## BALANCE SHEET

As at Jun 30th, 2010

| ASSETS | Code | Note | Ending Balance | Beginning Balance |
| :---: | :---: | :---: | :---: | :---: |
| A. SHORT-TERM ASSETS (100=110+120+130+140+150) | 100 |  | 280,057,584,336 | 315,545,565,533 |
| I. Cash and cash equivalents | 110 |  | 56,618,216,821 | 29,670,136,580 |
| 1. Cash | 111 |  | 28,538,105,710 | 25,470,136,580 |
| 2. Cash equivalents | 112 |  | 28,080,111,111 | 4,200,000,000 |
| II. Short-term financial investments | 120 |  | 44,707,400,000 | $\mathbf{5 0 , 4 8 5 , 8 0 0 , 0 0 0}$ |
| 1. Short-term investments | 121 |  | 44,707,400,000 | 50,485,800,000 |
| 2. Provision for devaluation of short--1erm security investments | 129 |  |  |  |
| III. Receivables | 130 |  | 167,925,378,910 | 216,656,972,372 |
| 1. Trade accounts receivables | 131 |  | 82,036,334,546 | 203,744,313,955 |
| 2. Advances to suppliers | 132 |  | 12,173,345,125 | 9,188,774,858 |
|  | 133 |  | 279,003,425 |  |
| 4. Receivable in accordance with contracts in progress | 134 |  |  |  |
| 5. Other receivables | 135 |  | 73,436,695,814 | 3,723,883,559 |
| 6. Provision for short-term bad receivables | 139 |  |  |  |
| IV. Inventories | 140 |  | 5,751,018,386 | 5,945,810,967 |
| 1. Inventories | 141 |  | 5,751,018,386 | 5,945,810,967 |
| 2. Provision for devaluation of inventories | 149 |  |  |  |
| V. Other short-term assets | 150 |  | 5,055,570,219 | 12,786,845,614 |
| 1. Short-term prepaid expenses | 151 |  | 1,823,800,574 | 1,667,869,541 |
| 2. VAT deductible | 152 |  | 2,643,121,927 | 205,745,880 |
| 3. Tax and accounts receivable from State budget | 154 |  |  | 53,264,316 |
| 4. Other short-term assets | 158 |  | 588,647,718 | 10,859,965,877 |
| B. LONG-TERM ASSETS ( $200=210+220+240+250+260)$ | 200 |  | 702,303,425,612 | 601,595,767,357 |
| I. Long-term receivables | 210 |  | 115,210,000 | 17,800,000 |
| 1. Long-term receivables from customers | 211 |  |  |  |
| 2. Capital receivable from subsidiaries | 212 |  |  |  |
| 3. Long-term inter-company receivables | 213 |  |  |  |
|  | 218 |  | 115,210,000 | 17,800,000 |
| 5. Provision for long-term bad receivable (*) | 219 |  |  |  |
| II. Fixed assets | 220 |  | 618,004,712,804 | 598,271,927,377 |
| 1. Tangible fixed assets | 221 |  | 93,953,132,031 | 97,601,911,507 |
| -Historical cost | 222 |  | 128,247,940,698 | 126,818,534,395 |
| - Accumulated depreciation | 223 |  | (34,294,808,667) | $(29,216,622,888)$ |
| 2. Finance leases fixed assets | 224 |  | - | 300,935,253,865 |
| - Historical cost | 225 |  |  | 302,590,469,539 |
| - Accumulated depreciation | 226 |  |  | (1,655,215,674) |
| 3. Intangible fixed assets | 227 |  | 297,152,869,829 | - |
| - Historical cost | 228 |  | 302,686,161,126 |  |
| - Accumulated depreciation | 229 |  | (5,533,291,297) |  |
| 4. Construction in progress expenses | 230 |  | 226,898,710,944 | 199,734,762,005 |
| III. Property investment | 240 |  | - | - |
| - Historical cost | 241 |  |  |  |
| - Accumulated depreciation (*) | 242 |  |  |  |
| IV. Long-term financial investments | 250 |  | 80,315,650,320 | - |
| 1. Investment in subsidiaries | 251 |  |  |  |
| 2. Investment in joint-venture | 252 |  | 50,470,525,326 |  |
| 3. Other long-term investments | 258 |  | 29,845,124,994 |  |
| 4. Provision for devaluation of long-term finance investment | 259 |  |  |  |
| V. Other long-term assets | 260 |  | 3,867,852,488 | 3,306,039,980 |
| 1. Long-term prepaid expenses | 261 |  | 2,485,237,740 | 2,277,891,658 |
| 2. Deferred income tax assets | 262 |  | 664,603,747 | 1,028,148,322 |
| 3. Others | 268 |  | 718,011,001 |  |
| VI. Goodwill | 269 |  | 176,564,823,521 | 185,939,946,894 |
| TOTAL ASSETS | 270 |  | 1,158,925,833,469 | 1,103,081,279,784 |
|  |  |  |  |  |


