# BALANCE SHEET

As at Jun 30th, 2010

ASSETS	Code	Note	Ending Balance	Unit: VND 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	50,485,800,000
1. Short-term investments	120		44,707,400,000	50,485,800,000
2. Provision for devaluation of short-term security investments	121		11,707,100,000	50,105,000,000
III. Receivables	130		167,925,378,910	216,656,972,372
1. Trade accounts receivables	130		82,036,334,546	203,744,313,955
2. Advances to suppliers	132		12,173,345,125	9,188,774,858
3. Short-term internal receivables	132		279,003,425	9,100,771,050
4. Receivable in accordance with contracts in progress	134		277,005,425	
5. Other receivables	135		73,436,695,814	3,723,883,559
6. Provision for short-term bad receivables	135		75,450,095,014	5,725,885,559
	139		5 751 019 296	5,945,810,967
IV. Inventories	140		<b>5,751,018,386</b> 5,751,018,386	5,945,810,967
			5,/51,018,580	5,945,810,907
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			
4. Other long-term receivables	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	261		664,603,747	1,028,148,322
3. Others	262		718,011,001	1,020,140,022
VI. Goodwill	269		176,564,823,521	185,939,946,894
	209		1,158,925,833,469	
TOTAL ASSETS	270		1,130,723,033,409	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

From 1/1/	2010 to	30/6/20	010		
				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	Γ	124,367,623		
3. Net sales and services	10	Γ	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	Ι	7,350,821,897		
9. General & administrative expenses	25	I	31,169,996,287	139,622,190	
10. Net operating profit	30	Γ	62,644,081,586	(156,036,018)	
11. Other income	31	I	172,809,111		
12. Other expenses	32	Г	45,877,187		
13. Other profit	40	Г	126,931,924	-	
14. Profit or loss in joint venture	45	T	(29,474,674)		
15. Profit before tax (50=30 + 40)	50	Ι	62,741,538,836	(156,036,018)	
16. Current corporate income tax expenses	51	I	18,960,489,636		
17. Deferred corporate income tax expenses	52	Г	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	Ι	35,854,069,565		
19. EPS (VND/share)	70	Т	614		

