Ba Ria – Vung Tau House Development Joint Stock Company

BALANCE SHEET

Quarter 4/2009

Unit: VND

Itama	Codo	Nata	Ending Dolongs	Designing Delayer
Items	Code	Note	Ending Balance	Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		694.984.726.819	534.775.055.592
I. Cash and cash equivalents	110		50.169.681.260	6.233.866.033
1. Cash	111	V.01	50.169.681.260	6.233.866.033
2. Cash equivalents	112			
II. Short-term financial investments	120	V.02	3.613.988.100	1.717.033.000
1. Short-term investments	121		3.933.971.400	3.794.542.300
2. Provision for devaluation of short-term security investments	129		(319.983.300)	(2.077.509.300)
III. Receivables	130		95.257.069.497	95.554.079.173
1. Trade accounts receivables	131		45.468.386.600	56.191.863.199
2. Advances to suppliers	132		27.138.953.566	19.191.224.951
3. Short-term internal receivables	133			
4. Receivable in accordance with contracts in progress	134			
5. Other receivables	135	V.03	23.116.865.129	20.170.991.023
6. Provision for short-term bad receivables	139		(467.135.798)	
IV. Inventories	140		543.879.805.447	429.548.448.784
1. Inventories	141	V.04	543.879.805.447	429.548.448.784
2. Provision for devaluation of inventories	149			
V. Other short-term assets	150		2.064.182.515	1.721.628.602
1. Short-term prepaid expenses	151		15.152.504	329.777.204
2. VAT deductible	152		844.919.506	453.793.402
3. Tax and accounts receivable from State budget	154	V.05		
4. Other short-term assets	158		1.204.110.505	938.057.996
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		78.648.276.071	30.129.070.897
I. Long-term receivables	210			
Long-term receivables from customers	211			
2. Capital receivable from subsidiaries	212			
3. Long-term inter-company receivables	213	V.06		
4. Other long-term receivables	218	V.07		
5. Provision for long-term bad receivable (*)	219			
II. Fixed assets	220		33.169.230.498	25.867.714.667
1. Tangible fixed assets	221	V.08	25.145.478.471	18.306.278.837
- Historical cost	222		63.301.184.419	49.466.936.598
- Accumulated depreciation	223		(38.155.705.948)	(31.160.657.761)
2. Finance leases fixed assets	224	V.09		
- Historical cost	225			

TOTAL ASSETS (270=100+200)	270		773.633.002.890	564.904.126.489
3. Others	268			
2. Deferred income tax assets	262	V.21		
1. Long-term prepaid expenses	261	V.14	244.155.735	120.834.895
V. Other long-term assets	260		244.155.735	120.834.895
4. Provision for devaluation of long-term finance investment	259			
3. Other long-term investments	258	V.13	5.224.221.335	4.140.521.335
2. Investment in joint-venture	252			
1. Investment in subsidiaries	251			
IV. Long-term financial investments	250		5.224.221.335	4.140.521.335
- Accumulated depreciation (*)	242		(767.914.432)	
- Historical cost	241		40.778.582.935	
III. Property investment	240	V.12	40.010.668.503	
4. Construction in progress expenses	230	V.11	855.125.027	380.308.830
- Accumulated depreciation	229		(37.500.000)	(25.000.000)
- Historical cost	228		7.206.127.000	7.206.127.000
3. Intangible fixed assets	227	V.10	7.168.627.000	7.181.127.000
- Accumulated depreciation	226			

CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		567.744.326.668	440.316.229.674
I. Short-term liabilities	310		444.666.510.749	332.710.737.868
1. Short-term borrowing and debts	311	V.15	148.315.126.217	74.964.285.779
2. Trade accounts payable	312		24.852.383.507	35.641.983.256
3. Advances from customers	313		150.397.838.720	156.960.852.507
4. Taxes and liabilities to State budget	314	V.16	12.864.179.283	9.201.767.918
5. Payable to employees	315		530.749.157	140.543.000
6. Payable expenses	316	V.17	5.318.260.976	5.780.108.039
7. Accounts payables-Affiliate	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319	V.18	102.387.972.889	50.021.197.370
10. Provision for short-term liabilities	320			
II. Long-term liabilities	330		123.077.815.919	107.605.491.806
1. Long-term accounts payables-Trade	331			
2. Long-term accounts payables-Affiliate	332	V.19		
3. Other long-term payables	333			
4. Long-term borrowing and debts	334	V.20	122.400.803.771	107.213.660.284
5. Deferred income tax	335	V.21		
6. Provision for unemployment allowance	336		677.012.148	391.831.522
7. Provision for long-term liabilities	337			
-				
B. OWNER'S EQUITY (400= 410+430)	400		205.888.676.222	124.587.896.814

I. Capital sources and funds	410	V.22	205.682.700.682	122.949.834.572
1. Paid-in capital	411		81.280.000.000	81.280.000.000
2. Capital surplus	412		38.424.123.000	30.364.536.000
3. Other capital of owner	413			
4. Treasury stock	414			(4.712.168.000)
5. Assets revaluation difference	415			
6. Foreign exchange difference	416			
7. Investment and development fund	417		4.885.901.062	4.894.488.152
8. Financial reserve fund	418		4.057.546.336	4.057.546.336
9. Other fund belong to owner's equity	419			
10. Retained profit	420		77.035.130.284	7.065.432.084
11. Capital for construction work	421			
II. Budget sources	430		205.975.540	1.638.062.242
1. Bonus and welfare fund	431		205.975.540	1.638.062.242
2. Budgets	432	V.23		
3. Budget for fixed asset	433			
TOTAL RESOURCES (430= 300+400)	440		773.633.002.890	564.904.126.489

