

Tu Liem Urban Development Joint Stock Company

BALANCE SHEET

As at Sep. 30th, 2009

Unit: VND

ASSETS	Code	Note	Ending Balance	Beginning Balance
1		3	4	5
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		1,255,939,883,633	941,331,133,393
I. Cash and cash equivalents	110		389,465,395,925	70,729,967,730
1. Cash	111	V.01	43,055,395,925	65,729,967,730
2. Cash equivalents	112		346,410,000,000	5,000,000,000
II. Short-term financial investments	120	V.02	861,680,000	
1. Short-term investments	121		861,680,000	
2. Provision for devaluation of short-term security investments	129			
III. Receivables	130		236,174,543,475	156,295,496,778
1. Trade accounts receivables	131		156,219,063,644	140,670,364,044
2. Advances to suppliers	132		65,891,952,299	10,563,818,950
3. Short-term internal receivables	133			
4. Receivable in accordance with contracts in progress	134			
5. Other receivables	138	V.03	14,063,527,532	5,061,313,784
6. Provision for short-term bad receivables	139			
IV. Inventories	140		573,502,512,588	654,916,169,670
1. Inventories	141	V.04	573,502,512,588	654,916,169,670
2. Provision for devaluation of inventories	149			
V. Other short-term assets	150		55,935,751,645	59,389,499,215
1. Short-term prepaid expenses	151		4,902,933,420	164,552,447
2. VAT deductible	152		1,120,506,601	14,542,066,980
3. Tax and accounts receivable from State budget	154	V.05		
4. Other short-term assets	158		49,912,311,624	44,682,879,788
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		21,949,974,901	24,608,994,472
I. Long-term receivables	210			
1. Long-term receivables from customers	211			
2. Capital receivable from subsidiaries	212			
3. Long-term inter-company receivables	213			
4. Other long-term receivables	218	V.06		
5. Provision for long-term bad receivable (*)	219	V.07		
II. Fixed assets	220		8,349,868,224	6,488,261,153
1. Tangible fixed assets	221	V.08	7,802,243,215	5,916,261,147
- Historical cost	222		11,951,720,508	8,924,029,556
- Accumulated depreciation	223		(4,149,477,293)	(3,007,768,409)
2. Finance leases fixed assets	224	V.09		
- Historical cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	V.10	547,625,009	572,000,006
- Historical cost	228		665,000,000	665,000,000
- Accumulated depreciation	229		(117,374,991)	(92,999,994)

4. Construction in progress expenses	230	V.11		
III. Property investment	240	V.12		
- Historical cost	241			
- Accumulated depreciation (*)	242			
IV. Long-term financial investments	250		10,839,616,025	15,971,616,000
1. Investment in subsidiaries	251			
2. Investment in joint-venture	252		5,500,000,000	
3. Other long-term investments	258	V.13	22,470,437,595	50,141,170,400
4. Provision for devaluation of long-term finance investment	259		(17,130,821,570)	(34,169,554,400)
V. Other long-term assets	260		2,760,490,652	2,149,117,319
1. Long-term prepaid expenses	261		1,260,490,652	649,117,319
2. Deferred income tax assets	262	V.14		
3. Others	268	V.21	1,500,000,000	1,500,000,000
TOTAL ASSETS (270=100+200)	250		1,277,889,858,534	965,940,127,865

CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
1	2	3	4	4
A. LIABILITIES (300= 310+330)	300		930,885,358,054	706,513,606,983
I. Short-term liabilities	310		930,606,927,746	706,235,176,675
1. Short-term borrowing and debts	311	V.15	2,000,000,000	100,000,000,000
2. Trade accounts payable	312		24,156,154,060	21,922,010,739
3. Advances from customers	313		560,549,617,353	245,623,873,585
4. Taxes and liabilities to State budget	314	V.16	133,953,265,685	43,031,657,192
5. Payable to employees	315		616,462,958	1,395,285,222
6. Payable expenses	316	V.17	1,367,222,563	8,675,408,766
7. Accounts payables-Affiliate	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319	V.18	207,964,205,127	285,586,941,171
10. Provision for short-term liabilities	320			
II. Long-term liabilities	330		278,430,308	278,430,308
1. Long-term accounts payables-Trade	331			
2. Long-term accounts payables-Affiliate	332			
3. Other long-term payables	333	V.20		
4. Long-term borrowing and debts	334			
5. Deferred income tax	335	V.21		
6. Provision for unemployment allowance	336		278,430,308	278,430,308
7. Provision for long-term liabilities	337			
B. OWNER'S EQUITY (400= 410+430)	400		347,004,500,480	259,426,520,882
I. Capital sources and funds	410		343,789,868,510	25,664,205,145
1. Paid-in capital	411	V.22	164,000,000,000	164,000,000,000
2. Capital surplus	412			
3. Other capital of owner	413			
4. Treasury stock	414		(4,274,155,000)	(4,274,155,000)
5. Assets revaluation difference	415			
6. Foreign exchange difference	416			
7. Investment and development fund	417			

