

AUDIT

of the financial statements prepared in accordance with International Financial Reporting Standards as adopted by the EU as of December 31, 2017

Addressed to the shareholders of the company

IDCC EUROPE Finance, a.s.

ID. No: 247 29 906

V Lužích 735/6, Praha 4, 142 00 Czech Republic



INDEPENDENT AUDITOR'S REPORT

To the Shareholders of IDCC EUROPE Finance, a.s.

Opinion – Unqualified

We have audited the financial statements of the company IDCC EUROPE Finance, a.s., ID No. 247 29 906, 142 00 Praha 4, V Lužích 738/6. (hereinafter also the "Company") prepared in accordance with International Financial Reporting Standards as adopted by the European Union, which comprise the statement of financial position as at 31 December 2017, and the income statement and statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information. For details of the Company, see Note 1 to the financial statements.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of IDCC EUROPE Finance, a.s. as at 31 December 2017, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with the Act on Auditors and Auditing Standards of the Chamber of Auditors of the Czech Republic, which are International Standards on Auditing (ISAs), as amended by the related application clauses. Our responsibilities under this law and regulation are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Act on Auditors and the Code of Ethics adopted by the Chamber of Auditors of the Czech Republic and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Company's Board of Directors

The Board of Directors is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the Czech Republic and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the above mentioned laws and regulations will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the above law or regulation, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



A R S M s. r. o.
Audit company, Licence No. 452
Authorized by the Chamber of Auditors
of the Czech Republic
Seat: Litochlebská 200/12
106 00 Praha 10

March 2, 2018, Prague

Ing. Ladislav JIRKA Auditor, Licence CA CR No.61 Executive head of the company

Statement of financial position

as at 31 December 2017

	Notes	2017 KCZK	2016 KCZK
ASSETS			
Non-current assets			
Property, plant and equipment	4	140	95
Loans to customers	5	163 709	164 215
Deferred tax asset	6	34	50
Current assets			
Cash and cash equivalents	7	40 488	32 109
Shares subscriptions receivables	10	-	-
Trade and other receivables	8	322	402
Short-term loans	5	-	-
Accrued revenues	9	460	491
Total assets	and a distribution of the second of the seco	205 153	197 362
	Notes	2017 KCZK	2016 KCZK
EQUITY			
Share capital	10	170 000	170 000
Retained earnings		32 612	24 906
Reserve funds		1 571	1 214
Total equity		204 183	196 120
LIABILITIES			
Current liabilities			
Trade liabilities		48	14
Other liabilities	11	603	678
Accrued expenses		319	550
Total liabilities		970	1 242
Total equity and liabilities		205 153	197 362

Date: 20th February 2018

Signature

TRAN Nhuan Tam



Statement of comprehensive income

for the year ended 31 December 2017

	Notes	2017 KCZK	2016 KCZK
Interest income	12	11 566	12 146
Interest expenses		(-)	(-)
Net interest income		11 566	12 146
Fee and commission income		2 651	1 611
Fee and commission expenses		(-)	(-)
Net fee and commission income		2 651	1 611
Other financial income		_	
Deferred income tax	13	(16)	43
Operating income		14 201	13 800
General and administrative expenses	14	(4 151)	(4 842)
Operating expenses		(4 151)	(4 842)
Profit/Loss before tax		10 050	8 958
Income tax expense		(1 987)	(1 827)
Profit/Loss after tax	92090000hrc005	8 063	7 131
Total comprehensive income for the year	***************************************	8 063	7 131

Date: 20th February 2018 Signature

TRAN Nhuan Tam

Statement of cash flow

for the year ended 31 December 2017

	Notes	2017 KCZK	2016 KCZK
CASH FLOWS FROM OPERATING ACTIVITIES	<u> </u>		
Profit/Loss before tax		10 050	8 958
Adjustments for non-cash transactions	15	(11 075)	(11 742)
Changes in assets and liabilities:			
Increase in receivables		(740)	(12)
Increase in liabilities		(2 284)	(1 673)
Increase in financial assets	_	906	4 599
Cash used in operations	_	(3 143)	130
Interests received		11 565	12 147
Income taxes paid		26	(2)
Net cash used in operating activities		8 448	12 275
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment		(70)	***
Net cash used in investing activities		(70)	0
CASH FLOWS FROM FINANCING ACTIVITIES			
Payments of shareholders for subscribed share capital		_	_
Net cash generated from investing activities			100
Net decrease/increase in cash and cash equivalents		8 378	12 275
Cash and cash equivalents at the beginning of the year		32 109	19 834
Cash and cash equivalents at the end of the year	Apprilement	40 487	32 109

