources and Environment of Hanoi for receipt, auction under legal provisions and provisions of Hanoi with land area of **54.87 m2**.

Land at A9 Van Chuong has not been handed over to Hanoi Land Fund Development Center because of outstanding issues on area. Hanoi Trade Corporation is coordinating with Hanoi Foodstuff Joint Stock Company and the competent authorities to settle.

At the time of transformation into Joint Stock Corporation, if the Corporation has not completely settled issues above, Hanoi Trade Joint Stock Corporation shall assume responsibility for inheriting, coordinating with Hanoi Foodstuff Joint Stock Company and the competent authorities to keep on settling.

10- Premise at 151 Giang Vo, Giang Vo Ward, Ba Dinh District

- Asset classification: House premises as enterprise assets, land rented from the State
- Current state: 1-floor house with flat roof
 - Land area: 32.34 m2; house area: 32.34 m2
 - The premise was illegally occupied in history. The Corporation initiated a lawsuit at the People's Court of Dong Da District.
- Legal bases:
 - Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned

by the State of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.

- Petition on July 22nd, 2014 of Hanoi Trade Corporation.

d. Outstanding issues:

Ms. Vi Thi Hong Thoa was previously trader of Hanoi Vegetable, Fruit and Agricultural Product Company assigned to sell goods at business premise at No. 151 Giang Vo, Dong Da District, Hanoi.

On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6201/QD-UBND on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Agricultural Product Import and Export Service One Member Company Limited (Hanoi Agricultural Product Company). Accordingly, the People's Committee of Hanoi made official decision on transfer premise at 151 Giang Vo (32.34 m² of land, 32.34 m² of construction floor) at current state from Hanoi Agricultural Product Company to asset, house, architectural work and labor of the Corporation for management, use and formulation of new investment and construction project.

On May 04th, 2011, Hanoi Agricultural Product Company and the Corporation made minutes on employee handover. Accordingly, Ms. Vi Thi Hong Thoa shall be transferred to the Corporation to work in safe vegetable and food chain store of Domestic Market Development Center of the Corporation of the Corporation.

On June 12th, 2012, the Corporation made minutes with Ms. Vi Thi Hong Thoa on assignment of sales revenue at premise at 151 Giang Vo. Accordingly, Ms. Vi Thi Hong Thoa committed to handing premise over when the Corporation required. Simultaneously, two parties agreed on assigned sales revenue from June 01st, 2011 to June 30th, 2012 as follows:

- Assigned sales revenue of 2,834,350 VND per month was applied from June 01st, 2011 to December 31st, 2011.

- Assigned sales revenue of 4,518,172 VND per month was applied from January 01st, 2012 to June 30th, 2012.

- From July 01st, 2012, Ms. Vi Thi Hong Thoa had obligation to receive and pay sales revenue assigned by the Corporation.

On June 26th, 2012, the Corporation made minutes with Ms. Vi Thi Hong Thoa to confirm that Ms. Vi Thi Hong Thoa had obligation to receive and pay assigned sales revenue to the Corporation and Ms. Vi Thi Hong Thoa agreed to hand premise at 151 Giang Vo over when the Corporation required.

On October 20th, 2012, the Corporation inspected and identified that Ms. Vi Thi Hong Thoa rehabilitated, repaired without permission and on October 23rd, 2012, the Corporation made minutes with Ms. Vi Thi Hong Thoa related to rehabilitation, repair of premise at 151 Giang Vo and transformation of business type by Ms. Vi Thi Hong Thoa without consent of the Corporation.

On October 25th, 2012, Ms. Vi Thi Hong Thoa submitted application for repair, rehabilitation of business premise and transformation of business purpose. Accordingly, Ms. Vi Thi Hong Thoa required transformation of business from confectionery to garments.

On November 22nd, 2012, the Corporation issued Official Dispatch No. 31/TCT-TTPTTTND to answer to application of Ms. Vi Thi Hong Thoa. Accordingly, the Corporation did not agree on application for repair, rehabilitation and plan for transformation proposed by Ms. Vi Thi Hong Thoa.

On February 28th, 2013, the Corporation issued Notification No. 05/TB-TCT-TTPTTTND to Ms. Vi Thi Hong Thoa to notify assigned sales revenue of February, 2013 equivalent to 9,000,000 VND per month. The Corporation notified recovery of premise at 151 Giang Vo on June 01st, 2013 at the same time to implement Office Project of the Corporation. The Corporation shall provide job appropriate to qualification, capacity of Ms. Vi Thi Hong Thoa from June 02nd, 2013.

