# CONSOLIDATED BALANCE SHEET

Quarter 4/ 2009

ASSETS	Code	Note	Ending Balance	Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		892,119,957,959	703,519,730,981
I. Cash and cash equivalents	110		97,920,739,957	103,748,660,422
1. Cash	110	V.01	56,678,739,957	83,216,160,422
2. Cash equivalents	111	V.01	41,242,000,000	20,532,500,000
II. Short-term financial investments	112	V.02	5,626,178,353	80,807,550,450
1. Short-term investments	120	V.02	5,746,661,353	80,807,550,450
2. Provision for devaluation of short-term security investments (*)	121			80,807,550,450
III. Receivables	129		(120,483,000) 311,481,626,390	122 011 219 074
1. Trade accounts receivables	130		131,938,208,830	123,011,218,064 65,650,213,880
2. Advances to suppliers	131		135,170,087,630	34,232,605,208
3. Short-term internal receivables	132		133,170,087,630	54,252,005,208
4. Receivable in accordance with contracts in progress	133		-	
5. Other receivables	134	V.03		
6. Provision for short-term bad receivables		V.03	44,373,329,930	23,128,398,976
	139		-	
IV. Inventories 1. Inventories	140 141	V.04	469,475,675,117	<b>395,311,164,839</b>
2. Provision for devaluation of inventories	141	v.04	469,475,675,117	395,311,164,839
2. Provision for devaluation of inventories V. Other short-term assets	149		-	-
			7,615,738,142	641,137,206
1. Short-term prepaid expenses	151		1,329,717,480	124 220 8/1
2. VAT deductible	152		5,517,029,045	134,229,861
3. Tax and accounts receivables from State budget	154	11.05	5(0.001.(17	506 007 045
4. Other short-term assets	158	V.05	768,991,617	506,907,345
B. LONG-TERM ASSETS (200=210+220+240+250+260+270)	200		927,584,043,460	729,460,579,540
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			-
5. Provision for long-term bad receivable (*)	219			
II. Fixed assets	220		207,305,458,307	76,628,934,466
1. Tangible fixed assets	221	V.08	56,943,724,816	58,256,137,171
- Historical cost	222		83,314,661,564	78,898,189,163
- Accumulated depreciation (*)	223		(26,370,936,748)	(20,642,051,992)
2. Finance leases fixed assets	224		-	-
- Historical cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	V.10	30,569,982,785	5,352,361,221
- Historical cost	228		31,739,549,766	5,562,228,026
- Accumulated depreciation	229		(1,169,566,981)	(209,866,805)
4. Construction in progress expenses	230	V.11	119,791,750,706	13,020,436,074
III. Property investment	240		10,067,314,041	10,749,982,445
- Historical cost	241		11,740,330,435	11,740,332,435
- Accumulated depreciation (*)	242		(1,673,016,394)	(990,349,990)
IV. Long-term financial investments	250		674,134,157,776	624,495,140,602
1. Investment in subsidiaries	251		100,000,000	
2. Investment in joint-venture	252		295,466,876,919	127,974,563,161
3. Other long-term investments	258	V.13	406,365,456,009	529,358,142,540
4. Provision for devaluation of long-term finance investment (*)	259		(27,798,175,152)	(32,837,565,099)
V. Goodwill	260		6,978,195,952	7,458,658,509
VI. Other long-term assets	270		29,098,917,384	10,127,863,518
1. Long-term prepaid expenses	271	V.14	21,098,827,384	1,833,200,098
2. Deferred income tax assets	272			
3. Others	278		8,000,090,000	8,294,663,420
TOTAL ASSETS (280=100+200)	280		1,819,704,001,419	1,432,980,310,521
(1017E) AUSE 15 (200-100+200)	200		1,017,704,001,419	1,752,700,510,521