Date: 20th February 2018 Signature

TRAN Nhuan Tam

PHAM Van Toan

R.S.M.S.POLETINA

Statement of changes in equity

for the year ended 31 December 2017

	Share capital KCZK	Share premium KCZK	Reserve funds KCZK	Retained earnings KCZK	Total equity KCZK
Balance as at 1 January 2017	170 000	-	1 214	24 906	196 120
Issue of share capital	-	-	-	-	-
Dividends	-	-	-	-	140
Increase in reserve funds	-	-	357	(357)	-
Total comprehensive income for the year	-	-	-	8 063	8 063
Balance as at 31 December 2017	170 000		1 571	32 612	204 183
	Share capital KCZK	Share premium KCZK	Reserve funds KCZK	Retained earnings KCZK	Total equity KCZK
Balance as at 1 January 2016	170 000	-	833	18 156	188 989
Issue of share capital	-	-	-	-	-
Dividends	-	-	-	-	-
Increase in reserve funds	-	-	381	(381)	-
Total comprehensive income for the year	-	-	-	7 131	7 131
Balance as at 31 December 2016	170 000	-	1 214	24 906	196 120

Date: 20th February 201,8

Signature

TRAN Mhuan Tam

1. Description of the Company

IDCC EUROPE Finance, a.s. ("the Company") was established and registered in the Commercial Register on 30th August 2010. Its registration number is 247 29 906, tax identification number (TAX ID) and value added tax identification number (VAT) is CZ24729906.

The Company has 4 employees, 1 of them work as executive employee. (2016: 3 employees, 1 of them work as executive employee).

The company address

IDCC EUROPE Finance, a.s. V Lužích 735/6 142 00 Praha 4 Czech Republic

Shareholders

The shareholders of the Company are as follows:

Shareholders	Address	Capital contribution ratios	Contributed capital
I.D.C.C. CAMBODIAN INVESTMENT AND DEVELOPMENT Co., Ltd. ("IDCC")	No. 27 Preah Suramarit Blvd, Sangkat Chaktomuk, Khan Daun Penh, Phnom Penh, Kingdom of Cambodia	67%	CZK113,900,000
Mr. Do Hong Son	Vidoulská 768/23, Praha 5	9,53%	CZK16,200,000
Mr. Nguyen Thai Ngoc	U panské zahrady 723/16	9,47%	CZK16,100,000
Mr. Tran Nhuan Tam	Nad Rokoskou 1302/41, 18200 Praha 8 - Liben	7%	CZK11,900,000
Mr. Trinh Viet Dung	U Javoru 1476/19, 148 00 Praha 4 - Kunratice	7%	CZK11,900,000

Board of Directors (Statutory Board)

The Board of Directors for the year ended of 31 December 2017 and at the date of this report includes:

Name	Position	Date of appointment/resignation
Mr. Trung Thanh Le	Chairman	Appointed on 1 July 2016
Mr. Nhuan Tam Tran	Vice Chairman	Appointed on 11 July 2014
Mr. Van Toan Pham	Vice Chairman	Appointed on 10 June 2016
Mr. Do Hong Son	Member	Appointed on 30 August 2013
Mr. Nguyen Dinh Duong	Member	Appointed on 13 November 2014

Supervisory Board

The Board of Supervision for the year ended 31 December 2017 and at the date of this report includes:

Name	Position	Date of appointment/resignation
Mr. Nguyen Thieu Son	Chairman	Appointed on 9 November 2012
		Chairman since 11 October 2013
Ms. To Ngoc Bich	Member	Appointed on 10 June 2016
Mr. Nguyen Thai Ngoc	Member	Appointed on 30 August 2013

Shares: 1 700 pieces of ordinary registered shares with a nominal value of 100 000 CZK

Share capital: 170 000 000,- CZK.