8. Financial reserve fund	418		11,859,125,866	8,859,125,866
9. Other fund belong to owner's equity	419			
10. Retained profit	420		172,204,897,644	88,063,234,279
11. Capital for construction work	420			
II. Budget sources	430		3,214,631,970	2,778,315,737
1. Bonus and welfare fund	431		3,214,631,970	2,778,315,737
2. Budgets	432	V.23		
3. Budget for fixed asset	433			
TOTAL RESOURCES (430= 300+400)	440		1,277,889,858,534	965,940,127,865

INCOME STATEMENT

Quarter 3/ 2009

Unit: VND

Items	Code	Note	Quarter 3		Accumulation	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Sales	1	VI.25	434,814,491,269	53,170,608,471	732,636,159,085	124,049,160,066
2. Deductions	3					
3. Net sales and services (10 = 01 - 03)	10		434,814,491,269	53,170,608,471	732,636,159,085	124,049,160,066
4. Cost of goods sold	11	VI.27	176,557,790,462	44,689,041,391	348,325,716,473	70,141,783,981
5. Gross profit (20 = 10 - 11)	20		258,256,700,807	8,481,567,080	384,310,442,612	53,907,376,085
6. Financial income	21	VI.26	3,676,292,955	1,618,056,004	14,957,713,226	2,971,499,339
7. Financial expenses	22	VI.28	33,222,222	247,278,667	5,347,662,320	42,500,214,469
- Include: Interest expenses	23		33,222,222	247,278,667	217,662,345	316,168,869
8. Selling expenses	24					
9. General & administrative expenses	25		4,599,266,687	2,510,663,530	12,501,798,693	4,494,574,601
10. Net operating profit (30 = 20 + (21 - 22) - (24 + 25))	30		257,300,504,853	7,341,680,887	381,418,694,825	9,884,086,354
11. Other income	31		420,130		61,407,130	2,531,991
12. Other expenses	31		409,087,871		585,334,590	4,167,642
13. Other profit (40 = 31 - 32)	40		(408,667,741)		(523,927,460)	(1,635,651)
14. Profit before tax (50 = 30 + 40)	50		256,891,837,112	7,341,680,887	380,894,767,365	9,882,450,703
15. Current corporate income tax expenses	51	VI.30	80,180,424,768	1,027,835,324	110,534,398,503	1,383,543,098
16. Deferred corporate income tax expenses	52	VI.30				
17. Profit after tax	60		176,711,412,344	6,313,845,563	270,360,368,862	8,498,907,605
<i>17.1 Profit after tax of Tu Liem Urban Development Joint Stock Company</i>			<i>86,943,564,040</i>	<i>6,313,845,563</i>	<i>172,363,749,195</i>	<i>8,498,907,605</i>
<i>17.2 Profit after tax divided venture, budget</i>			<i>89,767,848,304</i>		<i>97,996,619,667</i>	
18. EPS	70		5,329	387	10,564	521

CASH FLOWS STATEMENT

Quarter 3/ 2009 (Direct method)

Items	Code	Note	Accumulation fr. Jan. 01 to Jun. 30	
			Current year	Previous year
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES:				
1. Cash received from sale or services and other revenue	1		842,584,558,703	315,794,988,790
2. Cash paid for supplier	2		(140,114,540,725)	(50,228,473,790)
3. Cash paid for employee	3		(8,427,879,814)	(7,575,896,102)
4. Cash paid for interest	4		(217,662,345)	(316,168,869)
5. Cash paid for corporate income tax	5		(47,780,909,770)	(44,248,421,469)
6. Other receivables	6		2,078,848,783,696	1,071,096,359,242
7. Other payables	7		(2,322,959,751,137)	(1,222,975,680,679)
Net cash provided by (used in) operating activities	20		401,932,598,608	61,546,707,123
II. CASH FLOWS FROM INVESTING ACTIVITIES:				
1. Cash paid for purchase of capital assets and other long-term assets	21		(85,081,867)	(420,754,969)
2. Cash received from liquidation or disposal of capital assets and other long-term assets	22			
3. Cash paid for lending or purchase debt tools of other companies	23			
4. Withdrawal of lending or resale debt tools of other companies	24			
5. Cash paid for joining capital in other companies	25			
6. Withdrawal of capital in other companies	26			
7. Cash received from interest, dividend and distributed profit	27		14,887,911,454	2,971,338,339
Net cash used in investing activities	30		14,802,829,587	2,550,583,370
III. CASH FLOWS FROM FINANCING ACTIVITIES:				
1. Cash received from issuing stock, other owners' equity	31			
2. Cash paid to owners equity, repurchase issued stock	32			
3. Cash received from long-term and short-term borrowings	33		2,000,000,000	700,000,000
4. Cash paid to principal debt	34		(100,000,000,000)	(61,059,372,488)
5. Cash paid to financial lease debt	35			
6. Dividend, profit paid for owners	36			
Net cash (used in) provided by financing activities	40		(98,000,000,000)	(60,359,372,488)
Net cash during the period	50		318,735,428,195	3,737,918,005
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		70,729,967,730	57,884,389,498
Influence of foreign exchange fluctuation	61			
CASH AND CASH EQUIVALENTS AT END OF YEAR	70	VII.34	389,465,395,925	61,622,307,503