

BALANCE SHEET

As at Dec. 31st, 2009

Unit: VND

ASSETS	Code	Note	Ending Balance	Beginning Balance
1	2	3	4	5
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		2,341,876,642.608	2,898,928,694.168
I. Cash and cash equivalents	110		23,194,072.723	29,581,312.265
1. Cash	111		17,294,072.723	29,131,312.265
2. Cash equivalents	112		5,900,000.000	450,000.000
II. Short-term financial investments	120		-	-
1. Short-term investments	121		-	-
2. Provision for devaluation of short-term security investments	129		-	-
III. Receivables	130		686,924,197.102	1,206,287,835.338
1. Trade accounts receivables	131		210,243,000.821	225,997,505.311
2. Advances to suppliers	132		402,108,056.327	968,462,189.781
3. Short-term internal receivables	133		-	-
4. Receivable in accordance with contracts in progress	134		-	-
5. Other receivables	138		79,315,272.657	16,570,272.949
6. Provision for short-term bad receivables	139		(4,742,132.703)	(4,742,132.703)
IV. Inventories	140		2,629,367,246.873	1,652,932,831.667
1. Inventories	141		1,643,024,679.126	1,652,932,831.667
2. Provision for devaluation of inventories	149		(13,657,432.253)	-
V. Other short-term assets	150		2,391,125.910	10,126,714.898
1. Short-term prepaid expenses	151		1,755,770.310	7,239,650.605
2. VAT deductible	152		-	4,576.129
3. Tax and accounts receivable from State budget	154		-	-
4. Other short-term assets	158		635,355.600	2,882,488.164
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		609,829,378.268	271,415,439.135
I. Long-term receivables	210		169,641,216.000	-
1. Long-term receivables from customers	211		-	-
2. Capital receivable from subsidiaries	212		-	-
3. Long-term inter-company receivables	212		-	-
4. Other long-term receivables	213		169,641,216.000	-
5. Provision for long-term bad receivable (*)	219		-	-
II. Fixed assets	220		62,995,012.005	27,576,060.082
1. Tangible fixed assets	221		56,569,560.922	27,502,144.926
- Historical cost	222		73,548,597.002	42,906,623.757
- Accumulated depreciation	223		(16,979,036.080)	(15,404,478.831)
2. Finance leases fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		33,239.814	-
- Historical cost	228		37,700.000	-
- Accumulated depreciation	229		(4,460.186)	-
4. Construction in progress expenses	230		6,392,211.269	73,915.156
III. Property investment	240		17,283,927.082	7,523,858.406
- Historical cost	241		17,928,317.398	8,130,160.132
- Accumulated depreciation (*)	242		(644,390.316)	(606,301.726)
IV. Long-term financial investments	250		353,735,425.000	231,776,744.000
1. Investment in subsidiaries	251		-	-
2. Investment in joint-venture	252		239,768,925.000	78,800,000.000
3. Other long-term investments	258		159,391,500.000	152,976,744.000
4. Provision for devaluation of long-term finance investment	259		(45,425,000.000)	-
V. Other long-term assets	260		6,173,798.181	4,538,776.647
1. Long-term prepaid expenses	261		1,185,457.412	697,697.499
2. Deferred income tax assets	262		4,926,340.769	3,779,079.148
3. Others	268		62,000.000	62,000.000
TOTAL ASSETS (270=100+200)	270		2,951,706,020.876	3,170,344,133.303

CAPITAL SOURCE	Code	Note	Ending Balance	Beginning Balance
A. LIABILITIES (300= 310+330)	300		1,633,263,088.162	1,937,488,110.092
I. Short-term liabilities	310		1,433,934,869.843	1,728,680,812.180
1. Short-term borrowing and debts	311		455,775,889.807	633,412,565.972
2. Trade accounts payable	312		108,333,839.509	62,377,347.124
3. Advances from customers	313		477,948,796.199	896,177,545.968
4. Taxes and liabilities to State budget	314		110,947,217.386	94,825,510.443
5. Payable to employees	315		23,138,674.295	13,838,863.261
6. Payable expenses	316		26,980,667.740	5,065,097.428
7. Accounts payables-Affiliate	317			
8. Payable in accordance with contracts in progress	318		11,296,515.161	12,042,342.111
9. Other short-term payables	319		206,667,536.924	10,893,851.990
10. Provision for short-term liabilities	320		12,845,732.822	47,687.883
II. Long-term liabilities	330		199,328,218.319	208,807,297.912
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		196,842,000.000	208,420,000.000
5. Deferred income tax	335		-	-
6. Provision for unemployment allowance	336		2,486,218.319	387,297.912
7. Provision for long-term liabilities	337		-	-
B. OWNER'S EQUITY (400= 410+430)	400		1,318,442,932.714	1,232,856,023.211
I. Capital sources and funds	410		1,321,949,191.019	1,233,102,952.166
1. Paid-in capital	411		230,288,960.000	230,288,960.000
2. Capital surplus	412		938,673,250.000	938,673,250.000
3. Other capital of owner	413		-	-
4. Treasury stock	414		-	-
5. Assets revaluation difference	415		-	-
6. Foreign exchange difference	416		-	-
7. Investment and development fund	417		30,640,486.547	30,640,486.547
8. Financial reserve fund	418		10,942,573.772	10,942,573.772
9. Other fund belong to owner's equity	419		-	-
10. Retained profit	420		111,403,920.700	22,557,681.847
11. Capital for construction work	421		-	-
II. Budget sources	430		(3,506,258.305)	(246,928.953)
1. Bonus and welfare fund	431		(3,506,258.305)	(246,928.953)
2. Budgets	432		-	-
3. Budget for fixed asset	433		-	-
TOTAL RESOURCES (430= 300+400)	440		2,951,706,020.876	3,170,344,133.303