Paid: 100%

Subject of business

Subject of business of the Company is Production, trade and services not specified in Annexes 1 to 3 of the Trade Act Provision or mediation of consumer credit Providing non-bank loan

2. Basis of preparation of the financial statements

a) Statement of compliance

The accompanying financial statements of the Company have been prepared in accordance with International Financial Reporting Standards ('IFRS') and interpretations (IFRICs) issued by the Interpretations Committee, as adopted by the EU. IFRS as adopted by the EU which are relevant to and used by the Company do not currently differ from IFRS as issued by the International Accounting Standards Board (IASB).

The Czech financial statements for the year ended 31 December 2016 were approved by the Company's General Meeting on 30 June 2017. The company also prepared Czech financial statements for the year ended 31 December 2017 and continues preparing financial statements for the purposes of Czech accounting and tax regulations.

b) Measurement method

The financial statements was prepared based on historical costs basis. The Company does not hold or emit financial instruments measured at fair value. The financial assets and liabilities are measured at amortised cost reduced by any possible reduction for impairment or uncollectibility.

c) Functional and presentation currency

All the amounts in the financial statements are presented in Czech crowns (CZK), which is functional currency of the Company as well. The amounts are reported and rounded to the nearest thousands of Czech crowns (K CZK).

d) Estimates and assumptions

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. These estimates and assumptions are based on past experience as well as other factors, including expectations as to future events that appear reasonable under the given circumstances. Actual results could differ from those estimates, so the estimates and assumptions are continuously revised.

3. Significant accounting policies

a) Transactions in foreign currency

Transaction in foreign currency is a transaction that is denominated or requires settlement in different currencies other than the functional currency of the Company (CZK). Functional currency is a currency of the primary economic environment in which the Company operates. For purposes of initial measurement, transactions in foreign currency are translated into Czech crowns using the exchange rate prevailing at the date of the transaction, as published by the National Bank of Czech. In the accompanying financial statements, monetary assets and liabilities denominated or requires settlement in a foreign currency are translated at the rate of exchange ruling at December 31. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognized in the Statement of comprehensive income.

b) Cash and cash equivalents

Cash and cash equivalents include petty cash, current bank accounts and other bank accounts, where money can be withdrawn from account within 3 months without any penalties.

c) Financial assets and liabilities

Classification

The Company classifies all of its financial assets as loans and receivables. Loans and receivables are non-derivative financial asset with fixed or determinable payments, that are not quoted in an active market and are different from ones that the Company intends to sell immediately or in the near term, or are different from ones that the Company upon initial recognition designates as at fair value through profit or loss.

The Company does not hold or emit financial instruments measured at fair value, neither held-to-maturity investments, neither available-for-sale financial assets

• Recognition

The Company recognises a financial asset or a financial liability in its statement of financial position when, and only when, the entity becomes a party to the contractual provisions of the instrument.

Measurement

When a financial asset or financial liability is recognised initially, the Company measures it at its fair value plus transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. After initial recognition loans and receivables are measured at amortised cost using the effective interest method.

d) Property, plant and equipment

The Company uses cost model. Property, plant and equipment are recorded at cost, net of accumulated depreciation and impairment in value. Tangible asset is recognised if its acquisition costs are more than 15 000 CZK. Tangible assets with acquisition costs up to 40 000 CZK will be classified as small tangible assets and will be recorded as assets with the expected useful life:

- land unlimited, not depreciated
- communications technology 24 months
- PC 24 months
- tools 24 months
- vehicles 36 months
- other office equipment 48 months
- inventory 48 months
- other machines and equipments 48 months
- buildings and other constructions <u>60 months</u>

Tangible assets with acquisition costs over 40 000 CZK will be classified and recorded as tangible assets.

Depreciation

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. The depreciation charge for each period is recognised in profit or loss unless it is included in the carrying amount of another asset. The Company uses straight-line depreciation method to allocate the depreciable amount of an asset on a systematic basis over its useful life. The residual value and the useful life of an asset are reviewed at least at each financial year-end and, if expectations differ from previous estimates, the change(s) are accounted for as a change in an accounting estimate in accordance with IAS 8.

e) Provisions

Provisions are reported in the Statement of financial position when the Company has present obligation of past event, which will probably cause a decrease of economic resources and the Company is able to make an estimate of the amount of the obligation. The Company has not recognised any provisions.

f) Share capital and legal reserve fund

Share capital consists of 1 700 shares issued by the Company with a nominal value of 100 000 CZK.

