BALANCE SHEET

Quarter 1/ 2011

ASSETS	Code	Note	Ending Balance	Unit: VND Beginning Balance
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		653.235.750.356	619.555.001.030
I. Cash and cash equivalents	110		3.170.542.586	5.751.871.630
1. Cash	111		3.170.542.586	5.751.871.630
2. Cash equivalents	112			
II. Short-term financial investments	120		736.699.000	924.161.000
1. Short-term investments	121		2.015.000.000	2.015.000.000
2. Provision for devaluation of short-term security investments	129		(1.278.301.000)	(1.090.839.000)
III. Receivables	130		278.456.426.464	327.147.927.448
1. Trade accounts receivables	131		228.349.415.788	300.105.937.682
2. Advances to suppliers	131		30.939.017.826	17.680.492.701
5. Other receivables	132		19.167.992.850	9.361.497.065
IV. Inventories	133			
			314.426.398.272	261.923.648.624
I. Inventories Z. Provision for devaluation of inventories	141		314.426.398.272	261.923.648.624
V. Other short-term assets	150		56.445.684.034	23.807.392.328
1. Short-term prepaid expenses	151		3.910.568.551	83.152.833
2. VAT deductible	152		7.045.224.989	5.459.724.881
4. Other short-term assets	158		45.489.890.494	18.264.514.614
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		50.762.506.806	58.836.080.997
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		41.284.499.536	42.289.191.181
1. Tangible fixed assets	221		34.957.536.768	35.962.228.413
- Historical cost	222		42.348.291.155	42.302.836.610
- Accumulated depreciation	223		(7.390.754.387)	(6.340.608.197)
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
4. Construction in progress expenses	230		1.557.162.768	1.557.162.768
III. Property investment	240		-	-
- Historical cost	241			
- Accumulated depreciation (*)	242			
IV. Long-term financial investments	250		8.732.032.723	8.803.089.083
1. Investment in subsidiaries	251			
2. Investment in joint-venture	252		8.732.032.723	8.803.089.083
3. Other long-term investments	258			
4. Provision for devaluation of long-term finance investment	259			
V. Other long-term assets	260		745.974.547	7.743.800.733
1. Long-term prepaid expenses	261	[-	745.974.547	7.743.800.733
2. Deferred income tax assets	262	-		
3. Others	268	-		
VI. Goodwill	269	-		
TOTAL ASSETS	270		703.998.257.162	678.391.082.028

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CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		389.897.238.061	376.298.072.537
I. Short-term liabilities	310		369.166.057.715	365.582.994.201
1. Short-term borrowing and debts	311		270.699.012.924	237.035.354.590
2. Trade accounts payable	312		34.251.348.675	71.243.864.042
3. Advances from customers	313		17.410.780.534	15.421.152.615
4. Taxes and liabilities to State budget	314		17.822.443.094	17.557.120.376
5. Payable to employees	315		989.550.795	1.906.039.837
6. Payable expenses	316		16.549.718.512	8.146.019.341
7. Accounts payables	317			
8. Payable in accordance with contracts in progress	318			
9. Other short-term payables	319		10.895.556.332	13.712.796.551
10. Provision for short-term liabilities	320		547.646.849	560.646.849
11. Bonus and welfare fund	323			
II. Long-term liabilities	330		20.731.180.346	10.715.078.336
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		20.715.078.336	10.715.078.336
5. Deferred income tax	335			
6. Provision for unemployment allowance	336			
7. Provision for long-term liabilities	337			
8. Projected loss of employment assistance office	338		16.102.010	
B. OWNER'S EQUITY (400= 410+430)	400		312.275.591.819	300.261.647.705
I. Capital sources and funds	410		312.275.591.819	300.261.647.705
1. Paid-in capital	411		121.830.000.000	121.830.000.000
2. Capital surplus	412		86.004.152.000	86.004.152.000
3. Other capital of owner	413		50.071.687.566	37.788.920.384
4. Treasury stock	414			
5. Assets revaluation difference	415			
6. Foreign exchange difference	416			
7. Investment and development fund	417		15.572.787.888	15.572.787.888
8. Financial reserve fund	418		5.007.376.500	5.007.376.500
9. Other fund belong to owner's equity	419			
10. Retained profit	420		33.789.587.865	34.058.410.933
11. Capital for construction work	421			
II. Budget sources	430		-	-
2. Budgets	432			
3. Budget for fixed asset	433			
C. MINARITY INTEREST	439		1.825.427.283	1.831.361.786
TOTAL RESOURCES	440		703.998.257.162	678.391.082.028

