

BALANCE SHEET

As at Jun.30, 2014

Unit: VND

No.	Assets	Code	Note	Jun.30,2014	Jan.01,2014
	1	2	3	4	5
A	SHORT-TERM ASSETS (100 = 110+120+130+140+150)	100		140.766.199.360	72.285.826.025
I	Cash & Cash equivalents	110		3.152.763.327	5.677.465.915
1	Cash	111	V.01	3.152.763.327	5.677.465.915
2	Cash equivalents	112		-	-
II	Short-term financial investments	120	V.02	35.000.000.000	6.100.896.000
1	Short-term investments	121		35.000.000.000	6.100.896.000
2	Provision for devaluation of short-term investments	129		-	-
III	Short-term receivables	130		100.924.063.398	60.122.812.237
1	Trade accounts receivables	131		68.879.320.413	23.829.229.199
2	Prepayment to suppliers	132		4.929.799.132	1.187.163.402
3	Short-term intercompany receivables	133		-	-
4	Receivables on percentage of construction contract completion	134		-	-
5	Other receivables	135	V.03	27.114.943.853	35.106.419.636
6	Provision for short-term doubtful debts	139		-	-
IV	Inventories	140		-	45.208.182
1	Inventories	141	V.04	-	45.208.182
2	Provision for devaluation of inventories	149		-	-
V	Other short-term assets	150		1.689.372.635	339.443.691
1	Short-term prepaid expenses	151		476.104.635	229.275.691
2	VAT deductible	152		-	-
3	Tax and accounts receivable from State budget	154	V.05	-	-
4	Other short-term assets	158		1.213.268.000	110.168.000
B	LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		329.132.396.384	348.257.201.000
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	V.06	-	-
4	Other long-term receivables	218	V.07	-	-
5	Provision for long-term doubtful debts	219		-	-
II	Fixed assets	220		293.701.539.338	299.077.201.000
1	Tangible fixed assets	221	V.08	15.901.920.023	16.397.385.041
	- Historical cost	222		19.345.935.933	19.345.935.933
	- Accumulated depreciation	223		(3.444.015.910)	(2.948.550.892)
2	Finance leases fixed assets	224	V.09	-	-
	- Historical cost	225		-	-
	- Accumulated depreciation	226		-	-
3	Intangible fixed assets	227	V.10	219.805.701.000	223.202.331.000
	- Historical cost	228		219.805.701.000	223.202.331.000
	- Accumulated depreciation	229		-	-

	4	Construction in progress	230	V.11	57.993.918.315	59.477.484.959
III		Property investment	240	V.12	-	-
		- Historical cost	241		-	-
		- Accumulated depreciation	242		-	-
IV		Long-term financial investments	250		35.430.857.046	49.180.000.000
	1	Investment in subsidiaries	251		-	-
	2	Investment in associate or joint-venture companies	252		35.430.857.046	48.180.000.000
	3	Other long-term investments	258	V.13	-	1.000.000.000
	4	Provision for devaluation of long-term financial investments	259		-	-
V		Other long-term assets	260		-	-
	1	Long-term prepaid expenses	261	V.14	-	-
	2	Deferred income tax assets	262	V.21	-	-
	3	Others	268		-	-
VI.		Goodwill	269		-	-
		TOTAL ASSETS (270 = 100+200)	270		469.898.595.744	420.543.027.025

	RESOURCES		Code	Note	Jun.30,2014	Jan.01,2014
	1	2	3	4	5	
A		LIABILITIES (300 = 310+330)	300		52.776.209.072	42.012.015.221
I		Short-term liabilities	310		10.538.305.181	5.945.009.219
	1	Short-term borrowing	311	V.15	1.999.127.819	-
	2	Trade accounts payable	312		1.204.178.134	685.591.514
	3	Advances from customers	313		-	-
	4	Taxes and payable to state budget	314	V.16	6.382.804.587	4.239.527.985
	5	Payable to employees	315		227.896.992	339.557.010
	6	Payable expenses	316	V.17	150.000.000	-
	7	Intercompany payable	317		-	-
	8	Payable in accordance with contracts in progress	318		-	-
	9	Other short-term payables	319	V.18	574.297.649	680.332.710
	10	Provision for short-term liabilities	320		-	-
	11	Bonus and welfare fund	323		-	-
II		Long-term liabilities	330		42.237.903.891	36.067.006.002
	1	Long-term accounts payable-Trade	331		-	-
	2	Long-term intercompany payable	332	V.19	-	-
	3	Other long-term payables	333		-	-
	4	Long-term borrowing	334	V.20	42.237.903.891	-
	5	Deferred income tax payable	335	V.21	-	36.067.006.002
	6	Provision for unemployment allowance	336		-	-
	7	Provision for long-term liabilities	337		-	-
	8	Unrealised revenue	338		-	-
	9	Scientific and Technological Development fund	339		-	-
B		OWNER'S EQUITY	400		392.443.931.083	378.531.011.804
I		Capital sources and funds	410	V.22	392.443.931.083	378.531.011.804
	1	Paid-in capital	411		363.998.750.000	363.998.750.000
	2	Capital surplus	412		-	-
	3	Other capital of owner	413		-	-
	4	Treasury stock	414		-	-

