

BALANCE SHEET

As at Sep.30, 2014

Unit: VND

No.	Assets	Code	Note	Sep.30,2014	Jan.01,2014
	1	2	3	4	5
A	SHORT-TERM ASSETS (100 = 110+120+130+140+150)	100		415.874.030.722	311.663.877.472
I	Cash & Cash equivalents	110		16.808.400.293	3.552.392.032
1	Cash	111	V.01	16.808.400.293	3.552.392.032
2	Cash equivalents	112		-	-
II	Short-term financial investments	120	V.02	-	-
1	Short-term investments	121		-	-
2	Provision for devaluation of short-term investments	129		-	-
III	Short-term receivables	130		17.244.682.086	10.092.139.643
1	Trade accounts receivables	131		3.169.628.528	3.427.329.107
2	Prepayment to suppliers	132		5.659.265.399	906.337.700
3	Short-term intercompany receivables	133		-	-
4	Receivables on percentage of construction contract completion	134		-	-
5	Other receivables	135	V.03	8.415.788.159	5.758.472.836
6	Provision for short-term doubtful debts	139		-	-
IV	Inventories	140		321.090.117.546	281.721.873.235
1	Inventories	141	V.04	321.090.117.546	281.721.873.235
2	Provision for devaluation of inventories	149		-	-
V	Other short-term assets	150		60.730.830.797	16.297.472.562
1	Short-term prepaid expenses	151		4.871.776.792	3.217.420.792
2	VAT deductible	152		812.016.768	1.351.916.863
3	Tax and accounts receivable from State budget	154	V.05	-	-
4	Other short-term assets	158		55.047.037.237	11.728.134.907
B	LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		69.777.070.054	71.689.122.795
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		1.703.212.373	2.583.064.143
1	Tangible fixed assets	221	V.08	1.703.212.373	2.583.064.143
	- Historical cost	222		4.230.650.185	5.267.554.947
	- Accumulated depreciation	223		(2.527.437.812)	(2.684.490.804)
2	Finance leases fixed assets	224	V.09	-	-
	- Historical cost	225		-	-
	- Accumulated depreciation	226		-	-
3	Intangible fixed assets	227	V.10	-	-
	- Historical cost	228		-	-
	- Accumulated depreciation	229		-	-

	4	Construction in progress	230	V.11	-	-
III		Property investment	240	V.12	-	-
		- Historical cost	241		-	-
		- Accumulated depreciation	242		-	-
IV		Long-term financial investments	250		64.372.033.600	64.372.033.600
	1	Investment in subsidiaries	251		-	-
	2	Investment in associate or joint-venture companies	252		64.372.033.600	64.372.033.600
	3	Other long-term investments	258	V.13	-	-
	4	Provision for devaluation of long-term financial investments	259		-	-
V		Other long-term assets	260		3.701.824.081	4.734.025.052
	1	Long-term prepaid expenses	261	V.14	2.068.957.994	225.211.919
	2	Deferred income tax assets	262	V.21	1.632.866.087	4.446.012.799
	3	Others	268		-	62.800.334
VI.		Goodwill	269		-	-
		TOTAL ASSETS (270 = 100+200)	270		485.651.100.776	383.353.000.267

	RESOURCES		Code	Note	Jun.30,2014	Jan.01,2014
	1		2	3	4	5
A		LIABILITIES (300 = 310+330)	300		238.010.562.962	136.382.159.914
I		Short-term liabilities	310		81.132.327.288	83.981.845.817
	1	Short-term borrowing	311	V.15	-	19.339.000.000
	2	Trade accounts payable	312		325.293.464	531.778.873
	3	Advances from customers	313		50.848.672.229	24.942.943.297
	4	Taxes and payable to state budget	314	V.16	27.029.666.116	36.000.108.984
	5	Payable to employees	315		263.518.091	191.670.667
	6	Payable expenses	316	V.17	60.000.000	210.573.492
	7	Intercompany payable	317		-	-
	8	Payable in accordance with contracts in progress	318		-	-
	9	Other short-term payables	319	V.18	1.016.435.421	1.074.648.537
	10	Provision for short-term liabilities	320		-	-
	11	Bonus and welfare fund	323		1.588.741.967	1.691.121.967
II		Long-term liabilities	330		156.878.235.674	52.400.314.097
	1	Long-term accounts payable-Trade	331		-	-
	2	Long-term intercompany payable	332	V.19	-	-
	3	Other long-term payables	333		156.878.235.674	38.400.314.097
	4	Long-term borrowing	334	V.20	-	14.000.000.000
	5	Deferred income tax payable	335	V.21	-	-
	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		247.640.537.814	246.970.840.353
I		Capital sources and funds	410	V.22	247.640.537.814	246.970.840.353
	1	Paid-in capital	411		200.000.000.000	200.000.000.000
	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		3.542.524.567	3.542.524.567
8	Financial reserve fund	418		2.422.997.567	2.422.997.567
9	Other fund belong to owner's equity	419		-	-
10	Retained after-tax profit	420		41.675.015.680	41.005.318.219
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	MINORITY INTEREST	500		-	-
	TOTAL RESOURCES	440		485.651.100.776	383.353.000.267

