

**Financial Statement**  
**For Quarter IV - 2010**  
**Of**  
**Vincom Joint Stock Company**

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## REPORT OF THE BOARD OF MANAGEMENT

Vincom Joint Stock Company (" the Company") is a joint stock enterprise established in Vietnam in accordance with Business Licence No. 0103001016 issued by the Hanoi's Department of Planning and Investment on 3 May 2002.

### Contact

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### THE BOARD OF MANAGEMENT AND BOARD OF DIRECTORS

The members of the Board of Management and board of director during the period and at the date of this report are:

#### *Board of Management*

Mr	Le Khac Hiep	Chairman
Mr	Pham Nhat Vuong	Member
Mrs	Pham Thuy Hang	Member
Mrs	Nguyen Dieu Linh	Member
Mr	Pham Van Khuong	Member
Mrs	Mai Huong Noi	Member

#### *Board of Director*

Mrs	Mai Huong Noi	General Director
Mrs	Nguyen Dieu Linh	Vice General Director
Mrs	Pham Van Khuong	Vice General Director
Mrs	Hoang Bach Duong	Vice General Director

The Board of Management of the Company is pleased to present its report for the period ended 30 June 2010.

### Confirmation of Board of Director


The Company's management is responsible for the financial statements of each financial period which give a true and fair view of the balance sheet, income statement and cash flows reports for the period. In preparing those financial statements, the Company's management is required to

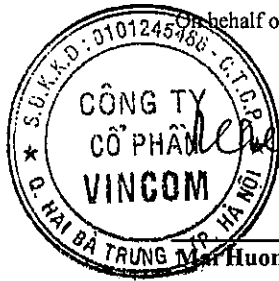
- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements; and;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the Vietnam registered accounting system and accounting standard.

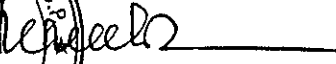
Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

We hereby approve the accompanying financial statements which give a true and fair view of the financial position of the Company as at 31 December 2010 and the results of its operations and cash flows for the tfor the year then ended in accordance with the Vietnamese Accounting Standards and System and comply with the relevant statutory requirements.

On behalf of the Board of Management 



**CÔNG TY  
CƠ PHÂN  
VINCOM**



\_\_\_\_\_  
Mr. Huong Noi - General Director

## BALANCE SHEET

As at 31 Dec 2010

Unit: VND

ASSETS	Code	Note	31/12/2010	01/01/2010
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>5,584,386,239,168</b>	<b>3,790,007,812,364</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>652,507,261,069</b>	<b>1,052,086,124,529</b>
Cash	111		34,982,261,069	62,259,484,529
Cash equivalents	112		617,525,000,000	989,826,640,000
<b>II. Short-term investments</b>	<b>120</b>	<b>V.2</b>	<b>995,146,160,000</b>	<b>1,586,452,880,000</b>
Short-term investments	121		1,004,779,112,000	1,598,479,112,000
Provision for short-term investments	129		(9,632,952,000)	(12,026,232,000)
<b>III. Current receivables</b>	<b>130</b>		<b>3,667,817,697,892</b>	<b>957,687,640,303</b>
Trade receivables	131	V.3	2,477,570,000,487	5,106,207,407
Advances to suppliers	132	V.4	79,260,618,402	135,215,214,828
Receivables from related parties	133		966,535,624,045	812,096,964,380
Receivables from construction contract	134		-	-
Other receivables	135	V.5	144,479,852,957	5,269,253,688
Provision for bad debts	139		(28,398,000)	-
<b>IV. Inventories</b>	<b>140</b>	<b>V.6</b>	<b>212,657,456,591</b>	<b>14,319,778,830</b>
Inventories	141		212,657,456,591	14,319,778,830
Provision for obsolete inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>56,257,663,617</b>	<b>179,461,388,702</b>
Short-term prepaid expenses	151		18,511,386,176	1,372,178,988
Value added tax deductibles	152		36,760,392,484	26,887,810,845
Statutory obligations	154		-	-
Other current assets	158	V.7	985,884,957	151,201,398,869
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>11,375,566,537,875</b>	<b>6,512,917,940,346</b>
<b>I. Non - Current receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
Longterm trade receivables	211		-	-
LT receivables from related parties	213		-	-
Longterm other receivables	218		-	-
Provision for bad debts	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>1,613,762,707,371</b>	<b>2,951,004,150,285</b>
Tangible fixed assets	221	V.	152,928,549,006	26,841,535,101
- Cost	222		170,727,781,088	36,899,915,824
- Accumulated depreciation	223		(17,799,232,082)	(10,058,380,723)
Lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
Intangible fixed assets	227	V.	3,421,089,866	93,358,670,305
- Cost	228		5,663,059,789	94,587,271,169
- Accumulated depreciation	229		(2,241,969,923)	(1,228,600,864)
Construction in progress	230	V.	1,457,413,068,499	2,830,803,944,879
<b>III. Investment properties</b>	<b>240</b>	<b>V.</b>	<b>3,358,365,231,483</b>	<b>231,630,941,685</b>
- Cost	241		3,465,662,781,305	298,443,641,529
- Accumulated depreciation	242		(107,297,549,822)	(66,812,699,844)
<b>IV. Long-term investments</b>	<b>250</b>		<b>6,248,766,026,464</b>	<b>3,186,734,254,035</b>