5	Asset revaluation differences	415		-	-
6	Foreign exchange differences	416		-	-
7	Investment and development fund	417		-	-
8	Financial reserve fund	418		-	-
9	Other fund belong to owner's equity	419		-	-
10	Retained after-tax profit	420		28,445,181.083	14,532,261.804
11	Capital for construction work	421		-	-
II	Budget sources	430		-	-
1	Bonus and welfare funds	431		-	-
2	Budgets	432	V.23	-	-
3	Budget for fixed asset	433		-	-
C	MINARITY INTEREST	500		24,678,455.589	-
	TOTAL RESOURCES	440		469,898,595.744	420,543,027.025

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An Duong Thao Dien Real estate Trading Investment Joint Stock Company

INCOME STATEMENT

Quarter 2/2014

Items	Code	Note	ulation fr. Jan. 01 to Jun. 30
			2014
1	2	3	4
1. Revenue of sales and services	01	VI.25	57.604.996.475
2. Deductions	02		-
3. Net sales and services (10 = 01 - 02)	10		57.604.996.475
4. Cost of sales	11	VI.27	39.908.277.787
5. Gross profit (20= 10-11)	20		17.696.718.688
6. Financial income	21	VI.26	1.804.545.180
7. Financial expenses	22	VI.28	788.700.715
- In which: Interest expense	23		788.700.715
8. Selling expenses	24		-
9. General & administrative expenses	25		3.748.530.275
10. Net operating profit [30=20+(21-22)-(24+25)]	30		14.964.032.878
11. Other income	31		6.000.000.000
12. Other expenses	32		3.396.630.000
13. Other profit (40=31-32)	40		2.603.370.000
14. Profit or loss in joint venture	45		150.857.046
15. Profit before tax (50=30+40)	50		17.718.259.924
16. Current corporate income tax expenses	51	VI.30	3.644.828.634
17. Deferred corporate income tax expenses	52	VI.30	-
18. Profit after tax (60=50-51-52)	60		14.073.431.290
18.1 Profit after tax of minorities	61		169.663.235
18.2 Profit after tax of the parent company's shareholders	62		13.903.768.055
19. EPS (VND/share)	70		382

An Duong Thao Dien Real estate Trading Investment Joint Stock Company

CASH FLOW STATEMENT

Quarter 2/2014(Indirect method)

No.	Items	Code	Note	mulation fr. Jan. 01 to Jun. 30
				2014
1	2	3	4	5
I	CASH FLOWS FROM OPERATING ACTIVITIES:			
1	Profit before tax	01		17.718.259.924
2	Adjustment in accounts			
	Fixed assets depreciation	02		495.465.018
	Provisions	03		-
	Unrealized foreign exchange difference loss/gain	04		-
	Loss/gain from investment	05		(4.407.915.180)
	Loan interest expenses	06		788.700.715
3	Operating profit before the changes of current capital	08		14.594.510.477
	Changes in accounts receivable	09		(2.987.357.958)
	Changes in inventories	10		45.208.182
	Changes in trade payables (interest payable, income tax payable)	11		(10.244.560.695)
	Changes in prepaid expenses	12		(246.828.944)
	Loan interest paid	13		(788.700.715)
	Corporate income tax paid	14		(3.574.846.238)
	Other receivables	15		2.242.566.955
	Other payables	16		(1.075.848)
	Net cash provided by (used in) operating activities	20		(961.084.784)
II	CASH FLOWS FROM INVESTING ACTIVITIES:			
1	Cash paid for purchase of capital assets and other long-term assets	21		(17.639.084.692)
2	Cash received from liquidation or disposal of capital assets and other long-term assets	22		7.100.896.000
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		804.545.180
	Net cash used in investing activities	30		(9.733.643.512)
III	CASH FLOWS FROM FINANCING ACTIVITIES:			
1	Cash received from issuing stock, other owners' equity	31		-
2	Cash paid to owners' equity, repurchase issued stock	32		-
3	Cash received from long-term and short-term borrowings	33		15.756.457.741
4	Cash paid to principal debt	34		(7.586.432.033)
5	Cash paid to financial lease debt	35		-
6	Dividend, profit paid for owners	36		-
	Net cash (used in) provided by financing activities	40		8.170.025.708
	Net cash during the period (50=20+30+40)	50		(2.524.702.588)
	CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		5.677.465.915
	Influence of foreign exchange change	61		-

	CASH AND CASH EQUIVALENTS AT END OF YEAR	70		3.152.763.327
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