However, to June 01st, 2013, Ms. Vi Thi Hong Thoa failed to fulfill obligation to hand premise at 151 Giang Vo over to the Corporation. On June 18th, 2013, the Corporation held a meeting with Ms. Vi Thi Hong Thoa to record opinion, demand of Ms. Vi Thi Hong Thoa. In meeting, Ms. Vi Thi Hong Thoa desired to keep on performing business activities at premise at 151 Giang Vo but the Corporation did not agree.

At present, Ms. Vi Thi Hong Thoa still has not fulfilled obligation to hand business premise over and paid monthly assigned sales revenue to the Corporation, resulting in serious damage to legitimate rights of the Corporation, the Corporation shall initiate a lawsuit at the People's Court of Dong Da District:

To force Ms. Vi Thi Hong Thoa to return the whole business premise at No. 151 Giang Vo, Cat Linh Ward, Dong Da District, Hanoi to the Corporation.

- To force Ms. Vi Thi Hong Thoa to pay assigned sales revenue subject to late payment from June 01st, 2013 to the time of return of premise at 151 Giang Vo (temporarily calculated up to June 30th, 2014) equivalent to 117,000,000 VND and calculated to the date that Ms. Vi Thi Hong Thoa completes her obligations or the case is judged (according to list of liabilities for premise at 151 Giang Vo).
- The People's Court of Dong Da District sent official dispatch to the Public's Security of Dong Da District to require supply of information about case related to fraud, occupation of assets by Ms. Ta Thi Thuy Lieu (Ms. Ta Thi Thuy Lieu was sublessee of assets on land of Ms. Truong Thi Mai authorized by Ms. Vi Thi Hong Thoa to manage, use the premise during sickness. Ms. Ta Thi Thuy Lieu committed fraud and sold land house premise to Mr. Vinh who is illegally occupying premise at 151 Giang Vo). The People's Court of Dong Da District suspended the case to wait for answer of the Public's Security of Dong Da District.

On February 05th, 2016, the People's Court of Dong Da District received Official Dispatch of the Public's Security of Dong Da District to state that the case inspected by the

Public's Security of Dong Da District related to transfer of premise at 151 Giang Vo from Ms. Vi Thi Hong Thoa to Ms. Truong Thi Mai and Mr. Tran Van Vinh at present was not criminal.

In opinion of the Court, the Court allowed Mr. Tran Van Vinh who is directly managing premise at 151 Giang Vo to participate litigation.

On July 20th, 2016, the People's Court of Dong Da District convened parties to head office of the Court to work, including authorized representative of the Corporation, Ms. Vi Thi Hong Thoa (Defendant), Mr. Tran Van Vinh (Person with related rights, obligations – Mr. Tran Van Vinh was determined and allowed by the Court to participate litigation, Mr. Tran Van Vinh is actually managing and using premise at 151 Giang Vo). In the meeting, Mr. Tran Van Vinh accused Ms. Ta Thi Thuy Lieu and Ms. Truong Thi Mai in the Public's Security of Hanoi of fraud and occupation of assets (committed fraud to require Mr. Vinh to purchase premise at 151 Giang Vo to occupy about VND 5 billion), the accusation was settled by the Public's Security of Hanoi (settled by PC44). Mr. Tran Van Vinh required the Court to transfer documents to the Public's Security for settlement of this case, Ms. Vi Thi Hong Thoa had no new opinion and required the Court to settle under legal provisions. In the meeting, representative of the Corporation stated that the Corporation did know fraud and occupation of assets of Mr. Tran Van Vinh by Ms. Ta Thi Thuy Lieu. The Corporation maintained lawsuit and required the Court to force Ms Vi Thi Hong Thoa and Mr. Tran Van Vinh to coordinate to hand premise over to the Corporation under decisions of the People's Committee of Hanoi;

The People's Court of Dong Da District shall work with the Public's Security of Hanoi to inspect declaration of Mr. Tran Van Vinh and keep on convening parties in the future.

On August 01st, 2016, the Department of Construction issued Document No. 6369/SXD-PC on supply of origin of house 151 Giang Vo self-controlled by enterprise (not special house owned by the State and managed by Hanoi Housing Management and Development One Member Company Limited).