Investments in subsidiary	251	V.	3,482,601,370,797	1,634,080,802,179
Investments in associates, jointly controlled entities	252	V.	1,604,655,848,000	907,201,595,493
Other long-term investments	258	V.	1,162,871,334,878	645,451,856,363
Provision for long-term investments	259		(1,362,527,211)	-
<b>V. Other long-term assets</b>	<b>260</b>		<b>154,672,572,557</b>	<b>143,548,594,341</b>
Long-term prepaid expenses	261	V.	139,501,930,485	143,548,594,341
Deferred tax assets	262		15,170,642,072	-
Other long-term assets	268	V.	-	-
Goodwill	269	V.	-	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b><u>16,959,952,777,043</u></b>	<b><u>10,302,925,752,710</u></b>

## BALANCE SHEET

As at 31 Dec 2010

RESOURCES	Code	Note	31/12/2010	01/01/2010
<b>A. LIABILITIES</b>	<b>300</b>		<b>9,403,705,521,866</b>	<b>7,228,666,000,331</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,958,423,005,009</b>	<b>489,002,519,416</b>
Short-term loans	311	V.	336,809,814,490	-
Trade payables	312		80,858,965,456	72,453,692,938
Advances from customers	313		2,673,063,539	455,144,483
Statutory obligations	314	V.	910,356,524,897	19,899,728,835
Payables to employees	315		11,741,448,404	1,720,293,188
Accrued expenses	316	V.	463,425,560,890	259,424,402,258
Payables to related parties	317		13,392,336,815	87,212,914,958
Payables from construction contract	318		-	-
Other payables	319	V.	139,165,290,519	47,836,342,755
Provision for bad debts	320		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>7,445,282,516,857</b>	<b>6,739,663,480,915</b>
Longterm trade payables	331		-	-
Longterm payables to related parties	332		-	-
Other long-term liabilities	333	V.	118,124,449,460	45,256,669,588
Long-term loans	334	V.	7,324,946,230,241	6,692,791,841,949
Deferred tax liabilities	335		-	-
Provision for severance allowance	336		2,211,837,156	1,614,969,378
Provision for bad debts	337		-	-
<b>B. OWNERS' EQUITY</b>	<b>400</b>		<b>7,556,247,255,177</b>	<b>3,074,259,752,379</b>
<b>I. Capital</b>	<b>410</b>	V.	<b>7,556,247,255,177</b>	<b>3,074,259,752,379</b>
Contributed chartered capital	411		3,726,252,370,000	1,996,272,380,000
Share premium	412		1,504,156,231,287	773,354,590,000
Other equity	413		-	-
Treasury shares	414		-	(880,022,503,713)
Foreign exchange gain/loss	416		-	-
Supplementary capital reserve fund	417		-	-
Financial reserve fund	418		1,000,000,000	-
Other fund of owners' equity	419		-	-
Undistributed earnings	420		2,324,838,653,890	1,184,655,286,092
Capital for construction in progress	421		-	-
<b>II. Other fund</b>	<b>430</b>		<b>-</b>	<b>-</b>
Reward and welfare fund	431		-	-
Other fund	432		-	-
Fixed assets arising from other fund	433		-	-
<b>C. MINORITY INTEREST</b>	<b>490</b>		<b>-</b>	<b>-</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUIT</b>	<b>440</b>		<b>16,959,952,777,043</b>	<b>10,302,925,752,710</b>