In accordance with the company's statutes the Company shall create legal reserve fund for covering the possible future losses. Contributions to the reserve fund must be a minimum of 20% of profit after tax in the first year in which profit is made, but not more than 10% of the share capital. This fund is supplemented 5% of profit after tax each year thereafter, until the fund reaches at least 20% of the share capital. The fund can only be used to offset losses.

The Company contributed to the legal reserve fund in financial year 2017 from the profit after tax of financial year 2016 in the amount of 357 KCZK.

g) Interest income and expenses

Interest income and expenses are recognised in the Statement of comprehensive income on accrual basis while using effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial assets and liabilities.

The effective interest rate calculation includes all paid and received fees and points, transaction costs and all discounts and premiums.

h) Contractual penalties

Contractual penalties are reported in the Statement of comprehensive income at a moment, when they are prescribed to the customer, and their enforcement is taken into account.

i) Income taxes

Income tax expenses are calculated in accordance with the Czech tax regulations and are based on the income or loss reported under the Czech accounting regulations, increased or decreased by the appropriate permanent and temporary tax differences. The Czech corporate income tax rate for period 2011 - 2017 was 19%.

Deferred income tax is provided, using the liability method, on all temporary differences at the closing date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax is calculated as the product of the tax rate that is expected to apply to the year when the asset is

Notes to the Financial Statements

for the year ended 31 December 2017

realized or the liability is settled. Deferred tax assets and liabilities are not discounted. Deferred tax assets are recognized when it is probable that sufficient taxable profits will be available against which the deferred tax assets can be utilized. The carrying amount of a deferred tax asset are reviewed at the end of each reporting period. Deferred tax is recognise as income or an expense and included in profit or loss for the period or outside profit or loss, either in other comprehensive income or directly in equity according to items to which deferred tax relates.

j) New IFRS Standards and Interpretations IFRIC not yet effective or not yet adopted by the EU

During the year there were issued new standards, amendments and interpretations of the current standards, which are not yet effective or not yet adopted by the EU and which the Company will apply when they become mandatory. The Company assumes that these new standards, amendments and interpretations will not have material impact on the financial statements of the company.

IFRS 9 is effective for annual periods beginning on or after January 1, 2018, with early application permitted. The Company has not applied the early adoption of the standard. The standard introduces new requirements for classifying and measuring financial assets and liabilities. If the Company prepares financial statements according to IFRS also for annual period beginning on or after January 1, 2018, it will require changes in reporting of financial assets and liabilities. The impact of changes on Company's financial statement is not reasonably estimable.

4. Property, plant and equipment

<u>2017</u>

<u>2016</u>

	Fire-resistant deposit box (111M_002)	Switch HP ProCurve
Historical cost at 31 December 2017	79	20
Additions	0	0
Accumulated depreciation and impairment at 1 January 2017	49	20
Depreciation	7	0
Net book value at 31 December 2017	23	0
	Fire-resistant	
	deposit box (131M_003)	Laser printer Xerox
Historical cost at 31 December 2017	69	15
Additions	0	0
Accumulated depreciation and impairment at 1 January 2017	25	13
Depreciation	7	2
Net book value at 31 December 2017	37	0
	Aluminium advertising banners Debond	Unfinished software
Historical cost at 31 December 2017 Additions	33	70
Accumulated depreciation and impairment at 1 January 2017	13	0
Depreciation	8	0
Net book value at 31 December 2017	12	70
	Fire-resistant deposit box (HIM_002)	Switch HP ProCurve
Historical cost at 31 December 2016	79	20
Additions	0	0
Accumulated depreciation and impairment at 1 January 2016	42	20
Depreciation Net book value at 31 December 2016	7	0
Net book value at 51 December 2016	30	0

	Fire-resistant deposit box (131M_003)	
Historical cost at 31 December 2016	69	
Additions	0	
Accumulated depreciation and impairment at 1 January 2016	18	
Depreciation	7	
Net book value at 31 December 2016	44	