- On December 01st, 2017, the People's Court of Dong Da District issued document to convene related parties and Decision No. 169/2017/QDXX-DSST on dispute in claim for land and house use right and civil contract dispute between Hanoi Trade Corporation and Ms. Vi Thi Hong Thoa.

- On December 19th, 2017, the People's Court of Dong Da District issued document to convene related parties on dispute in claim for land and house use right and civil contract dispute between Hanoi Trade Corporation and Ms. Vi Thi Hong Thoa. In first instance trial on December 19th, 2017, Mr. Tran Van Vinh – person with related obligations was absent from the court. Chairman of the trial concluded to postpone the court to December 28th, 2017.

- On December 28th, 2017, the People's Court of Dong Da District re-opened the trial but suspended the court because authorized representative of Mr. Tran Van Vinh submitted application to require the Court to allow Ms. Truong Thi Mai, Ms. Ta Thi Thuy Lieu to participate in litigation because Ms. Mai, Ms. Lieu received house from Ms. Thoa and sold to Mr. Vinh, resulting in management of premise at 151 Giang Vo by Mr. Vinh. The Court agreed and suspended the trial to supplement participants of litigation and collect more evidence. In case

current address of Ms. Mai, Ms. Lien cannot be determined, the Court shall inspect and list in local authorities at address specified in documents of the case to re-judge the case.

At present, the People's Court of Dong Da District is handling the case.

2. For premises that the Corporation has not received from Trang Thi Trade and Services Joint Stock Company and Hanoi Agricultural Product Import and Export Service Joint Stock Company, Hanoi Trade Corporation shall coordinate with joint stock companies to directly hand over to Land Fund Development Center – The Department of Natural Resources and Environment: 16 premises

2.1. Land and house premise rented from the State: 09 premises

Trang Thi Trade and Services Joint Stock Company (01 premise)

1- Premise at 29 Hang Dau, Dong Xuan Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 2-floor house
 - Land area: 22.17 m²; house area: 22.17 m²
 - Premise of Trang Thi Company was illegally occupied in history.
- c. Legal bases:
 - Decision No. 1530/QD-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.
- d. **Outstanding issues:** Ms. Vu Thi Ngoc Thanh was employee of Trang Thi Trade and Services One Member Company Limited and illegally occupied premise at 29 Hang Dau. Until now, Trang Thi Trade and Services One Member Company Limited has not recovered premise.

Hanoi Agricultural Product Import and Export Service Joint Stock Company

2- Premise at 8B Hang Thung, Ly Thai To Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: : Area of the 1st floor of 2-floor house.
 - Land area: 34.76 m²; house area: 34.76 m²
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history.
- c. Legal bases:
 - Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited leased to Tam Cuong Joint Stock Company to 2014. Tam Cuong Joint Stock Company failed to pay rental and illegally occupied this premise. Until now, Hanoi

Agricultural Product Import and Export Service One Member Company Limited has not recovered premise.

3- Premise at 107F Ton Duc Thang, Hang Bot Ward, Dong Da District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 2-floor house
 - Land area: 19.5 m²; house area: 19.5 m²
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history.
- c. Legal bases:
 - Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited leased to Supervision Management Consultancy and Investment Joint Stock Company to 2021. This Company failed to pay rental and illegally occupied this premise. Until now, Hanoi Agricultural Product Import and Export Service One Member Company Limited has not recovered premise.

4- Premise at 85 Hang Buom, Hang Buom Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 3-floor house
 - Land area: 28.67 m²; house area: 28.67 m²
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history.
- c. Legal bases:
 - Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited leased to Industry and Trade Solution Company Limited to 2015. Until now, Industry and Trade Solution Company Limited failed to return premise.

5- Premise at 30 Pho Hue, Hang Bai Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 2-floor house
 - Land area: 25 m²; house area: 25 m²

- Premise of Hanoi Agricultural Product Company was illegally occupied in history.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.

d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited leased to Mr. Thinh, Ms. Mai who were previously employees of the Company and Mr. Thinh, Ms. Mai subleased to Mr. Cuong. Until now, Mr. Cuong failed to return premise.