| CAPITAL SOURCE | Code | Note | Ending Balance | Beginning Balance |
| :---: | :---: | :---: | :---: | :---: |
| A. LIABILITIES ( $300=310+330$ ) | 300 |  | 207,555,453,821 | 413,738,692,070 |
| I. Short-term liabilities | 310 |  | 93,368,178,941 | 335,072,627,462 |
| 1. Short-term borrowing and debts | 311 |  | 44,759,379,376 | 95,968,875,571 |
| 2. Trade accounts payable | 312 |  | 4,992,496,334 | 212,670,234,362 |
| 3. Advances from customers | 313 |  | 629,823,702 | 4,608,735,887 |
| 4. Taxes and liabilities to State budget | 314 |  | 21,675,672,050 | 3,158,573,210 |
| 5. Payable to employees | 315 |  | 3,490,988,926 | 1,118,863,380 |
| 6. Payable expenses | 316 |  | 12,800,199,886 | 6,149,576,241 |
| 7. Accounts payables | 317 |  |  |  |
| 8. Payable in accordance with contracts in progress | 318 |  |  |  |
| 9. Other short-term payables | 319 |  | 4,015,823,911 | 10,264,428,188 |
| 10. Provision for short-term liabilities | 320 |  |  |  |
| 11. Bonus and welfare fund | 323 |  | 1,003,794,756 | 1,133,340,623 |
| II. Long-term liabilities | 330 |  | 114,187,274,880 | 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 |  | 114,187,274,880 | 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 |  | 951,370,379,648 | 689,342,587,714 |
| I. Capital sources and funds | 410 |  | 748,061,067,557 | 509,540,386,856 |
| 1.-Paid-in capital | 411 |  | 605,000,000,000 | 505,000,000,000 |
| 2. Capital surplus | 412 |  | 99,455,000,000 |  |
| 3. Other capital of owner | 413 |  |  |  |
| 4. Treasury stock | 414 |  |  |  |
| 5. Assets revaluation difference | 415 |  |  |  |
| 6. Foreign exchange difference | 416 |  | (644,957,566) | (3,939,272,587) |
| 7. Investment and development fund | 417 |  | 32,798,422 |  |
| 8. Financial reserve fund | 418 |  | 32,798,422 |  |
| 9. Other fund belong to owner's equity | 419 |  |  |  |
| 10. Retained profit | 420 |  | 44,185,428,279 | 8,479,659,443 |
| 11. Capital for construction work | 421 |  |  |  |
| II. Budget sources | 430 |  | - | - |
| 1. Bonus and welfare fund | 431 |  |  |  |
| 2. Budgets | 432 |  |  |  |
| 3. Budget for fixed asset | 433 |  |  |  |
| C. MINARITY INTEREST | 439 |  | 203,309,312,091 | 179,802,200,858 |
| TOTAL RESOURCES | 440 |  | 1,158,925,833,469 | 1,103,081,279,784 |

OFF BALANCE SHEET ITEMS

| Items | Code | Note | Ending Balance | Beginning Balance |
| :---: | :---: | :---: | :---: | :---: |
| 5. Foreign currencies: |  |  |  |  |
| + USD |  |  | 317,707.00 | 442,770.00 |
| + EUR |  |  | 10.00 |  |
| +-GBP |  |  | 20 |  |
| + SGD |  |  | 250 |  |

Ninh Van Bay Real Estate Joint Stock Company

INCOME STATEMENT
From 1/1/2010 to 30/6/2010

|  |  |  | Unit: VND |  |
| :---: | :---: | :---: | :---: | :---: |
| Items | Code | Note | Accumulation |  |
|  |  |  |  |  |
|  |  |  | Current year | Previous year |
| 1 | 2 | 3 | 4 | 5 |
| 1. Sales | 01 |  | 156,343,841,723 | 381,930,110 |
| 2.-Deductions | 02 |  | 124,367,623 |  |
| 3. Net sales and services | 10 |  | 156,219,474,100 | 381,930,110 |
| 4. Cost of goods sold | 11 |  | 47,909,441,669 | 398,484,228 |
| 5. Gross profit | 20 |  | 108,310,032,431 | (16,554,118) |
| 6. Financial income | 21 |  | 6,899,053,937 | 140,-290 |
| 7. Financial expenses | 22 |  | 14,044,186,598 |  |
| Include:- Interest expense | 23 |  | 4,469,481,851 |  |
| 8. Selling expenses | 24 |  | 7,350,821,897 |  |
| 9. General \& administrative expenses | 25 |  | 31,169,996,287 | 139,622,190 |
| 10. Net operating profit | 30 |  | $\mathbf{6 2 , 6 4 4 , 0 8 1 , 5 8 6}$ | (156,036,018) |
| 11. Other income | 31 |  | 172,809,111 |  |
| 12. Other expenses | 32 |  | 45,877,187 |  |
| 13. Other profit | 40 |  | 126,931,924 | - |
| 14. Profit or loss in joint venture | 45 |  | (29,474,674) |  |
| 15. Profit before tax ( $50=30+40)$ | 50 |  | 62,741,538,836 | (156,036,018) |
| 16. Current corporate income tax expenses | 51 |  | 18,960,489,636 |  |
| 17. Deferred corporate income tax expenses | 52 |  | 363,544,575 |  |
| 18. Profit after tax (60=50-51-52) | 60 |  | 43,417,504,625 | (156,036,018) |
| 18.1 Profit after tax of minorities | 61 |  | 7,563,435,060 |  |
| 18.2 Profit after tax of the parent company's shareholders | 62 |  | 35,854,069,565 |  |
| 19. EPS (VND/share) | 70 |  | 614 |  |

CASH FLOW STATEMENT
As at Jun 30th, 2010 (Indirect method)


