BALANCE SHEET Quarter 1/ 2011

				Unit: VND
ASSETS	Code	Note	Ending Balance	Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		375,997,691,407	330,103,155,461
I. Cash and cash equivalents	110		26,227,047,942	24,790,919,833
1. Cash	111	-	26,227,047,942	22,990,919,833
2. Cash equivalents	112	-		1,800,000,000
II. Short-term financial investments	120	-	35,595,203,099	40,533,703,099
1. Short-term investments	121		35,595,203,099	40,533,703,099
2. Provision for devaluation of short-term security investments	129			
III. Receivables	130		167,536,724,860	129,623,199,130
1. Trade accounts receivables	131	-	81,731,917,468	77,045,055,421
2. Advances to suppliers	132	-	50,960,981,488	31,875,947,332
3. Short-term internal receivables	133	-		
4. Receivable in accordance with contracts in progress	134	-		
5. Other receivables	135		35,684,923,574	21,543,294,047
6. Provision for short-term bad receivables	139		(841,097,670)	(841,097,670)
IV. Inventories	140		46,951,780,283	43,528,302,276
1. Inventories	141		46,951,780,283	43,528,302,276
2. Provision for devaluation of inventories	149			
V. Other short-term assets	150		99,686,935,223	91,627,031,123
1. Short-term prepaid expenses	151		2,258,958,651	1,570,242,247
2. VAT deductible	152	-	19,819,057,848	13,329,498,597
3. Tax and accounts receivable from State budget	154		489,400,045	63,243,015
4. Other short-term assets	158	-	77,119,518,679	76,664,047,264
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200	-	902,882,103,530	844,912,067,504
I. Long-term receivables	210	-	18,100,783,800	18,000,000,000
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	-	18,100,783,800	18,000,000,000
5. Provision for long-term bad receivable (*)	219	-	íííí	
II. Fixed assets	220	-	839,438,172,840	785,338,152,255
1. Tangible fixed assets	221	-	90,328,961,895	92,227,529,430
- Historical cost	222	-	131,834,652,566	131,280,850,819
- Accumulated depreciation	223	-	(41,505,690,671)	(39,053,321,389)
2. Finance leases fixed assets	224	-		
- Historical cost	225	-		
- Accumulated depreciation	226	-		
3. Intangible fixed assets	227	-	291,838,332,149	293,643,789,658
- Historical cost	228	-	303,221,297,476	303,062,413,226
- Accumulated depreciation	229		(11,382,965,327)	(9,418,623,568)
4. Construction in progress expenses	230		457,270,878,796	399,466,833,167
III. Property investment	240		-	-
- Historical cost	241			
- Accumulated depreciation (*)	242			
IV. Long-term financial investments	250		29,845,125,000	29,845,125,000
1. Investment in subsidiaries	251	-		
2. Investment in joint-venture	252		1,000,000,000	1,000,000,000
3. Other long-term investments	258	-	28,845,125,000	28,845,125,000
4. Provision for devaluation of long-term finance investment	259	-		
V. Other long-term assets	260	-	15,498,021,890	11,728,790,249
1. Long-term prepaid expenses	261	tt-	14,682,600,890	10,812,585,449
2. Deferred income tax assets	262	tt-	718,011,000	718,011,000
3. Others	268	-	97,410,000	198,193,800
VI. Goodwill	269	tt-	194,862,193,404	200,483,165,917
TOTAL ASSETS	270		1,473,741,988,340	1,375,498,388,882

CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		492,803,733,099	405,600,936,794
I. Short-term liabilities	310		170,231,430,944	157,334,731,507
1. Short-term borrowing and debts	311		84,720,201,271	63,659,303,217
2. Trade accounts payable	312		27,767,247,540	41,246,594,825
3. Advances from customers	313		2,406,363,111	8,658,739,404
4. Taxes and liabilities to State budget	314		14,730,311,661	14,697,343,686
5. Payable to employees	315		2,955,915,387	2,142,924,906
6. Payable expenses	316		22,665,096,721	19,068,315,965
7. Accounts payables	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319		12,113,724,377	6,506,127,271
10. Provision for short-term liabilities	320			
11. Bonus and welfare fund	323		2,872,570,875	1,355,382,233
II. Long-term liabilities	330		322,572,302,155	248,266,205,287
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		252,944,620,279	182,883,852,409
5. Deferred income tax	335		64,996,341,575	65,382,352,878
6. Provision for unemployment allowance	336			
7. Unrealized revenue	338		4,631,340,301	
B. OWNER'S EQUITY (400= 410+430)	400		722,838,669,724	718,460,227,009
I. Capital sources and funds	410		722,838,669,724	718,460,227,009
1. Paid-in capital	411		605,000,000,000	605,000,000,000
2. Capital surplus	412		99,455,000,000	99,455,000,000
3. Other capital of owner	413			
4. Treasury stock	414			
5. Assets revaluation difference	415			
6. Foreign exchange difference	416		1,114,812,512	(992,632,326)
7. Investment and development fund	417		32,798,422	32,798,422
8. Financial reserve fund	418		32,798,422	32,798,422
9. Other fund belong to owner's equity	419			
10. Retained profit	420		17,203,260,368	14,932,262,491
11. Capital for construction work	421			
II. Budget sources	430		-	-
2. Budgets	432			
3. Budget for fixed asset	433			
C. MINARITY INTEREST	439		258,099,585,512	251,437,225,079
TOTAL RESOURCES	440		1,473,741,988,340	1,375,498,388,882