6- Premise at 18 Nguyen Van To, Cua Dong Ward, Hoan Kiem District

a. Asset classification: Land and house rented from the State

b. Current state: Area of the 1st floor of 2-floor house

- Land area: 28.84 m²; house area: 28.84 m².
- Premise of Hanoi Agricultural Product Company was illegally occupied in history.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- Business cooperation contract no. 01/LD-LK on May 14th, 2012 between Hanoi Agricultural Product Production, Import and Export Company and Mr. Vu Manh Cuong.

d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited signed business cooperation contract no. 01/LD-LK on May 14th, 2012 with Mr. Vu Manh Cuong with contract period to May 31st, 2022. Until now, Mr. Cuong did not agree on early liquidation of contract.

7- Premise at 41 Hang Bo, Hang Bo Ward, Hoan Kiem District

a. Asset classification: Land and house rented from the State

b. Current state: Area of the 1st floor of 2-floor house

- Land area: 55.54 m²; house area: 55.54 m²
- Premise of Hanoi Agricultural Product Import and Export Service One Member Company Limited is settled under direction of the People's Committee of Hanoi after conclusion of Inspectorate of the Department of Construction.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural

Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.

- House lease contract no. 527 on November 18th, 2013.
- Inspection conclusion on August 03rd, 2015 of the Department of Construction of Hanoi.
- Official Dispatch No. 6425/UBND-TNMT on September 14th, 2015 of the People's Committee of Hanoi on direction after conclusion of Inspectorate of the Department of Construction.
- Official Dispatch No. 3200/QL&PTN-QL of Hanoi Housing Management and Development One Member Company Limited on termination, liquidation of house lease contract between Housing Company No. 2 and Hanoi Agricultural Product Production, Import and Export Company registered in the Department of Land and House no. 527 on November 18th, 2013 at 41 Hang Bo.
- Official Dispatch No. 425/KHTH-XNKNS on November 27th, 2015 of Hanoi Agricultural Product Import and Export Service One Member Company Limited on handling after inspection of special house at 41 Hang Bo.

d. Outstanding issues:

Hanoi Agricultural Product Import and Export Service One Member Company Limited signed house lease contract no. 527 on November 18th, 2013 to lease to Ms. Truong Thi Thanh Thuy to the end of 2020. The People's Committee of Hanoi issued Document No. 6425 on September 14th, 2015 on direction after conclusion of Inspectorate of the Department of Construction on recovery of premise at 41 Hang Bo and priority of direct signing of contract with Bao Phu Company (Ms. Truong Thi Thanh Thuy is the Deputy Director). Because Ms. Truong Thi Thanh Thuy failed to pay land and house rental paid by Hanoi Agricultural Product Import and Export Service One Member Company Limited to Hoan Kiem Housing Factory, thus, the Company did not liquidated land and house lease contract with Hanoi Housing Management and Development One Member Company Limited.

8- Premise at 20 Hang Vai, Hang Bo Ward, Hoan Kiem District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 2-floor house
 - Land area: 38.89 m2; house area: 38.89 m2
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history. Hanoi Agricultural Product Company initiated a lawsuit at the People's Court of Hoan Kiem District.
- c. Legal bases:
 - Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade

Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- Lease contract no. 31/HDKT on December 21st, 2009.
- Petition on August 07th, 2014 of Hanoi Agricultural Product Import and Export Service One Member Company Limited.

d. Outstanding issues:

On December 21st, 2009, Hanoi Agricultural Product Import and Export Service One Member Company Limited leased premise at 20 Hang Vai to Ms. Vu Thi Thu Huong under lease contract no. 31/HDKT with lease term of 06 months (from December 21st, 2009 to June 21st, 2010). When contract period expired, Hanoi Agricultural Product Import and Export Service One Member Company Limited extended contract with Ms. Vu Thi Thu Huong for more six months. On December 17th, 2010, the People's Committee of Hanoi issued Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister. Accordingly, premise at 20 Hang Vai shall be transferred to the Corporation, thus, Hanoi Agricultural Product Import and Export Service One Member Company Limited notified Ms. Vu Thi Thu Huong to require contract termination, recovery to hand premise at 20 Hang Vai over to the Corporation. However, Ms. Vu Thi Thu Huong failed to hand premise at 20 Hang Vai over to Hanoi Agricultural Product Import and Export Service One Member Company Limited and illegally occupied premise at 20 Hang Vai until now. On August 07th, 2014, Hanoi Agricultural Product Import and Export Service One Member Company Limited submitted petition to the People's Court of Hoan Kiem District to recover premise.

On January 04th, 2018, the People's Court of Hoan Kiem District, Hanoi issued judgment no. 01/2018/KDTM-ST on claim for use right of house rented from the State on the 1st floor at No. 20 Hang Vai, Hoan Kiem District, Hanoi.