ASSETS	Code	Note	Ending Balance	Beginning Balance
CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300=310+330)	300		531,075,431,518	411,688,031,053
I. Short-term liabilities	310		281,017,359,010	200,874,284,362
1. Short-term borrowing and debts	311	V.15	65,272,000,000	14,000,000,000
2. Trade accounts payables	312		29,859,683,849	12,293,896,877
3. Advances from customers	313		55,450,399,913	123,255,206,250
<ol> <li>Taxes and liabilities to State budget</li> </ol>	314	V.16	66,871,618,390	39,050,292,189
5. Payable to employees	315		7,052,096,113	8,299,292,189
6. Payable expenses	316	V.17	51,249,650,081	501,390,233
7. Accounts payables-Affiliate	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319	V.18	5,261,910,664	3,474,206,624
10. Provision for short-term liabilities	320			
II. Long-term liabilities	330		250,058,072,508	210,813,746,691
1. Long-term accounts payables-Trade	331			
2. Long-term accounts payables-Affiliate	332			
3. Other long-term payables	333		159,092,675,885	143,588,992,838
4. Long-term borrowing and debts	334	V.20	89,976,282,332	66,536,378,071
5. Deferred income tax	335		989,114,291	688,375,782
6. Provision for unemployment allowance	336		, ,.	,
7. Provision for long-term liabilities	337			
B. OWNER'S EQUITY (400=410+430)	400		1,239,635,250,074	1,001,009,161,787
I. Capital sources and funds	410	V.22	1,222,367,224,329	986,949,976,685
1. Paid-in capital	411		378,750,000,000	252,500,000,000
2. Capital surplus	412		435,099,020,376	509,135,687,300
3. Other capital of owner	413			
4. Treasury stock (*)	414			(68,488,734,176)
5. Assets revaluation difference	415			
6. Foreign exchange difference	416			
7. Investment and development funds	417		212,637,349,487	112,781,159,220
8. Financial reserve fund	418		26,322,076,481	27,539,976,253
9. Other fund belong to owner's equity	419		2,392,123	369,614,123
10. Retained profit	420		169,556,385,862	153,112,273,965
11. Capital for construction work	421		-	
II. Budget sources	430		17,268,025,745	14,059,185,102
1. Bonus and welfare funds	431		17,268,025,745	14,059,185,102
2. Budgets	432	V.23		
3. Budget for fixed asset	433			
C. Minority interest	500		48,993,321,827	20,283,117,703
TOTAL RESOURCES (510=300+400+500)	510		- 1,819,704,003,419	1,432,980,310,543

# **OFF BALANCE SHEET ITEMS**

Items	Code	Note	Ending Balance	Beginning Balance	
1. Operating lease assets					
2. Goods held under trust or for processing			27,043,058,000	27,043,058,000	
3. Goods received on consignment for sale					
4. Bad debts written off					
5. Foreign currencies (USD)			0	3.38	