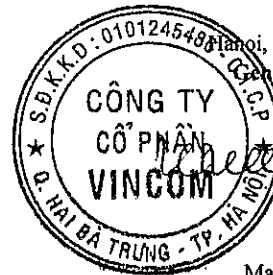
**OFF BALANCE SHEET ITEMS**  
As at 31 Dec 2010

ITEMS	Code	Note	31/12/2010	01/01/2010
Asset under lease	001		-	-
Goods held under trust or for processing	002		-	-
Goods held by the company on consignment	003		-	-
Bad debts written off	004		-	-
Foreign currencies	007		-	-
State funding	008		-	-

Chief Accountant



Nguyen Thi Thu Hien



Hanoi, 26 January 2011  
General Director

Mai Huong Noi



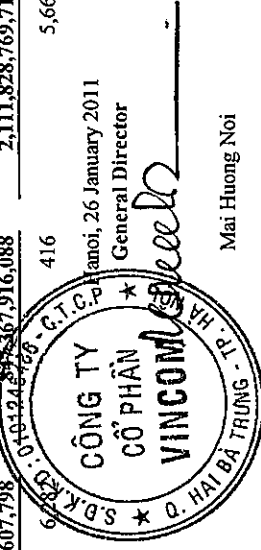
**INCOME STATEMENT**

Year 2010

Item	Code	Note	12 month of 2010	12 month of 2009	Quarter IV '2010	Quarter IV '2009
Revenue from sale of goods and rendering of serv	01	VI.	3,755,847,324,815	259,238,534,717	3,246,056,513,848	68,274,244,093
Deductions	02	VI.				
Net revenue from sale of goods and rendering of services	10	VI.	3,755,847,324,815	259,238,534,717	3,246,056,513,848	68,274,244,093
Costs of goods sold and services rendered	11	VI.	859,548,756,395	61,028,998,563	739,727,300,416	16,194,977,041
Costs of goods sold and services rendered	20		2,896,298,568,420	198,209,536,154	2,506,329,213,432	52,079,267,052
Financial Income	21	VI.	804,389,940,941	974,244,818,448	444,761,230,123	59,101,137,122
Financial expenses	22	VI.	554,788,130,642	188,879,338,438	189,575,266,817	51,435,279,527
- In which: Interest expenses	23		431,847,801,020	176,812,654,291	127,221,358,107	38,677,380,429
Selling expenses	24	VI.	27,256,000,034	7,328,727,494	11,977,978,396	4,187,569,263
General and administrative expenses	25	VI.	146,130,174,892	72,816,605,618	56,277,980,154	18,992,322,782
Operating profit	30		2,972,514,203,793	903,429,683,052	2,693,259,218,188	36,565,232,602
Other income	31	VI.	77,695,587,486	1,687,773,610	5,486,313,236	898,047,290
Other expenses	32	VI.	68,658,657,415	1,428,450,375	161,344,066	335,846,246
Other profit	40		9,036,930,071	259,323,235	5,324,969,170	562,201,044
Share in profits of associates	45					
Net profit before tax	50		2,981,551,133,864	903,689,006,287	2,698,584,187,358	37,127,433,646
Current corporate income tax expense	51	VI.	655,791,168,138	56,321,090,199	601,926,059,718	17,057,384,129
Deferred corporate income tax expense	52		(15,170,642,072)		(15,170,642,072)	
Net profit after tax	60		2,340,930,607,798	847,367,916,088	2,111,828,769,712	20,070,049,517
Net profit after tax of minority interests	61					
Equity holders of the parent	62		2,340,930,607,798	847,367,916,088	2,111,828,769,712	20,070,049,517
Basis earnings per share	70			416	5,667	101