Investment and Trading of Real Estate Joint stock Company

INCOME STATEMENT

Year 2009

Unit: VND

Items	Code	Note	Year 2009	Year 2008
1. Revenue of sales and services	01		685.133.319.464	431.412.847.394
2. Deductions	02		-	-
3. Net sales and services (10=01 - 02)	10		685.133.319.464	431.412.847.394
4. Cost of goods sold	11		(424.543.025.398)	(314.667.830.948)
5. Gross profit (20=10 - 11)	20		260.590.294.066	116.745.016.446
6. Financial incomes	21		18.126.377.705	6.278.956.180
7. Financial expenses	22		(76.965.352.022)	(22.477.685.686)
- Include: Interest expense	23		(29.662.510.268)	(22.437.048.352)
8. Selling expenses	24		(9.823.550.748)	(10.578.877.386)
9. General & administrative expenses	25		(60.705.890.317)	(37.162.808.770)
10. Net operating profit (30=20 + (21-22) - (24+25))	30		131.221.878.684	52.804.600.784
11. Other incomes	31		9.826.202.265	67.629.883.521
12. Other expenses	32		(2.252.403.507)	(12.049.231.271)
13. Other profit (40=31-32)	40		7.573.798.758	55.580.652.250
14. Profit before tax (50=30 + 40)	50		138.795.677.442	108.385.253.034
15. Current corporate income tax expenses	51		(30.454.291.424)	(35.573.228.552)
16. Deferred corporate income tax expenses	52		1.147.261.621	1.767.855.380
17. Profit after tax (60=50 - 51 - 52)	60		109.488.647.639	74.579.879.862
18. EPS (*)	70		4.754	3.239

Investment and Trading of Real Estate Joint stock Company

CASH FLOW STATEMENT

Year 2009 (Indirect method)

Unit: VND

Items	Code	Note	Year 2009	Year 2008
I. CASH FLOWS FROM OPERATING ACTIVITIES:				
1. Profit before tax	1		138.795.677.442	108.385.253.034
2. Adjustment in accounts				
Fixed assets depreciation	2		3.750.779.377	3.610.504.275
Distributed commercial advantage				
Provisions	3		59.082.432.253	198.114.812
Unrealized foreign exchange difference loss/gain	4			
Loss/gain from investment	5		(17.711.215.137)	(6.136.500.637)
Interest expenses	6		29.662.510.268	22.437.048.352
3. Operating profit before the changes of current capital	8		213.580.184.203	128.494.419.836
Changes in accounts receivable	9		351.974.130.929	74.386.510.573
Changes in inventories	10		3.589.856.428	(157.440.598.433)
Changes in trade payables (exclude interest payable, income tax payable)	11		(121.779.545.462)	(132.335.098.246)
Changes in prepaid expenses	12		4.996.120.382	(6.196.893.698)
Paid interest	13		(30.637.510.268)	(20.628.715.019)
Paid corporate income tax	14		(23.722.463.126)	(43.430.090.716)
Other receivables	15			
Other payables	16		(872.842.137)	(26.482.372.008)
Net cash provided by (used in) operating activities	20		397.127.930.949	(183.632.837.711)

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		(43.026.666.431)	(1.228.398.352)
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		(167.383.681.000)	(53.207.520.000)
6. Withdrawal of capital in other companies	26			
7. Cash received from interest, dividend and distributed profit	27		18.126.377.705	6.278.956.180
Net cash used in investing activities	30		192.283.969.726	(48.156.962.172)
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		47.586.820.617	836.309.164.096
4. Cash paid to principal debt	34		(236.801.496.782)	(606.151.802.021)
5. Cash paid to financial lease debt	35			
6. Dividend, profit paid for owners	36		(22.016.524.600)	(36.149.995.053)
Net cash (used in) provided by financing activities	40		(211.231.200.765)	194.007.367.022
Net cash during the period (50 = 20+30+40)	50		(6.387.239.542)	(37.782.432.861)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60		29.581.312.265	67.363.745.126
Influence of foreign exchange fluctuation	61			
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	70	31	23.194.072.723	29.581.312.265