#### Thu Duc Housing Development Corporation

### CONSOLIDATED INCOME STATEMENT Quarter 4/ 2009

					U	nit:VND	
Items	Code	Note	Quar	ter 4	Accumulation from the beginning of the year to the ending of this quarter		
			Current year	Current year Previous year		Previous year	
1. Sales	01	VI.25	105,516,125,136	277,048,677,415	488,963,818,652	608,309,437,015	
2. Deductions	03	VI.26	3,094,364,869	1,051,329,973	6,549,333,598	8,781,692,987	
3. Net sales and services (10=01-03)	10	VI.27	102,421,760,267	275,997,347,442	482,414,485,054	599,527,744,028	
4. Cost of goods sold	11	VI.28	41,551,464,085	118,948,929,485	217,324,424,555	287,683,016,709	
5. Gross profit (20=10-11)	20		60,870,296,182	157,048,417,957	265,090,060,499	311,844,727,319	
6. Financial income	21	VI.29	29,898,327,148	18,613,424,374	87,259,527,562	40,819,872,363	
7. Financial expenses	22	VI.30	410,410,322	15,475,228,357	(4,019,559,601)	31,224,707,583	
- Include: Interest expense	23			-			
8. Selling expenses	24		243,561,295	55,116,772	550,411,183	1,845,705,583	
9. General and administrative expenses	25		17,311,987,870	18,881,782,505	54,432,466,527	50,442,538,196	
10. Net operating profit 30=20+(21-22)-(24+25)	30		72,802,663,843	141,249,714,697	301,386,269,952	269,151,648,320	
11. Other incomes	31	VI.30a	4,920,561,304	6,831,854,343	47,113,367,394	11,959,887,262	
12. Other expenses	32		3,172,975,594	(31,413,140)	4,069,537,163	247,359,952	
13. Other profit	40		1,747,585,710	6,863,267,483	43,043,830,231	11,712,527,310	
14. Profit or loss in joint-venture	50		-	1320447566	-	1,320,447,566	
15. Profit before tax (60=30+40+50)	60		74,550,249,553	149,433,429,746	344,430,100,183	282,184,623,196	
<ol><li>Current corporate income tax expenses</li></ol>	61	VI.31	12,455,114,120	22,671,154,696	59,352,855,497	70,144,440,539	
17. Deferred corporate income tax expenses	62						
18. Profit after tax	70		62,095,135,433	125,441,827,484	285,077,244,686	212,040,182,481	
18.1 Minority interest	71		1,269,252,341	12,500,876,789	4,627,804,838	13,662,711,299	
18.2 Profit after tax of parent company' stockholder	72		60,825,883,092	112,940,950,696	280,449,439,848	198,377,471,182	
19. EPS	80		2,223.64	4,324.72	8,612.53	8,490.00	

## CONSOLIDATED CASH FLOW STATEMENT

Quarter 2/2009 (Direct method)

			Unit: VND
Items	Code	Accumulation from the beginnin	ng of the year to the ending
Itellis		Current year	Previous year
1. CASH FLOWS FROM OPERATING ACTIVITIES:			
1. Cash received from sale or services and other revenue	01	472,921,429,021	673,017,953,215
2. Cash paid for supplier	02	(330,948,382,031)	(286,102,406,412)
3. Cash paid for employee	03	(68,744,762,985)	(56,300,590,254)
4. Cash paid for interest	04	(547,088,513)	
5. Cash paid for corporate income tax	05	(16,288,017,850)	(78,441,617,042)
6. Other receivables	06	342,320,909,875	480,654,613,332
7. Other payables	07	(470,385,973,818)	(522,428,067,293)
Net cash provided by (used in) operating activities	20	(71,671,886,301)	210,390,885,546
II. CASH FLOWS FROM INVESTING ACTIVITIES:			
1. Cash paid for purchase of capital assets and other long-term assets	21	(65,593,320,481)	(14,884,428,120)
2. Cash received from liquidation or disposal of capital assets and other long-term assets	22	13,845,453	
3. Cash paid for lending or purchase debt tools of other companies	23	(100,678,049,185)	(1,479,244,707,495)
4. Withdrawal of lending or resale debt tools of other companies	24	122,834,412,215	1,405,139,108,053
5. Cash paid for joining capital in other companies	25	(93,438,727,689)	(258,805,096,441)
6. Withdrawal of capital in other companies	26	54,848,485,090	55,148,607,699
7. Cash received from interest, dividend and distributed profit	27	58,743,497,059	38,061,133,129
Net cash used in investing activities	30	(23,269,857,538)	(254,585,383,175)
III. CASH FLOWS FROM FINANCING ACTIVITIES:			
1. Cash received from issuing stock, other owners' equity	31	110,598,322,069	179,300,160,000
2. Cash paid to owners equity, repurchase issued stock	32	2.484.555.948	(59,906,424,991)
3. Cash received from long-term and short-term borrowings	33	120,180,404,162	72,162,378,071
4. Cash paid to principal debt	34	(66,286,500,000)	(4,000,000,000)
5. Cash paid to financial lease debt	35		()))
6. Dividend, profit paid for owners	36	(74,451,197,000)	(53,607,345,000)
Net cash (used in) provided by financing activities	40	87,556,473,382	133,948,768,080
Net cash during the period	50	(7,385,270,457)	89,754,270,451
Cash and cash equivalents at beginning of year	60	105,306,010,414	13,994,389,971
Cash and cash equivalents at end of year	70	97,920,739,957	103,748,660,422