

CONSOLIDATED BALANCE SHEET

Quarter 3/ 2010

Unit: VND

ASSETS	Code	Note	Ending Balance	Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		564,644,527,857	534,855,243,653
I. Cash and cash equivalents	110		10,104,752,029	6,081,632,618
1. Cash	111		10,104,752,029	6,081,632,618
2. Cash equivalents	112			
II. Short-term financial investments	120		829,570,100	948,032,900
1. Short-term investments	121		2,015,000,000	2,015,000,000
2. Provision for devaluation of short-term security investments	129		(1,185,429,900)	(1,066,967,100)
III. Receivables	130		327,042,011,204	286,882,855,458
1. Trade accounts receivables	131		240,115,327,362	187,368,273,307
2. Advances to suppliers	132		86,926,023,842	89,292,689,457
3. Short-term internal receivables	133			
4. Receivable in accordance with contracts in progress	134			
5. Other receivables	135		660,000	10,221,892,694
6. Provision for short-term bad receivables	139			
IV. Inventories	140		177,356,259,099	186,301,394,115
1. Inventories	141		177,356,259,099	186,301,394,115
2. Provision for devaluation of inventories	149			
V. Other short-term assets	150		49,311,935,425	54,641,328,562
1. Short-term prepaid expenses	151		708,653,481	1,139,436,217
2. VAT deductible	152		3,390,393,294	2,465,706,931
3. Tax and accounts receivable from State budget	154			
4. Other short-term assets	158		45,212,888,650	51,036,185,414
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		63,791,380,438	64,032,512,471
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		46,314,084,076	46,905,844,173
1. Tangible fixed assets	221		40,056,836,308	40,696,734,951
- Historical cost	222		46,211,318,784	45,687,963,424
- Accumulated depreciation	223		(6,154,482,476)	(4,991,228,473)
2. Finance leases fixed assets	224		-	-
- Historical cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227		4,769,800,000	4,769,800,000
- Historical cost	228			
- Accumulated depreciation	229			
4. Construction in progress expenses	230		1,487,447,768	1,439,309,222
III. Property investment	240		-	-
- Historical cost	241			
- Accumulated depreciation (*)	242			
IV. Long-term financial investments	250		10,515,061,011	10,334,008,233
1. Investment in subsidiaries	251			
2. Investment in joint-venture	252		10,515,061,011	10,334,008,233
3. Other long-term investments	258			
4. Provision for devaluation of long-term finance investment	259			
V. Other long-term assets	260		6,962,235,351	6,792,660,065
1. Long-term prepaid expenses	261		6,962,235,351	6,792,660,065
2. Deferred income tax assets	262			
3. Others	268			
VI. Goodwill	269			
TOTAL ASSETS	270		628,435,908,295	598,887,756,124

CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		381,168,620,929	366,738,338,140
I. Short-term liabilities	310		344,927,001,009	329,896,718,220
1. Short-term borrowing and debts	311		235,530,000,000	226,250,000,000
2. Trade accounts payable	312		43,007,361,991	35,116,551,542
3. Advances from customers	313		28,858,077,348	41,843,949,577
4. Taxes and liabilities to State budget	314		11,982,969,098	8,915,376,209
5. Payable to employees	315		775,987,946	1,826,038,011
6. Payable expenses	316		12,634,425,740	7,022,268,752
7. Accounts payables	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319		11,373,788,043	7,729,391,786
10. Provision for short-term liabilities	320			
11. Bonus and welfare fund	323		764,390,843	1,193,142,343
II. Long-term liabilities	330		36,241,619,920	36,841,619,920
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		36,241,619,920	36,841,619,920
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		246,067,287,367	232,149,417,984
I. Capital sources and funds	410		246,067,287,367	232,149,417,984
1. Paid-in capital	411		100,147,530,000	100,147,530,000
2. Capital surplus	412		64,808,506,000	64,808,506,000
3. Other capital of owner	413		35,538,148,384	33,538,148,384
4. Treasury stock	414			
5. Assets revaluation difference	415			
6. Foreign exchange difference	416		15,572,787,888	15,572,787,888
7. Investment and development fund	417		5,007,376,500	5,007,376,500
8. Financial reserve fund	418			
9. Other fund belong to owner's equity	419		24,992,938,595	13,075,069,212
10. Retained profit	420			
11. Capital for construction work	421			
II. Budget sources	430		-	-
2. Budgets	432			
3. Budget for fixed asset	433			
C. MINORITY INTEREST	439		1,200,000,000	
TOTAL RESOURCES	440		628,435,908,296	598,887,756,124

OFF BALANCE SHEET ITEMS

Items	Code	Note	Ending Balance	Beginning Balance
1. Operating lease assets		24	0	0
2. Goods held under trust or for processing			14,991,076,315	16,012,282,370
3. Goods received on consignment for sale			0	0
4. Bad debts written off			0	107,261,329
5. Foreign currencies:				
+ USD				
+ EUR				
6. Subsidies of state budget			0	0