		Aluminium
		advertising banners
	Laser printer Xerox	Debond
Historical cost at 31 December 2016	15	33
Additions	0	
Accumulated depreciation and impairment at	10	5
1 January 2016		
Depreciation	3	8
Net book value at 31 December 2016	2	20

5. Loans to customers

	2017 KCZK	2016 KCZK
Loans to customers	163 709	164 615
Short-time loans to customers	-	-

Company IDCC EUROPE Finance, a.s. provides loans with reinsurance only. Guarantee instruments are as follows:

- The lien on real estate in the territory of Czech republic
- The contracts providing rights to the rental of real estate, for what the rent was paid in advance for the period 99 years
- Blank bill

Company IDCC EUROPE Finance, a.s. mostly provides loans to the 60 % of guarantee value. The loans are regularly checked according to the internal directive based on assessment of loan contracts given in Notice Nr. 123/2007 of Collection.

As of 8 May 2017 one loan was matured and as of 31 December 2017 the receivable from that loan is 909 KCZK. The receivable is secured by lien on the real estate. The receivable was adjusted in amount 850 KCZK, from this amount 400 KCZK was already adjusted in year 2016.

Loan based on one other contract belongs to the category "monitored loans", i.e. receivables with the due date in the range from 30 to 90 days after maturity. According to the internal directive on adjustments the value of adjustment was pre-calculated. Because the value of guarantee for this loan is in amount 10 200 KCZK and the remaining value of this loan as of 31 December 2017 is 6 410 KCZK only, no adjustments was booked. Other loans are classified as standard loans.

6. Deferred tax asset

For the deferred tax calculation the Company used the rate 19 %, which is effective for 2017. Deferred tax asset is related to the untaken vacation in the amount of 183 KCZK.

7. Cash and cash equivalent

	2017	2016
	KCZK	KCZK
Cash	2	4
Current bank accounts	40 486	32 105

8. Trade receivables

Most of trade receivables are on unpaid fees and interest on loans granted in maturity. As is written in section 5, for one receivable in amount 909 KCZK the adjustment in total amount 850 KCZK is recognised.

9. Accrued revenues

Accrued revenues consist of interests, fees and commissions, which are related to the year 2017, but they have not yet been invoiced.

10. Share Capital

Share capital consists of 1 700 shares issued by the Company with a nominal value of 100 000 CZK.

for the year ended 31 December 2017

11. Other liabilities

	2017 KCZK	2016 KCZK
VAT liabilities	_	_
Corporate income tax	221	224
Liabilities towards employees	229	242
Social security and health insurance	72	81
Income tax on employees	46	50
Short-term advances received	35	81

12. Interest income

	2017 KCZK	2016 KCZK
Interests from loans Interest from current bank accounts	11 536	12 075 72

13. Deferred income tax

The company recognised the income, because deferred tax asset was created (see note 6).

14. General and administrative expenses

	2017 KCZK	2016 KCZK
Wages and salaries	2 412	2 498
Social security and health insurance	527	664
Consulting	120	152
Phone and post expenses	44	37
Accounting	114	134
Adjusting entry	450	400
Rent	209	209
Depreciation	25	48
Change in reserves	(83)	227
Other expenses	333	489

The expected expenses on auditing services are 75 KCZK and they will be invoiced and billed in 2018.

15. Adjustments for non-cash transactions

	2017 KCZK	2016 KCZK
Depreciation	25	48
Deferred tax	16	(43)
Interests income	(11 566)	(12 147)
Adjusting entry	450	400

16. Transactions with related parties

Between the Company and the shareholders have been made transactions only on terms equivalent to those that prevail in arm's length transactions.

17. Owners' equity

	Ending balance	Beginning balance
	KCZK	KCZK
I.D.C.C. CAMBODIAN INVESTMENT AND	112,000	112.000
DEVELOPMENT Co., Ltd. ("IDCC")	113 900	113 900
Mr. Do Hong Son	16 200	16 200
Mr. Nguyen Thai Ngoc	16 100	16 100
Mr. Tran Nhuan Tam	11 900	11 900
Mr. Trinh Viet Dung	11 900	11 900
	170 000	170 000

Date: 20th February 2018,

Signature

FRAN Nhuan Tam