Chief Accountant

  
Nguyen Thi Thu Hien



Mai Huong Noi

## CASH FLOW STATEMENT

Indirect method

Year 2010

Đơn vị tính: VND

ITEMS	Note	12 months of 2010	12 months of 2009
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>		<b>304,060,199,626</b>	<b>-356,514,959,224</b>
1. Net profit before tax		2,981,551,133,864	903,689,006,287
2. Adjustments for		-	-
Depreciation and amortisation	VII.	50,176,944,744	17,606,996,204
Provision for decline in value of investments		(1,002,354,789)	299,160,000
(Gain) loss on disposal of assets		(1,778,361,632)	159,632,319
Unrealised foreign exchange losses		90,430,447,529	1,394,587,500
Gain from disposal of equity investments in other entities	VII.	(383,916,267,772)	(129,020,944,036)
Share of loss in associates		-	-
Interest expenses		413,906,767,020	176,812,654,291
Interest income		(375,993,315,433)	(817,752,734,812)
Goodwill amortization		-	-
3. Operating income before changes in working capital		2,773,374,993,530	970,941,092,565
Decrease/(increase) in receivables		(2,151,079,188,922)	93,441,220,794
Decrease/(increase) in inventories		(8,346,018,892)	10,286,622,717
Increase in payables		334,868,376,054	20,739,011,192
(not included interest expenses and income tax payables)		-	-
Decrease/(Increase) in prepaid expenses		(13,092,543,331)	(89,882,866,038)
Interest paid		(567,766,309,939)	(496,163,968,928)
Enterprise income tax paid		(67,886,729,411)	(46,341,447,540)
Other cash inflows/(outflow) from operating activities		3,987,620,537	(1,781,889,174)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>		<b>(2,746,910,850,368)</b>	<b>(2,404,929,920,958)</b>
Purchase and construction of fixed assets and other long-term assets		(1,528,843,579,773)	(760,242,478,729)
Proceeds from disposals of investment in other entities		441,282,332,778	-
Proceeds from disposals of assets	VII.	66,029,120,775	206,689,826
Loans provided to related parties and other		(2,396,662,079,896)	(756,450,000,000)
Collection of loans provided to related parties and other		2,472,941,601,381	822,173,470,000
Payments for equity investments in other entities		(1,121,294,000,000)	(4,320,856,363)
Payments for equity investments in other entities		(944,295,099,679)	(1,050,000,000,000)
Collection of capital investment in other entities		-	426,500,000,000
Interest received and dividend		263,930,854,046	77,468,005,552
Payment for other investment purposes		-	(1,160,264,751,244)
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>		<b>2,043,271,787,281</b>	<b>3,800,547,374,559</b>
Proceeds from issuance of ordinary shares		402,875,184,500	796,440,820,000
Proceeds from bond issuance and borrowings		2,743,366,375,559	3,691,397,254,449
Payments for treasury shares		-	(10,695,069,390)
Loan repayment		(1,102,969,772,778)	(622,000,000,000)
Dividend paid to owner		-	(54,595,630,500)
Capital contribution from minority shareholders		-	-
<b>Net cash increase/(decrease)</b>		<b>(399,578,863,460)</b>	<b>1,039,102,494,377</b>
<b>Cash and cash equivalents at the beginning of the period</b>		<b>1,052,086,124,529</b>	<b>12,983,630,152</b>
Impact of exchange rate fluctuation		-	-
<b>Cash and cash equivalents at the end of the period</b>		<b>652,507,261,069</b>	<b>1,052,086,124,529</b>

Chief Accountant

Nguyen Thi Thu Hien



Hanoi, 26 January 2011

General Director

Mai Huong Noi

## NOTES TO THE FINANCIAL STATEMENTS

For Quarter IV - 2010

### I . CORPORATE INFORMATION

#### 1 . CORPORATE INFORMATION

Vincom Joint Stock Company is a joint stock enterprise established in Vietnam in accordance with Business Licence No. 0103001016 issued by the Hanoi's Department of Planning and Investment on 3 May 2002. The Company has also received subsequent amended business licenses as follow:

<u>Business licence</u>	<u>Date of amended</u>
0103001016 - 1st amended business certificate	Dated 04 March 2003.
0103001016 - 2nd amended business certificate	Dated 20 January 2004.
0103001016 - 3rd amended business certificate	Dated 29 October 2004.
0103001016 - 4th amended business certificate	Dated 10 December 2004.
0103001016 - 5th amended business certificate	Dated 07 February 2005.
0103001016 - 6th amended business certificate	Dated 15 August 2005.
0103001016 - 7th amended business certificate	Dated 24 February 2006.
0103001016 - 8th amended business certificate	Dated 20 March 2006.
0103001016 - 9th amended business certificate	Dated 03 April 2006.
0103001016 - 10th amended business certificate	Dated 25 December 2006.
0103001016 - 11th amended business certificate	Dated 15 February 2007.
0103001016 - 12th amended business certificate	Dated 23 April 2007.
0103001016 - 13th amended business certificate	Dated 22 June 2007.
0103001016 - 14th amended business certificate	Dated 14 August 2007.
0103001016 - 15th amended business certificate	Dated 09 April 2008.
0103001016 - 16th amended business certificate	Dated 22 April 2009.
0103001016 - 17th amended business certificate	Dated 02 October 2009.
0103001016 - 18th amended business certificate	Dated 12 May 2010.
0103001016 - 19th amended business certificate	Dated 19 July 2010.
0103001016 - 20th amended business certificate	Dated 02 August 2010.
0103001016 - 21st amended business certificate	Dated 10 August 2010.
0103001016 - 22nd amended business certificate	Dated 25 August 2010.
0103001016 - 23rd amended business certificate	Dated 09 December 2010.
0103001016 - 24th amended business certificate	Dated 28 December 2010.
0103001016 - 25th amended business certificate	Dated 31 December 2010.

#### **Business activities**

The principal activities of the Company are to construct and provide retail outlets, commercial offices for lease, to provide entertainment services, to carry out investment activities, to trade in investment securities and to conduct other businesses as stipulated in the business licenses

The company's name has been changed from "Vietnam commercial joint stock company" to "Vincom joint stock company" in accordance with the 7th amended business licence. Its chartered capital was increased from 313,500,000,000 dongs to 600,000,000,000 dongs in accordance with the 11th amended business licence.

On the 3rd July 2007, the company successfully completed the initial sale of 20,000,000 common shares to the public. After the initial sale "IPO" the chartered capital was increased to VND800,000,000,000.

The Company's shares were officially listed in the Ho Chi Minh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QĐ-SGDHCM issued by the Director of HOSE on 7 September 2007.

The company's chartered capital was increased to 1,199,831,560,000 Vietnamese dongs in accordance with the 15th amended business licence.

The company's chartered capital was increased to 1,996,272,380,000 Vietnamese dong in accordance with the 17th amended business licence.

The company's chartered capital was increased to 3,599,279,120,000 Vietnamese dong in accordance with the 18th amended business licence.

The company's chartered capital was increased to 3,643,329,490,000 Vietnamese dong in accordance with the 19th amended business licence.

The company's chartered capital was increased to 3,669,614,480,000 Vietnamese dong in accordance with the 20th amended business licence.

The company's chartered capital was increased to 3,672,743,640,000 Vietnamese dong in accordance with the 21st amended business licence.

The company's chartered capital was increased to 3,682,131,130,000 Vietnamese dong in accordance with the 22nd amended business licence.

The company's chartered capital was increased to 3,686,824,880,000 Vietnamese dong in accordance with the 23rd amended business licence.

The company's chartered capital was increased to 3,709,667,790,000 Vietnamese dong in accordance with the 24th amended business licence.

The company's chartered capital was increased to 3,726.252.370,000 Vietnamese dong in accordance with the 25th amended business licence.

The Company's head office is located at 11th Floor, Vincom City Towers, 191 Ba Trieu Street, Hai Ba Trung District, Hanoi, Vietnam and its branch is located at 72 Le Thanh Ton Street, Ben Nghe ward, District 1, Ho Chi Minh City, Vietnam.

#### **PFV Investment and Trading Joint Stock Company ("PFV")**

PFV is previously a two-member limited liability company established in accordance with the Business License No. 0102022275 issued by the Hanoi's Department of Planning and Investment on 15 September 2005, and subsequently converted to PFV Investment and Trading Joint Stock Company in accordance with the Business License No. 0103025765 issued by the Hanoi's Department of Planning and Investment on 17 September 2008, with a chartered capital of VND 600 billion.

PFV's principal business activities are to construct and lease commercial offices and high-end apartment units. PFV's registered office is at 11th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. The Company holds 74.41% voting rights in this subsidiary.

#### **Vincom Securities Joint Stock Company ("VSC")**

Vincom Securities Company is a joint stock company established in Vietnam in accordance with the Operating Licence No. 70/UBCK-GP dated 10 December 2007 issued by the State Securities Commission with a chartered capital of VND300 billion.