Pacific Property and Infrastructure Development and Investment Joint Stock Company

CONSOLIDATED INCOME STATEMENT

Quarter 3/ 2010

Unit: VND

Items	Code	Note	Quarter 3		Accumulation	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Sales	01		120,855,652,116	57,777,444,492	297,748,580,729	151,740,901,377
2. Deductions	02					
3. Net sales and services	10		120,855,652,116	57,777,444,492	297,748,580,729	151,740,901,377
4. Cost of goods sold	11		100,475,449,420	48,948,790,699	254,925,783,405	132,698,937,105
5. Gross profit	20		20,380,202,696	8,828,653,793	42,822,797,324	19,041,964,272
6. Financial income	21		240,127,207	515,053,591	1,684,715,906	1,697,038,784
7. Financial expenses	22		2,928,224,801	2,904,111,512	6,623,986,844	3,019,724,870
<i>Include: Interest expense</i>	23		<i>2,685,327,220</i>	<i>3,179,288,587</i>	<i>5,638,481,333</i>	<i>3,710,901,945</i>
8. Selling expenses	24		776,125,876	209,535,324	1,713,687,965	814,027,894
9. General & administrative expenses	25		1,383,563,454	1,500,225,437	5,167,052,120	3,746,690,929
10. Net operating profit	30		15,532,415,772	4,729,835,111	31,002,786,301	13,158,559,363
11. Other income	31		148,502,500	339,836,574	421,977,486	1,038,070,929
12. Other expenses	32		35,000,000	193,125,698	122,330,189	744,266,165
13. Other profit	40		113,502,500	146,710,876	299,647,297	293,804,764
14. Profit or loss in joint venture	45		179,963,529	220,146,721	650,364,777	744,266,165
15. Profit before tax (50=30 + 40)	50		15,825,881,801	5,096,692,708	31,952,798,375	14,196,630,292
16. Current corporate income tax expenses	51		3,909,107,668	751,280,200	7,814,236,500	
17. Deferred corporate income tax expenses	52					
18. Profit after tax (60=50 - 51 - 52)	60		11,916,774,133	4,345,412,508	24,138,561,875	14,196,630,292
18.1 Profit after tax of minorities	61					
18.2 Profit after tax of the parent company's shareholders	62					
19. EPS (VND/share)	70		1,189	434	2,410	1,177

CONSOLIDATED CASH FLOW STATEMENT

Quarter3/ 2010 (Indirect method)

Unit: VND

Items	Code	Note	Accumulation	
			Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES:				
1. Profit before tax	01		15,825,881,801	5,096,692,708
2. Adjustment in accounts				
Fixed assets depreciation	02		1,163,254,003	622,906,402
Provisions	03		118,462,800	(319,500,000)
Unrealized foreign exchange difference loss/gain	04		(181,052,778)	(1,303,449,232)
Loss/gain from investments	05		2,685,327,220	3,181,469,471
Interest expenses	06			
3. Operating profit before the changes of current capital	08		19,611,873,046	7,278,119,349
Changes in accounts receivable	09		(35,259,450,096)	(43,458,291,959)
Changes in inventories	10		10,015,210,016	14,863,775,805
Changes in trade payables	11		2,882,898,676	4,215,911,685
Changes in prepaid expenses	12		261,207,450	2,196,014
Paid interest	13		(2,685,327,220)	(2,916,189,171)
Paid corporate income tax	14		(911,798,555)	(732,212,112)
Other receivables	15			155,332,094
Other payables	16			(103,964,000)
Net cash provided by (used in) operating activities	20		(6,085,386,683)	(20,695,322,295)
II. CASH FLOWS FROM INVESTING ACTIVITIES:				
1. Cash paid for purchase of capital assets and other long-term assets	21		(571,493,906)	(2,611,583,551)
2. Cash received from liquidation or disposal of capital assets and other long-term assets	22			420,301,273
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			(150,000,000)
6. Withdrawal of capital in other companies	26			
7. Cash received from interest, dividend and distributed profit	27			772,366,004
Net cash used in investing activities	30		(571,493,906)	(1,568,916,274)
III. CASH FLOWS FROM FINANCING ACTIVITIES:				
1. Cash received from issuing stock, other owners' equity	31		2,000,000,000	117,948,536
2. Cash paid to owners' equity, repurchase issued stock	32			
3. Cash received from long-term and short-term borrowings	33		43,030,000,000	13,220,760,482
4. Cash paid to principal debt	34		(34,350,000,000)	(21,702,000,000)
5. Cash paid to financial lease debt	35			
6. Dividend, profit paid for owners	36			
Net cash (used in) provided by financing activities	40		10,680,000,000	(8,363,290,982)
Net cash during the period	50		4,023,119,411	(30,627,529,551)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		6,081,632,618	35,432,912,871
Influence of foreign exchange fluctuation	61			
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		10,104,752,029	4,805,383,320