BALANCE SHEET

Quarter 1/ 2010

ASSETS	Code	Note	Ending Balance	Unit: VND Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100	THULE	134,313,248,297	315,146,618,895
I. Cash and cash equivalents	110		27,178,822,217	29,670,136,580
1. Cash	111		13.745.583.070	25,470,136,580
2. Cash equivalents	112		13,433,239,147	4,200,000,000
II. Short-term financial investments	120		39,557,650,000	50,485,800,000
1. Short-term investments	121		39,557,650,000	50,485,800,000
2. Provision for devaluation of short-term security investments	129			,,,
III. Receivables	130		57,674,111,284	216,656,972,371
1. Trade accounts receivables	131		42,950,534,238	203,744,313,954
2. Advances to suppliers	132		14,247,601,111	9,188,774,858
3. Short-term internal receivables	133			
4. Receivable in accordance with contracts in progress	134			
5. Other receivables	135		475,975,935	3,723,883,559
6. Provision for short-term bad receivables	139			
IV. Inventories	140		5,623,348,197	5,600,128,646
1. Inventories	141		5,623,348,197	5,600,128,646
2. Provision for devaluation of inventories	149			
V. Other short-term assets	150		4,279,316,599	12,733,581,298
1. Short-term prepaid expenses	151		1,801,362,915	1,667,869,541
2. VAT deductible	152		686,866,122	205,745,880
3. Tax and accounts receivable from State budget	154			,
4. Other short-term assets	158		1,791,087,562	10,859,965,877
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		373,795,511,166	325,232,946,988
I. Long-term receivables	210		-	17,800,000
1. Long-term receivables from customers	210			1,,000,000
2. Capital receivable from subsidiaries	212			
3. Long-term inter-company receivables	213			
4. Other long-term receivables	218			17,800,000
5. Provision for long-term bad receivable (*)	219			,
II. Fixed assets	220		322,527,207,632	321,909,107,008
1. Tangible fixed assets	221		148,497,651,278	150,338,665,316
- Historical cost	222		180,221,867,401	179,555,288,204
- Accumulated depreciation	223		(31,724,216,123)	(29,216,622,888)
2. Finance leases fixed assets	224		-	169,806,037
- Historical cost	225			1,181,669,539
- Accumulated depreciation	226			(1,011,863,502)
3. Intangible fixed assets	227		168,799,039	-
- Historical cost	228		1,181,669,539	
- Accumulated depreciation	229		(1,012,870,500)	
4. Construction in progress expenses	230		173,860,757,315	171.400.635.655
III. Property investment	240		-	-
- Historical cost	241			
- Accumulated depreciation (*)	242			
IV. Long-term financial investments	250		48,211,535,100	
1. Investment in subsidiaries	251			
2. Investment in joint-venture	252		48,211,535,100	
3. Other long-term investments	258		,,,,,,	
4. Provision for devaluation of long-term finance investment	259			
V. Other long-term assets	260		3,056,768,434	3,306,039,980
1. Long-term prepaid expenses	261		1,913,558,434	2,277,891,658
2. Deferred income tax assets	262		1,028,000,000	1,028,148,322
3. Others	262		115,210,000	1,020,110,522
VI. Goodwill	269		328,668,815,288	337,168,870,856
TOTAL ASSETS	270		836,777,574,751	977,548,436,739
TOTALASSETS	270		000,777,074,751	777,540,400,707
CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		244,150,605,254	412,552,087,129
I. Short-term liabilities	310	·	159,203,182,453	333,886,022,521
1. Short-term borrowing and debts	311		91,529,703,271	95,968,875,571
2. Trade accounts payable	312	 -	8,725,992,246	212,670,234,362
3. Advances from customers	313		2,953,965,174	4,608,735,886
4. Taxes and liabilities to State budget	313		12,067,518,873	3,105,308,894
5. Payable to employees	315		1,214,985,628	1,118,863,380
6. Payable expenses	315		6,307,365,861	6,149,576,241
7. Accounts payables	317		0,507,505,601	0,149,570,241
1. Accounts payables	317			

9. Other short-term payables	319	36,403,651,400	10,264,428,187
10. Provision for short-term liabilities	320		
11. Bonus and welfare fund	323		
II. Long-term liabilities	330	84,947,422,801	78,666,064,608
1. Long-term accounts payables-Trade	331		
2. Long-term accounts payables-Affiliate	332		
3. Other long-term payables	333		
4. Long-term borrowing and debts	334	84,947,422,801	78,666,064,608
5. Deferred income tax	335		
6. Provision for unemployment allowance	336		
7. Provision for long-term liabilities	337		
B. OWNER'S EQUITY (400= 410+430)	400	532,591,835,183	510,046,248,358
I. Capital sources and funds	410	531,798,428,266	508,912,907,735
1. Paid-in capital	411	505,000,000,000	505,000,000,000
2. Capital surplus	412		
3. Other capital of owner	413		
4. Treasury stock	414		
5. Assets revaluation difference	415		
6. Foreign exchange difference	416	254,063,114	(3,939,272,587)
7. Investment and development fund	417		
8. Financial reserve fund	418		
9. Other fund belong to owner's equity	419		
10. Retained profit	420	26,544,365,152	7,852,180,322
11. Capital for construction work	421		
II. Budget sources	430	793,406,917	1,133,340,623
1. Bonus and welfare fund	431	793,406,917	1,133,340,623
2. Budgets	432		
3. Budget for fixed asset	433		
C. MINARITY INTEREST	439	60,035,134,314	54,950,101,251
TOTAL RESOURCES	440	836,777,574,751	977,548,436,738