INCOME STATEMENT

Quarter 4/2009

Unit: VND

Items Code		N-4-	Quar	rter 4	Accumulation		
		Note	2009	2008	2009	2008	
1. Sales	1	VI.25	92.273.835.085	52.116.512.268	304.863.626.762	301.011.352.592	
2. Deductions	2		118.313.636	1.637.101.705	119.484.623	1.637.101.705	
3. Net sales and services (10= 01-02)	10		92.155.521.449	50.479.410.563	304.744.142.139	299.374.250.887	
4. Cost of goods sold	11		50.793.205.722	41.407.295.013	196.751.727.807	242.544.601.322	
5. Gross profit (20= 10-11)	20		41.362.315.727	9.072.115.550	107.992.414.332	56.829.649.565	
6. Financial income	21	VI.26	1.121.291.846	1.590.341.120	4.063.083.166	4.484.668.764	
7. Financial expenses	22	VI.28	5.320.015.779	1.456.174.938	13.702.937.812	6.402.415.426	
- Include: Interest expenses	23		5.101.042.791	342.531.817	10.950.981.058	1.569.241.572	
8. Selling expenses	24		35.100.000	16.000.000	69.900.000	1.562.102.770	
9. General & administrative expenses	25		5.574.695.553	2.469.764.145	15.645.213.866	9.040.414.577	
10. Net operating profit $(30 = 20 + (21 - 22) - (24 + 25)$	30		31.553.796.241	6.720.517.587	82.637.445.820	44.309.385.556	
11. Other income	31		98.957.779	591.143.473	958.189.338	928.211.473	
12. Other expenses	32		1.212.016.676	838.483.234	2.031.496.683	877.592.068	
13. Other profit (40=31 - 32)	40		(1.113.058.897)	(247.339.761)	(1.073.307.345)	50.619.405	
14. Profit before tax (30+40)	50		30.440.737.344	6.473.177.826	81.564.138.475	44.360.004.961	
15. Current corporate income tax expenses	51	VI.30	3.925.349.423	1.167.140.731	9.666.269.351	10.466.298.070	
16. Deferred corporate income tax expenses	52	VI.30					
17. Profit after tax	60		26.515.387.921	5.306.037.095	71.897.869.124	33.893.706.891	
18. EPS (VND/share)	70						

CASH FLOWS STATEMENT

Quarter 4/2009 (Direct method)

Unit: VND

Tt.	C 1	N T (Accumulation		
Items		Note	2009	2008	
I. CASH FLOWS FROM OPERATING ACTIVITIES:					
1. Cash received from sale or services and other revenue	1		305.327.085.749	269.587.058.919	
2. Cash paid for supplier	2		(166.303.166.022)	(143.337.948.889)	
3. Cash paid for employee	3		(19.160.883.472)	(13.288.380.888)	
4. Cash paid for interest	4		(27.834.921.089)	(18.971.563.329)	
5. Cash paid for corporate income tax	5		(8.576.080.789)	(7.536.076.448)	
6. Other receivables	6		186.574.940.006	82.770.078.380	
7. Other payables	7		(105.940.289.728)	(130.690.685.668)	
Net cash provided by (used in) operating activities	20		164.086.684.655	38.532.482.077	
II. CASH FLOWS FROM INVESTING ACTIVITIES:					
Cash paid for purchase of capital assets and other long-term assets	21		(2.045.813.972)	(381.795.200)	
2. Cash received from liquidation or disposal of capital assets and other long-term asset			452.643.797	296.911.085	
3. Cash paid for lending or purchase debt tools of other companies	23		132.013.777	270.711.003	
4. Withdrawal of lending or resale debt tools of other companies	24				
5. Cash paid for joining capital in other companies	25		(27.278.719.000)	(15.086.405.000)	
6. Withdrawal of capital in other companies	26		25.729.685.000	11.607.572.340	
7. Cash received from interest, dividend and distributed profit	27		2.444.068.758	3.793.335.895	
Net cash used in investing activities	30		(698.135.417)	229.619.120	
1vet cash used in investing activities	30		(070.133.417)	227.017.120	
III. CASH FLOWS FROM FINANCING ACTIVITIES:					
1. Cash received from issuing stock, other owners' equity	31		14.382.987.000		
2. Cash paid to owners equity, repurchase issued stock	32			(3.791.368.000)	
3. Cash received from long-term and short-term borrowings	33		16.494.910.432	6.770.780.000	
4. Cash paid to principal debt	34		(150.266.228.273)	(60.553.596.421)	
5. Cash paid to financial lease debt	35				
6. Dividend, profit paid for owners	36		(64.403.170)		
Net cash (used in) provided by financing activities	40		(119.452.734.011)	(57.574.184.421)	
Net cash during the period (50 = 20+30+40)	50		43.935.815.227	(18.812.083.224)	
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		6.233.866.033	25.045.949.257	
Influence of foreign exchange fluctuation	61				
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	70	VII.34	50.169.681.260	6.233.866.033	