INCOME STATEMENT

Quarter 3/2014

Items	Code	Note	Quarter 3		Accumulation fr. Jan. 01 to Jun. 30	
			2014	2013	2014	2013
1	2	3	4	5	6	7
1. Revenue of sales and services	01	VI.25	3.427.009.985	6.279.157.411	12.512.549.076	10.476.741.245
2. Deductions	02		-	-	-	-
3. Net sales and services (10 = 01 - 02)	10		3.427.009.985	6.279.157.411	12.512.549.076	10.476.741.245
4. Cost of sales	11	VI.27	2.653.042.874	3.349.654.658	5.560.072.506	6.466.344.292
5. Gross profit (20= 10-11)	20		773.967.111	2.929.502.753	6.952.476.570	4.010.396.953
6. Financial income	21	VI.26	5.202.150	1.851.484	14.698.899	5.779.294
7. Financial expenses	22	VI.28	7.607.456	1.218.982.863	1.637.303.128	5.263.988.773
- In which: Interest expense	23		7.607.456	1.218.982.863	1.637.303.128	5.165.819.499
8. Selling expenses	24		-	51.250.719	-	93.337.566
9. General & administrative expenses	25		1.182.969.538	1.044.235.023	3.971.565.862	3.952.852.299
10. Net operating profit [30=20+(21-22)-(24+25)]	30		(411.407.733)	616.885.632	1.358.306.479	(5.294.002.391)
11. Other income	31		250.050.729	70.000.001	270.050.729	6.638.523.801
12. Other expenses	32		510.109.893	52.855.052	580.382.620	68.429.318
13. Other profit (40=31-32)	40		(260.059.164)	17.144.949	(310.331.891)	6.570.094.483
14. Profit or loss in joint venture	45		-	-	-	-
15. Profit before tax (50=30+40)	50		(671.466.897)	634.030.581	1.047.974.588	1.276.092.092
16. Current corporate income tax expenses	51	VI.30	-	185.364.072	-	364.247.668
17. Deferred corporate income tax expenses	52	VI.30	-	181.077.835	378.277.127	181.077.835
18. Profit after tax (60=50-51-52)	60		(671.466.897)	267.588.674	669.697.461	730.766.589
18.1 Profit after tax of minorities	61		0	0	0	0
18.2 Profit after tax of the parent company's shareholders	62		(671.466.897)	267.588.674	669.697.461	730.766.589
19. EPS (VND/share)	70		(34)	13	33	36

Khang An Investment Real Estate Joint Stock Company

CASH FLOW STATEMENT

Quarter 3/2014(Indirect method)

Unit: VND

No.	Items	Code	Note	Accumulation fr. Jan. 01 to Sep. 30	
				2014	2013
1	2	3	4	5	6
I	CASH FLOWS FROM OPERATING ACTIVITIES:				
1	Profit before tax	01		669.697.461	1.267.092.092
2	Adjustment in accounts				
	Fixed assets depreciation	02		371.480.407	383.888.603
	Provisions	03		-	(180.581.157)
	Unrealized foreign exchange difference loss/gain	04		-	-
	Loss/gain from investment	05		(14.698.899)	-
	Loan interest expenses	06		1.637.303.128	-
3	Operating profit before the changes of current capital	08		2.663.782.097	1.470.399.538
	Changes in accounts receivable	09		(49.931.544.678)	9.467.886.570
	Changes in inventories	10		(39.368.244.311)	(3.010.449.411)
	Changes in trade payables (interest payable, income tax payable)	11		134.108.583.291	12.849.140.681
	Changes in prepaid expenses	12		3.497.652.075	-
	Loan interest paid	13		(1.709.537.628)	-
	Corporate income tax paid	14		(3.000.000.000)	(150.000.000)
	Other receivables	15		162.800.334	-
	Other payables	16		(25.000.000)	(32.444.330.881)
	Net cash provided by (used in) operating activities	20		46.398.491.180	(11.817.353.503)
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 assets	22		181.818.182	-
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		-	13.720.000.000
7	Cash received from interest, dividend and distributed profit	27		14.698.899	-
	Net cash used in investing activities	30		196.517.081	13.720.000.000
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		-	6.530.000.000
4	Cash paid to principal debt	34		(33.339.000.000)	(9.210.206.296)
5	Cash paid to financial lease debt	35		-	-
6	Dividend, profit paid for owners	36		-	(10.000.000)
	Net cash (used in) provided by financing activities	40		(33.339.000.000)	(2.690.206.296)
	Net cash during the period (50=20+30+40)	50		13.256.008.261	(787.559.799)
	CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		3.552.392.032	1.285.880.929
	Influence of foreign exchange change	61		-	-

CASH AND CASH EQUIVALENTS AT END OF YEAR	70	16.808.400.293	498.321.130
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