# CASH FLOW STATEMENT

### As at Jun 30th, 2010 (Indirect method)

ItemsCodeI. CASH FLOWS FROM OPERATING ACTIVITIES:01I. Profit before tax012. Adjustment in accounts02Fixed assets depreciation02Provisions03Unrealized foreign exchange difference loss/gain04Loss/gain from investments05Interest expenses063. Operating profit before the changes of current capital08Changes in accounts receivable09Changes in prepaid expenses10Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20I. Cash paid for purchase of capital assets and other long-term assets212. Cash paid for lending or purchase debt tools of other companies233. Cash paid for lending or resale debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies235. Cash paid for jenital in other companies245. Cash paid for capital in other companies256. Withdrawal of capital in other companies256. Withdrawal of capital in other companies257. Cash received from interest, dividend and distributed profit27	Note	Accumula Current year 62,741,538,836 9,056,685,133 (1,777,820,695) 4,469,481,851 9,375,123,373 83,865,008,498	ation Previous year (156,036,018)
I. CASH FLOWS FROM OPERATING ACTIVITIES:       01         I. Profit before tax       01         2. Adjustment in accounts       02         Fixed assets depreciation       02         Provisions       03         Unrealized foreign exchange difference loss/gain       04         Loss/gain from investments       05         Interest expenses       06         3. Operating profit before the changes of current capital       08         Changes in accounts receivable       09         Changes in inventories       10         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other receivables       16         Net cash provided by (used in) operating activities       20         I. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term assets       23         4. Withdrawal of lending or purchase debt tools of other companies       23         4. Withdrawal of capital in other companies       25         6. Withdrawal of capital in other companies       25		62,741,538,836 9,056,685,133 (1,777,820,695) 4,469,481,851 9,375,123,373	
1. Profit before tax       01         2. Adjustment in accounts       02         Fixed assets depreciation       02         Provisions       03         Unrealized foreign exchange difference loss/gain       04         Loss/gain from investments       05         Interest expenses       06         3. Operating profit before the changes of current capital       08         Changes in accounts receivable       09         Changes in inventories       10         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       21         2. Cash paid for purchase of capital assets and other long-term asset       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       25		9,056,685,133 (1,777,820,695) 4,469,481,851 9,375,123,373	(156,036,018)
2. Adjustment in accounts02Fixed assets depreciation02Provisions03Unrealized foreign exchange difference loss/gain04Loss/gain from investments05Interest expenses063. Operating profit before the changes of current capital08Changes in accounts receivable09Changes in inventories10Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20I. Cash paid for purchase of capital assets and other long-term assets212. Cash received from liquidation or disposal of capital assets and other long-term asset223. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		9,056,685,133 (1,777,820,695) 4,469,481,851 9,375,123,373	(156,036,018)
Fixed assets depreciation02Provisions03Unrealized foreign exchange difference loss/gain04Loss/gain from investments05Interest expenses06 <b>3. Operating profit before the changes of current capital</b> 08Changes in accounts receivable09Changes in inventories10Changes in trade payables11Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16 <b>Net cash provided by (used in) operating activities</b> 20 <b>11. Cash paid for purchase of capital assets and other long-term assets</b> 212. Cash received from liquidation or disposal of capital assets and other long-term asset223. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		(1,777,820,695) 4,469,481,851 9,375,123,373	
Provisions03Unrealized foreign exchange difference loss/gain04Loss/gain from investments05Interest expenses06 <b>3. Operating profit before the changes of current capital</b> 08Changes in accounts receivable09Changes in inventories10Changes in trade payables11Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20I. Cash paid for purchase of capital assets and other long-term assets212. Cash received from liquidation or disposal of capital assets and other long-term asset223. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		(1,777,820,695) 4,469,481,851 9,375,123,373	
Unrealized foreign exchange difference loss/gain04Loss/gain from investments05Interest expenses06 <b>3. Operating profit before the changes of current capital</b> 08Changes in accounts receivable09Changes in inventories10Changes in trade payables11Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20II. CASH FLOWS FROM INVESTING ACTIVITIES:212. Cash received from liquidation or disposal of capital assets and other long-term assets212. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		4,469,481,851 9,375,123,373	
Loss/gain from investments05Interest expenses063. Operating profit before the changes of current capital08Changes in accounts receivable09Changes in inventories10Changes in inventories11Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20II. CASH FLOWS FROM INVESTING ACTIVITIES:212. Cash paid for purchase of capital assets and other long-term assets212. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		4,469,481,851 9,375,123,373	
Interest expenses063. Operating profit before the changes of current capital08Changes in accounts receivable09Changes in inventories10Changes in trade payables11Changes in prepaid expenses12Paid interest13Paid corporate income tax14Other receivables15Other payables16Net cash provided by (used in) operating activities20II. CASH FLOWS FROM INVESTING ACTIVITIES:212. Cash paid for purchase of capital assets and other long-term assets212. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies25		9,375,123,373	
3. Operating profit before the changes of current capital       08         Changes in accounts receivable       09         Changes in inventories       10         Changes in trade payables       11         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       12         2. Cash paid for purchase of capital assets and other long-term assets       21         2. 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       25		· · · · · · · · · · · · · · · · ·	
Changes in accounts receivable       09         Changes in inventories       10         Changes in trade payables       11         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       11         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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       25		83,865,008,498	
Changes in inventories       10         Changes in trade payables       11         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       11         2. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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       25			(156,036,018)
Changes in trade payables       11         Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       11         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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       25		122,367,169,626	1,091,683,284
Changes in prepaid expenses       12         Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       1         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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		194,792,580	(809,721,674)
Paid interest       13         Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       21         2. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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		(202,084,206,258)	982,039,602
Paid corporate income tax       14         Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       21         2. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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	Τ	(363,277,114)	1,226,190
Other receivables       15         Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       21         2. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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	Τ	(3,851,540,394)	
Other payables       16         Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       21         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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	1	(324,207,810)	
Net cash provided by (used in) operating activities       20         II. CASH FLOWS FROM INVESTING ACTIVITIES:       1         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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	1	10,232,989,146	
II. CASH FLOWS FROM INVESTING ACTIVITIES:         1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term assec       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	1	(1,076,164,985)	
1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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		8,960,563,289	1,109,191,384
1. Cash paid for purchase of capital assets and other long-term assets       21         2. Cash received from liquidation or disposal of capital assets and other long-term asset       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	+		
2. Cash received from liquidation or disposal of capital assets and other long-term asse223. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies26	+	(34,617,010,850)	
3. Cash paid for lending or purchase debt tools of other companies234. Withdrawal of lending or resale debt tools of other companies245. Cash paid for joining capital in other companies256. Withdrawal of capital in other companies26	+	1,956,091	
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	+	5,778,400,000	
5. Cash paid for joining capital in other companies       25         6. Withdrawal of capital in other companies       26	+	5,770,400,000	
6. Withdrawal of capital in other companies 26	+	(153,462,060,426)	
	+	(155,402,000,420)	
7. Cash received from interest, dividend and distributed profit	+	1,789,421,202	140,290
Net cash used in investing activities 30	+	(180,509,293,983)	140,290
	+	(100,507,275,705)	140,270
III. CASH FLOWS FROM FINANCING ACTIVITIES:	<b> </b>		
1. Cash received from issuing stock, other owners' equity 31	L	199,455,000,000	
2. Cash paid to owners' equity, repurchase issued stock 32		17,584,907,355	
3. Cash received from long-term and short-term borrowings 33		117,894,808,826	
4. Cash paid to principal debt 34	<u> </u>	(135,512,764,944)	(500,000,000)
5. Cash paid to financial lease debt 35	[]		
6. Dividend, profit paid for owners 36		(1,494,624,080)	·
Net cash (used in) provided by financing activities 40	<u>↓</u>	197,927,327,157	(500,000,000)
Net cash during the period 50	<u></u> +	26,378,596,463	609,331,674
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 60	╂╍╍╍╍┨╍	29,670,136,579	226,754,125
Influence of foreign exchange fluctuation 61	<u></u> +	569,483,779	220,734,125
CASH AND CASH EQUIVALENTS AT END OF YEAR 70	1	56,618,216,821	836,085,799