9- Premise at 111-112 C1 Trung Tu, Trung Tu Ward, Dong Da District

- a. Asset classification: Land and house rented from the State
- b. Current state: Area of the 1st floor of 5-floor residential quarter
 - Land area: 134.20 m²; house area: 134.20 m²
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history. Hanoi Agricultural Product Company initiated a lawsuit at the People's Court of Dong Da District.

c. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.
- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- Petition on August 14th, 2014 of Hanoi Agricultural Product Import and Export Service One Member Company Limited.

d. **Outstanding issues:** Premise at C1 Trung Tu includes two houses: house no. 111 and house no. 112 C1, Trung Tu, Dong Da District

* House No. 111 C1 Trung Tu: Hanoi Agricultural Product Import and Export Service One Member Company Limited assigned to Ms. Phan Thi Kim Thanh who is employee of the Company for management and business.

* House No. 112 C1 Trung Tu: Hanoi Agricultural Product Import and Export Service One Member Company Limited assigned to Ms. Nguyen Thi Hoi who is employee of the Company for management and business.

Under Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister, Hanoi Agricultural Product Import and Export Service One Member Company Limited notified recovery of premise at 111-112 C1 Trung Tu to hand over to the Corporation for implementation of scheme for development of safe vegetable and food network. However, Ms. Phan Thi Kim Thanh and Mr. Nguyen Thi Hoi failed to hand premise over to Hanoi Agricultural Product Import and Export Service One Member Company Limited and illegally occupied premise until now. On August 14th, 2014, Hanoi Agricultural Product Import and Export Service One Member Company Limited initiated a lawsuit at the People's Court of Dong Da District to recover premise.

2.2. House premises as enterprise assets, land rented from the State: 07 premises

Trang Thi Trade and Services Joint Stock Company (01 premise)

1- Premise at 38 Hang Dau, Dong Xuan Ward, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: Area of the 1st floor of 3-floor house. Other users use the 2nd floor and higher floors.
 - Land area: 49.4 m²; house area: 49.4 m²

- Premise of Trang Thi Company was illegally occupied in history.

c. Legal bases:

- Decision No. 1530/QĐ-UBND on April 10th, 2015 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Trang Thi Trade and Services One Member Company Limited of Hanoi Trade Corporation.

d. **Outstanding issues:**

Since June, 2011, taking advantage of business suspension by Trang Thi Trade and Services One Member Company Limited for repair, family of Mr. Nguyen Kim Lan used separate locks to lock doors, poured concrete iron door rails of store, carved retaining wall in lane to install separate iron doors to current locked house area that the Company is assigned to legally manage, use under land lease contract above and illegally used land and house area until now.

The Company has issued documents for many time to report, require the People's Committee of Hoan Kiem District, the Public's Security of Hoan Kiem District, the People's Committee of Dong Xuan Ward and the competent authorities in Hoan Kiem District, Dong Xuan Ward to take measures to promptly prevent, handle violations of law and recover land and house area illegally occupied above.

On August 07th, 2013, the Public Security of Hoan Kiem District issued Document No. 123/CAHK stating that dispute in 1-floor house no. 38 Hang Dau between Trang Thi Trade and Services Company and Mr. Nguyen Kim Lan was civil relation without crime and beyond authority of the Investigation Police of Hoan Kiem District".

On September 27th, 2013, in Document No. 975/UBND-TTr on report to the People's Committee of Hanoi, the People's Committee of Hoan Kiem District stated that this case was complicated because of various viewpoints in application of legal documents during settlement of the case, etc. After the People's Committee of Hanoi issued settlement result and direction, the People's Committee of Hoan Kiem District shall implement under regulation and within authority.

Until now, land and house area above is illegally occupied by family of Mr. Nguyen Kim Lan.

Hanoi Agricultural Product Import and Export Service Joint Stock Company

2- Premise at 132 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District

a. Asset classification: House premises as enterprise assets, land rented from the State

b. Current state: 1-floor house

- Land area: 69.9 m²; house area: 69.9 m²
- Premise of Hanoi Agricultural Product Import and Export Service One Member Company Limited was leased under business cooperation contract for long term. Partner did not agree to terminate contract ahead of schedule to hand land over.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
 - Store lease contract no. 132NT/HD-TCH on September 28th, 2012 between Hanoi Agricultural Product Production, Import and Export Company and Tan Bao Vu Company Limited.
 - Store handover minutes on October 10th, 2012 between Hanoi Agricultural Product Production, Import and Export Company and Tan Bao Vu Company Limited.
 - Minutes of meeting with Tan Bao Vu Company.
- d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited performed business cooperation contract with Tan Bao Vu Company Limited with contract period to September 28th, 2020. Tan Bao Vu Company did not agree to liquidate contract ahead of schedule to hand premise over.