Ninh Van Bay Real Estate Joint Stock Company

INCOME STATEMENT

Quarter 1/ 2010

			Quarter 1/ 2010				
						Unit: VND	
Items	Code	Note	Quar	ter 1	Accumulation		
			Current year	Previous year	Current year	Previous year	
1	2	3	4	5	6	7	
1. Sales	01		84,036,314,269	200,913,929,621	84,036,314,269	200,913,929,621	
2. Deductions	02		48,312,168	9,598,236	48,312,168	9,598,236	
3. Net sales and services	10		83,988,002,101	200,904,331,385	83,988,002,101	200,904,331,385	
4. Cost of goods sold	11		23,422,149,786	190,250,707,421	23,422,149,786	190,250,707,421	
5. Gross profit	20		60,565,852,315	10,653,623,964	60,565,852,315	10,653,623,964	
6. Financial income	21		5,938,560,143	6,197,607,172	5,938,560,143	6,197,607,172	
7. Financial expenses	22		11,406,015,018	1,067,402,829	11,406,015,018	1,067,402,829	
Include: Interest expense	23		2,450,262,323	690,960,299	2,450,262,323	690,960,299	
8. Selling expenses	24		5,377,128,623	1,330,712,833	5,377,128,623	1,330,712,833	
9. General & administrative expenses	25		16,936,094,429	5,709,979,588	16,936,094,429	5,709,979,588	
10. Net operating profit	30		32,785,174,388	8,743,135,886	32,785,174,388	8,743,135,886	
11. Other income	31		116,335,557	577,884,701	116,335,557	577,884,701	
12. Other expenses	32		17,032,345	79,783,334	17,032,345	79,783,334	
13. Other profit	40		99,303,212	498,101,367	99,303,212	498,101,367	
14. Profit or loss in joint venture	45						
15. Profit before tax (50=30 + 40)	50		32,884,477,600	9,241,237,253	32,884,477,600	9,241,237,253	
16. Current corporate income tax expenses	51		8,985,297,321	2,560,148,215	8,985,297,321	2,560,148,215	
17. Deferred corporate income tax expenses	52			(1,028,148,322)		(1,028,148,322)	
18. Profit after tax (60=50 - 51 - 52)	60	Ι	23,899,180,279	7,709,237,360	23,899,180,279	7,709,237,360	
18.1 Profit after tax of minorities	61		5,830,649,981	848,431,751	5,830,649,981	848,431,751	
18.2 Profit after tax of the parent company's shareholders	62		18,068,530,298	6,860,805,609	18,068,530,298	6,860,805,609	
19. EPS (VND/share)	70		358	828	358	828	

CASH FLOW STATEMENT

As at Mar 31th, 2010 (Indirect method)

As at Mar 31th, 2010 (Indi				Unit: VND	
Li	C. J.	Net	Accumulation		
Items	Code	Note	Current year	Previous year	
I. CASH FLOWS FROM OPERATING ACTIVITIES:					
1. Profit before tax	01		32,884,477,600	9,241,236,710	
2. Adjustment in accounts					
Fixed assets depreciation	02		2,522,709,587	3,243,128,040	
Provisions	03			(46,376,000)	
Unrealized foreign exchange difference loss/gain	04		254,063,114	1,391,886,584	
Loss/gain from investments	05		4,592,546,608	5,770,091,817	
Interest expenses	06		2,450,262,323	690,960,299	
3. Operating profit before the changes of current capital	08		42,704,059,232	20,290,927,450	
Changes in accounts receivable	09		(149,913,982,772)	(84,641,636,719)	
Changes in inventories	10		23,219,551	1,929,221,925	
Changes in trade payables	11		157,675,406,309	79,516,944,559	
Changes in prepaid expenses	12		(230,893,850)	(409,453,525)	
Paid interest	13		(6,546,534,880)		
Paid corporate income tax	14		(2,476,272,432)	(14,160,512)	
Other receivables	15		48,626,287,162	179,716,572	
Other payables	16		(37,264,570,852)		
Net cash provided by (used in) operating activities	20		52,596,717,468	16,851,559,750	
II. CASH FLOWS FROM INVESTING ACTIVITIES:	21		(2.12(.700.057)	(1.752.650.660)	
1. Cash paid for purchase of capital assets and other long-term assets	21		(3,126,700,857)	(1,753,650,666)	
2. Cash received from liquidation or disposal of capital assets and other long-term asse			(22,000,000,000)		
3. Cash paid for lending or purchase debt tools of other companies	23		(32,900,000,000)		
4. Withdrawal of lending or resale debt tools of other companies	24		12,000,000,000	(252,102,007,025)	
5. Cash paid for joining capital in other companies	25		(48,211,535,100)	(252,103,907,925)	
6. Withdrawal of capital in other companies	26				
7. Cash received from interest, dividend and distributed profit	27		1,268,328,290		
Net cash used in investing activities	30		(70,969,907,667)	(253,857,558,591)	
III. CASH FLOWS FROM FINANCING ACTIVITIES:					
1. Cash received from issuing stock, other owners' equity	31			260,115,980,000	
2. Cash paid to owners' equity, repurchase issued stock	32				
3. Cash received from long-term and short-term borrowings	33		54,595,900,614	7,400,000,000	
4. Cash paid to principal debt	34		(38,789,429,420)	(900,000,000)	
5. Cash paid to financial lease debt	35			·····	
6. Dividend, profit paid for owners	36	tl-			
Net cash (used in) provided by financing activities	40		15,806,471,194	266,615,980,000	
			T		
Net cash during the period	50		(2,566,719,005)	29,609,981,159	
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		29,670,136,580	46,754,125	
Influence of foreign exchange fluctuation	61		75,404,642	13,401,296	
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		27,178,822,217	29,670,136,580	