Ninh Van Bay Real Estate Joint Stock Company

INCOME STATEMENT

Quarter 1/ 2011

			Quarter 1/ 2011				
						Unit: VND	
Items	Code	Note	Quart	ter 1	Accumulation		
			Current year	Previous year	Current year	Previous year	
1	2	3	4	5	6	7	
1. Sales	01		55,482,672,345	84,036,314,269	55,482,672,345	84,036,314,269	
2. Deductions	02	T	(36,514,280)	(48,312,168)	(36,514,280)	(48,312,168)	
3. Net sales and services	10	T	55,446,158,065	83,988,002,101	55,446,158,085	83,988,002,101	
4. Cost of goods sold	11		(25,075,941,247)	(23,422,149,786)	(25,075,941,247)	(23,422,149,786)	
5. Gross profit	20		30,370,216,819	60,565,852,315	30,370,216,818	60,565,852,315	
6. Financial income	21	T	1,671,962,613	5,938,560,143	1,671,962,613	5,938,560,143	
7. Financial expenses	22	T	(1,828,952,039)	(11,406,015,018)	(1,828,952,039)	(11,406,015,018)	
Include: Interest expense	23	T	(920,809,010)	(2,450,262,323)	(920,809,010)	(2,450,262,323)	
8. Selling expenses	24	T	(9,777,284,971)	(5,377,128,623)	(9,777,284,971)	(5,377,128,623)	
9. General & administrative expenses	25		(17,035,580,828)	(16,936,094,429)	(17,035,580,828)	(16,936,094,429)	
10. Net operating profit	30		3,400,361,593	32,785,174,388	3,400,361,593	32,785,174,388	
11. Other income	31		82,542,983	116,335,557	82,542,983	116,335,557	
12. Other expenses	32		(78,891,266)	(17,032,345)	(78,891,266)	(17,032,345)	
13. Other profit	40	T	3,651,717	99,303,212	3,651,717	99,303,212	
14. Profit or loss in joint venture	45		-				
15. Profit before tax (50=30 + 40)	50		3,404,013,310	32,884,477,600	3,404,013,310	32,884,477,600	
16. Current corporate income tax expenses	51		(1,346,758,284)	(8,985,297,321)	(1,346,758,284)	(8,985,287,321)	
17. Deferred corporate income tax expenses	52		386,011,303		386,011,303		
18. Profit after tax (60=50 - 51 - 52)	60		2,443,266,329	23,899,180,279	2,443,266,329	23,899,180,279	
18.1 Profit after tax of minorities	61		6,662,360,433	5,830,649,981	6,662,360,433	5,830,649,981	
18.2 Profit after tax of the parent company's shareholders	62		(4,219,094,105)	18,068,530,298	(4,219,094,105)	18,068,530,298	
19. EPS (VND/share)	70						

CASH FLOW STATEMENT

As at Mar 31th, 2010 (Indirect method)

	Code		Unit: VND Accumulation		
Items		Note	Current year	Previous year	
I. CASH FLOWS FROM OPERATING ACTIVITIES:			j		
1. Profit before tax	01		3,404,013,310	32,884,477,600	
2. Adjustment in accounts					
Fixed assets depreciation	02		4,416,711,042	2,522,709,587	
Provisions	03		5,620,972,512		
Unrealized foreign exchange difference loss/gain	04			254,063,114	
Loss/gain from investments	05		(12,710,954)	4,592,546,608	
Interest expenses	06		(122,630,519)	2,450,262,323	
3. Operating profit before the changes of current capital	08		14,227,164,401	42,704,059,232	
Changes in accounts receivable	09		(27,748,811,203)	(149,913,982,772	
Changes in inventories	10		(3,423,478,008)	23,219,551	
Changes in trade payables	11		(6,933,621,144)	157,675,406,309	
Changes in prepaid expenses	12	<u> </u>	(4,557,037,267)	(230,893,850	
Paid interest	13		(6,275,044,043)	(6,546,534,880	
Paid corporate income tax	14		(1,506,526,444)	(2,476,272,432)	
Other receivables	15		(9,720,006)	48,626,287,162	
Other payables	16		(19,565,100)	(37,264,570,852)	
Net cash provided by (used in) operating activities	20		(36,246,638,815)	52,596,717,468	
II. CASH FLOWS FROM INVESTING ACTIVITIES:	T				
1. Cash paid for purchase of capital assets and other long-term assets	21	[(59,184,090,484)	(3,126,700,857	
2. Cash received from liquidation or disposal of capital assets and other long-term assets	22			(32,900,000,000)	
3. Cash paid for lending or purchase debt tools of other companies	23	[(12,544,250,000)		
4. Withdrawal of lending or resale debt tools of other companies	24		-	12,000,000,000	
5. Cash paid for joining capital in other companies	25		-	(48,211,535,100	
6. Withdrawal of capital in other companies	26		17,482,750,000		
7. Cash received from interest, dividend and distributed profit	27		-	1,268,328,290	
Net cash used in investing activities	30		(54,094,687,367)	(70,969,907,667	
III. CASH FLOWS FROM FINANCING ACTIVITIES:					
1. Cash received from issuing stock, other owners' equity	31				
Cash paid to owners' equity, repurchase issued stock	32				
3. Cash received from long-term and short-term borrowings	33		107,997,627,870	54,595,900,614	
4. Cash paid to principal debt	34		(16,475,356,500)	(38,789,429,420	
5. Cash paid to financial lease debt	35				
6. Dividend, profit paid for owners	36				
Net cash (used in) provided by financing activities	40		91,522,271,370	15,806,471,194	
			<u> </u>		
Net cash during the period	50		1,180,945,188	(2,566,719,005	
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		24,774,748,333	29,670,136,580	
Influence of foreign exchange fluctuation	61		271,354,421	75,404,642	
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		26,227,047,942	27,178,822,217	