3- Premise at 25 Quan Thanh, Quan Thanh Ward, Ba Dinh District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: 4-floor house
 - Land area: 60 m²; house area: 240 m²
 - Premise of Hanoi Agricultural Product Company was leased under business cooperation contract for long term. Partner did not agree to terminate contract ahead of schedule to hand land over.
- c. Legal bases:
 - Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- d. **Outstanding issues:** Hanoi Agricultural Product Import and Export Service One Member Company Limited signed business cooperation contract no. 116/HD-HTKD on April 24th, 2004 with Thu Do Investment, Construction and Development Joint Stock Company with contract period to 2035. Thu Do Investment, Construction and Development Joint Stock Company invested, built 1-floor house to 4-floor house and did not agree to liquidate contract ahead of schedule.

4- Premise at 5B Nguyen Thien Thuat, Dong Xuan Ward, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: 3-floor house
 - Land area: 20 m²; house area: 60 m²

- Premise of Hanoi Agricultural Product Company was assigned to employee for business. Employee did not hand premise over.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.

d. **Outstanding issues:** Employee of Hanoi Agricultural Product Import and Export Service One Member Company Limited is performing business activities at the premise, did not hand over and submitted application for appointed purchase to the Department of Finance.

5- Premise at 33 Tho Quan Lane, Tho Quan Ward, Dong Da District

a. Asset classification: House premises as enterprise assets, land rented from the State.

b. Current state: Area of the 1st floor of 2-floor house

- Land area: 27.75 m²; house area: 27.75 m²
- Premise of Hanoi Agricultural Product Import and Export Service One Member Company Limited was leased under business cooperation contract for long term. Partner did not agree to terminate contract ahead of schedule to hand land over.

c. Legal bases:

- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- Declaration of current use of public assets as land and house owned by the State and proposal on use land on March 10th, 2006 of Hanoi Agricultural Product Production, Import and Export Company.
- Application No. 09/BVTN on June 18th, 2015 of Thong Nhat Security Services Joint Stock Company on application for transfer of assets, works attached to land at No. 33 Tho Quan, Dong Da, Hanoi of Hanoi Agricultural Product Import and Export Service One Member Company Limited.
- Official Dispatch No. 7756/UBND-TMNT on October 30th, 2015 of the People's Committee of Hanoi on management and use of house owned by the State at 33 Tho Quan Lane, Dong Da, Hanoi
- Decision No. 01/DTr-SXD on November 24th, 2015 of Inspectorate Delegation of the Department of Construction of Hanoi on management, use of 27.25 m² of land area at No. 33 Tho Quan Lane, Dong Da, Hanoi
- Official Dispatch No. 02/KL-SXD on January 15th, 2016 of the Department of Construction on conclusion of Inspectorate on management, use of land and house premises at 33 Tho Quan Lane.

- Official Dispatch No. 670/VP-KT on January 25th, 2016 of the People's Committee of Hanoi on handling of land and house premise at No. 33 Tho Quan Lane based on Conclusion No. 02/KL-SXD on January 15th, 2016 of the Department of Construction. Accordingly, the People's Committee of Hanoi assigned the Department of Finance to chair, coordinate with the Department of Construction and related units to research, give advice regarding plan for handling of land and house at 33 Tho Quan Lane, report to the People's Committee of Hanoi for consideration and direction under regulations.

d. Outstanding issues:

The Department of Construction issued Document No. 02/KL-XD on January 15th, 2016 after Inspection Conclusion to propose the People's Committee of Hanoi to require Agricultural Product Company to urgently coordinate with Departments to prepare documents, perform procedures under regulations to submit to the People's Committee of Hanoi for recovery and handling under regulations in Clause 1.1 Article 1 of Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi. During handling, Thong Nhat Security Services Joint Stock Company (unit is directly using and has invested capital to repair, rehabilitate premise at 33 Tho Quan Lane) is prioritized to purchase at market price.