Pacific Property and Infrastructure Development and Investment Joint Stock Company

INCOME STATEMENT

· · · · · · · · · · · · · · · · · · ·	Zuarter	1/ 2011					
	1			Unit: VND			
Items	Code	Note	Quarter 1				
			Current year	Previous year			
1	2	3	4	5			
1. Sales	01		27.665.684.849	61.856.755.034			
2. Deductions	02						
3. Net sales and services	10		27.665.684.849	61.856.755.034			
4. Cost of goods sold	11		22.355.274.910	52.935.122.261			
5. Gross profit	20		5.310.409.939	8.921.632.773			
6. Financial income	21		1.110.802.784	500.689.055			
7. Financial expenses	22		1.287.804.754	987.543.192			
Include: Interest expense	23		693.285.554	628.615.262			
8. Selling expenses	24		90.908.409	240.566.345			
9. General & administrative expenses	25		1.422.409.644	2.246.511.078			
10. Net operating profit	30		3.620.089.916	5.947.701.213			
11. Other income	31		22.803.400	1.673.958.401			
12. Other expenses	32		270.312.761	601.235.860			
13. Other profit	40		(247.509.361)	1.072.722.541			
14. Profit or loss in joint venture	45		43.942.524	165.391.937			
15. Profit before tax (50=30 + 40)	50		3.416.523.079	7.185.815.691			
16. Current corporate income tax expenses	51		834.606.539	1.755.105.939			
17. Deferred corporate income tax expenses	52						
18. Profit after tax (60=50 - 51 - 52)	60		2.581.916.540	5.430.709.752			
18.1 Profit after tax of minorities	61	[]	1.587.283				
18.2 Profit after tax of the parent company's shareholders	62		2.580.329.257	5.430.709.752			
19. EPS (VND/share)	70		212	542			

Quarter 1/ 2011

CASH FLOW STATEMENT

As at Mar 31th, 2011 (Indirect method)

As at Mar 31th, 2011 (Indirect method) Unit: VNL						
Items	Code	N. (Accumulation			
		Note	Current year	Previous year		
I. CASH FLOWS FROM OPERATING ACTIVITIES:						
1. Profit before tax	01		3.416.523.079	7.185.815.691		
2. Adjustment in accounts						
Fixed assets depreciation	02		1.050.146.190	840.028.950		
Provisions	03		187.462.000	324.850.400		
Unrealized foreign exchange difference loss/gain	04					
Loss/gain from investments	05		71.056.360	354.723.838		
Interest expenses	06		693.285.554	628.615.262		
3. Operating profit before the changes of current capital	08		5.418.473.183	9.334.034.141		
Changes in accounts receivable	09		19.880.624.996	(21.328.725.760)		
Changes in inventories	10		(54.253.196.596)	3.748.059.030		
Changes in trade payables	11		(30.311.723.964)	(24.445.818.459)		
Changes in prepaid expenses	12		3.170.410.468	(5.827.843.392		
Paid interest	13		(676.272.221)	(628.615.262)		
Paid corporate income tax	14		(701.933.057)	(1.067.566.431)		
Other receivables	15		((()))))))	(1100)10001101,		
Other payables	16		(1.054.137.369)	(99.000.000		
Net cash provided by (used in) operating activities	20		(58.527.754.560)	(40.315.476.133)		
			(30.327.734.300)	(40.515.470.155)		
II. CASH FLOWS FROM INVESTING ACTIVITIES:						
1. Cash paid for purchase of capital assets and other long-term assets	21			(7.835.290.311)		
2. Cash received from liquidation or disposal of capital assets and other long-term assets	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					
7. Cash received from interest, dividend and distributed profit	27			36.584.011		
Net cash used in investing activities	30		-	(7.798.706.300)		
III. CASH FLOWS FROM FINANCING ACTIVITIES:						
1. Cash received from issuing stock, other owners' equity	31		12.282.767.182			
2. Cash paid to owners' equity, repurchase issued stock	32					
3. Cash received from long-term and short-term borrowings	33		102.670.000.000	72.989.744.920		
4. Cash paid to principal debt	34		(59.006.341.666)	(17.152.042.765		
5. Cash paid to financial lease debt	35					
6. Dividend, profit paid for owners	36					
Net cash (used in) provided by financing activities	40		55.946.425.516	55.837.702.155		
Net cash during the period	50		(2.581.329.044)	7.723.519.722		
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		5.751.871.630	7.876.085.863		
Influence of foreign exchange fluctuation	61					
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		3.170.542.586	15.599.605.585		