On January 25th, 2016, the People's Committee of Hanoi issued Official Dispatch No. 670/VP-KT on handling of land and house premise at No. 33 Tho Quan Lane. Accordingly, the People's Committee of Hanoi 1) assigned Hanoi Trade Corporation to direct Hanoi Agricultural Product Import and Export Service One Member Company Limited to terminate lease against regulations, coordinate with the Department of Finance, the Department of Natural Resources and Environment, the Department of Construction and related units to prepare documents, perform procedures under regulations to submit to the People's Committee of Hanoi for recovery of premise at 33 Tho Quan Lane under Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi, 2) assigned the Department of Finance to chair, coordinate with the Department of Construction and related units to research, give advice regarding plan for handling of land and house at 33 Tho Quan Lane, report to the People's Committee of Hanoi for consideration and direction under regulations.

6- Premise at 85 Tran Xuan Soan, Ngo Thi Nham Ward, Hai Ba Trung District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: Area of the 1st floor of 2-floor house
 - Land area: 36 m²; house area: 36 m²
 - Premise of Hanoi Agricultural Product Company is settled under direction of the People's Committee of Hanoi after conclusion of Inspectorate of the Department of Construction.
- c. Legal bases:
 - Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.

- Land lease contract no. 192-245/DC-ND-HDTD on September 21st, 2000.
- Official Dispatch No. 644/UBND-TNMT on September 15th, 2015 of the People's Committee of Hanoi on management and use of house owned by the State at 85 Tran Xuan Soan Street, Hai Ba Trung District.
- Official Dispatch No. 357/KHTH-XNKNS on October 07th, 2015 of Hanoi Agricultural Product Import and Export Service One Member Company Limited on management, use of premise at No. 85 Tran Xuan Soan Street, Hai Ba Trung, Hanoi.
- Decision No. 01/DTr-SXD on October 19th, 2015 of Inspectorate Delegation of the Department of Construction of Hanoi on management, use of house at 85 Tran Xuan Soan Street, Hai Ba Trung District, Hanoi.
- Official Dispatch No. 366/KHTH-XNKNS on October 20th, 2015 of Hanoi Agricultural Product Import and Export Service One Member Company Limited on management, use of premise at No. 85 Tran Xuan Soan Street, Hai Ba Trung, Hanoi.
- Inspection Conclusion No. 12811/KL-SXD on December 03rd, 2015 of the Department of Construction of Hanoi on inspection of management, use of house at 85 Tran Xuan Soan Street, Hai Ba Trung District by Hanoi Agricultural Product Import and Export Service One Member Company Limited.
- Official Dispatch No. 500/UBND-TNMT on January 29th, 2016 of the People's Committee of Hanoi on direction of handling after inspection of management, use of land and house at 85 Tran Xuan Soan Street, Hai Ba Trung District by Hanoi Agricultural Product Import and Export Service One Member Company Limited.

d. Outstanding issues:

On January 29th, 2016, the People's Committee of Hanoi issued Official Dispatch No. 500/UBND-MT, Official Dispatch No. 846/VP-TNMT on direction of handling after inspection of management, use of land and house at 85 Tran Xuan Soan Street, Hai Ba Trung District by Agricultural Product Company. The People's Committee of Hanoi assigned the Department of Finance to perform procedures to adjust Clause 1.1 Article 1 of Decision No. 6201/QD-UBND on December 17th, 2010 toward appointed sale of 31.69 m² of land and house on the 1st floor of House No. 85 Tran Xuan Soan to current user that is Dai Viet Service and Transport Company Limited for use as office, commercial trade at market price.

7- Premise at 70 Tho Nhuom, Cua Nam Ward, Hoan Kiem District

- a. Asset classification: House premises as enterprise assets, land rented from the State.
- b. Current state: 1-floor house before illegal occupation.
 - Land area: 27.75 m²; house area: 27.75 m²
 - At present, the Corporation is paying land rental and non-agricultural land tax at this premise (The Tax Sub-Department of Hoan Kiem District determined taxpayer of this premise as Hanoi Trade Corporation)
 - Premise of Hanoi Agricultural Product Company was illegally occupied in history

c. Legal bases:

- Decision No. 6201/QD-UBND on December 17th, 2010 of the People's Committee of Hanoi on approval of plan for restructuring, handling of land and house premise owned by the State of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation under Decision No. 09/2007/QD-TTg on January 19th, 2007 of the Prime Minister.
- Decision No. 7033/QD-UBND on December 25th, 2014 of the People's Committee of Hanoi on approval of enterprise value and equitization plan of Hanoi Agricultural Product Import and Export Service One Member Company Limited of Hanoi Trade Corporation.
- Official Dispatch No. 11297/SXD-B61 on December 21st, 2014 of the Department of Construction on House No. 70 Tho Nhuom Street.

d. Outstanding issues:

Premise of Hanoi Agricultural Product Import and Export Service One Member Company Limited was illegally occupied, the People's Committee of Hoan Kiem District issued land use right certificate for illegally occupied area to illegal occupier. On December 21st, 2014, the Department of Construction issued Official Dispatch No. 11297/SXD-B61. Accordingly, the Department of Construction issued Official Dispatch No. 9365/SXD-B61 on November 18th, 2014 on assignment of Hanoi Housing Management and Development One Member Company Limited to prepare documents on return of house purchase amount under Decree 61/CP for area of 27.7 m² sold to household of Ms. Nguyen Thi Van Anh. Household of Ms. Nguyen Thi Van Anh was required to return issued certificate for location at No. 70 Tho Nhuom Street under Document No. 426/TNMT on December 16th, 2013 of the Office of Natural Resources and Environment of Hoan Kiem District. However, Hanoi Agricultural Product Import and Export Service One Member Company Limited has not recovered premise until now.

For 16 premises not received above, the Corporation is coordinating with Trang Thi Trade and Services Joint Stock Company and Agricultural Product Import and Export Service Joint Stock Company to settle outstanding issues.

For 32 remaining land and house premises not handed over to Hanoi Land Fund Development Center (including 16 premises not received from Agricultural Product Import and Export Service Joint Stock Company and Trang Thi Trade and Services Joint Stock Company) due to outstanding issues, disputes, litigations, etc in history, the Corporation is coordinating with 2 units to settle at present. However, at the time of transformation into Joint Stock Corporation, if the Corporation has not settled, the Joint Stock Corporation shall assume responsibility for inheriting and coordinating with Agricultural Product Import and Export Service Joint Stock Company, Trang Thi Trade and Services Joint Stock Company and Hanoi Land Fund Development Center to settle and hand premises over to Hanoi Land Fund Development Center under decisions of the People's Committee of Hanoi.

LỜI CHỨNG CỦA CÔNG CHỨNG VIÊN
NOTARY TESTIMONY

Hôm nay, ngày 21 tháng 02 năm 2018, tại trụ sở Văn phòng Công chứng Chu Cảnh Hưng,
Thành phố Hà Nội,
Today, February 21, 2018 at Chu Canh Hung Notary Office, Hanoi City.
Tôi là Công chứng viên Văn phòng Công chứng Chu Cảnh Hưng, thành phố Hà Nội.
I, the undersigned, Notary Public of Chu Canh Hung Notary Office Hanoi City

CHỨNG NHẬN:
CERTIFY THAT:

- Bản dịch này do ông Trương Công Đạt, CMND số: 168410115 cấp tại Hà Nam ngày 28 tháng 04 năm 2009, là cộng tác viên phiên dịch của Văn phòng Công chứng Chu Cảnh Hưng, Thành phố Hà Nội, đã dịch từ tiếng Việt sang tiếng Anh.
- This is translation from **Vietnamese to English** by Mr. Truong Cong Dat, ID No. 168410115 issued in Ha Nam on April 28, 2009, who is translation collaborator of Chu Canh Hung Notary Office, Hanoi City
- Chữ ký trong bản dịch đúng là chữ ký của ông Trương Công Đạt;
- Signature in the translation is the true and authentic signature of Mr. Truong Cong Dat;
- Nội dung của bản dịch chính xác, không vi phạm pháp luật, không trái với đạo đức xã hội;
- The contents of the translation are correct and do not violate the law or social morality.
- Bản dịch gồm tờ, trang, lưu một bản tại Văn phòng Công chứng Chu Cảnh Hưng, Thành phố Hà Nội.
- The translation includes sheets, pages, one of which is retained in Chu Canh Hung Notary Office, Hanoi City.

Số công chứng: 93 ; Quyển số: 01 -TP/CC-SCC/BD
Notarized No. : 93 ; Book No.: 01 -TP/CC-SCC/BD

Người dịch
Translation Collaborator

Dat

Trương Công Đạt