VSC's principal business activities are to provide brokerage service, self-trading of securities, underwriting and investment advisory service. VSC's head office is located at 4th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. The Company holds 75% voting rights in this subsidiary.

#### **The Royal City Real Estate Investment and Development JSC ("Royal city JSC")**

Royal City JSC was set up in accordance with the Business Licence No 0103038194 issued by the Hanoi Department of Planning and Investment on June 11th 2009, The business licence is amended the 2nd on 8th July 2010. Its chartered capital is 3,200,000,000,000 Vietnamese dong. Its principal activities are to trade real estates, construct the civil, industrial, transportation and irrigational works.... The registered address is at 74 Nguyen Trai Street, Thuong Dinh Ward, Thanh Xuan district, Hanoi City. The Vincom JSC holds 51.98% voting rights in this subsidiary.

#### **The Hai Phong Real Estate Investment and Development Joint Stock Company ("Haiphong Land Jsc")**

The Hai Phong Land JSC was renewed from the Hai Phong Agricultural Product Import, Export and Processing joint stock company in accordance with the 5th amended Business Licence No 0203000675 dated 21st February 2008 issued by the Hai Phong Department of Planning and Investment. Its chartered capital is 300,000,000,000 Vietnamese dong. Its principal activities are to trade real estates and investments, lease machines and equipment for the sport activities. Its registered address is at 4 Le Thanh Ton, May To Ward, Ngo QUYen District, Hai Phong City. The Vincom JSC holds 49% voting rights in this subsidiary. The PFV (one of the Vincom's subsidiaries) holds 41% voting rights in this company.

**The Sai Dong Urban investment and development Joint Stock Company ("SaiDong Urban Jsc")**

Saidong Urban JSC is set up in accordance with the Business Licence No 0103040736 issued by the Hanoi Department of Planning and Investment on 17th September 2009. Its chartered capital is 500,000,000,000 Vietnam dong. Its principal activities are to trade real estates, construct houses in all kinds, civil and technical works, provide residential services,...Its registered address is 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi. The Vincom Jsc holds 51% voting rights in this subsidiary.

**The Viettronics Real Estimated Company Limited ("The Viettronics Ltd")**

The Viettronics Ltd is set up in accordance with the Business Licence No 0102042441 issued by the Hanoi Department of Planning and Investment on 25th September 2009. Its chartered capital is 300,000,000,000 Vietnam dong. Its principal activities are to trade real estates, construct houses in all kinds, civil and technical works, provide residential works ... Its registered address is 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi. The Vincom Jsc owns 64% voting rights in this subsidiary.

**The Hanoi South Urban Development Joint Stock Company (The "South Hanoi JSC")**

Hanoi South, previously known as BIDV-PP JSC, is a joint stock company established in accordance with Business Licence No. 0103022741 issued by Hanoi's Department of Planning and Investment on 6 March 2008, with a registered chartered capital of VND 300 billion. In accordance with the Amended Investment Licence dated 26 June 2009, BIDV-PP changed its name to Hanoi Southern City Development JSC and the Amended Investment Licence dated 5 Aug 2010 increased its registered chartered capital from VND 500 billion to VND 2.000 billion. The Vincom Jsc holds 51.95% voting rights in this subsidiary.

**Xavinco Land Joint Stock Company (The "Xavinco JSC")**

The Xavinco JSC is set up in accordance with the Business Licence No 0104644263 issued by the Hanoi Department of Planning and Investment on the 11th May 2010. Its chartered capital is 60,000,000,000 Vietnam dong. Its principal activities are to trade real estates and other related services... Its registered address is 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi. The Vincom JSC holds 57% voting rights in this subsidiary.

**Ho Tay Real Estate Development and Investment Joint Stock Company (Ho Tay RDI JSC)**

Ho Tay RDI JSC is set up in accordance with the Business Licence No 0104883913 issued by the Hanoi Department of Planning and Investment on the 25th August 2010. Its chartered capital is 50,000,000,000 Vietnam dong. Its principal activities are to trade real estates and other related services... Its registered address is 69B Thuy Thuy Road, Thuy Khue Ward, Tay Ho District, Hanoi. The Vincom JSC holds 70% voting rights in this subsidiary.

**4 . The significant impacts on the Company's operation in the reporting period**

...

**II . ACCOUNTING PERIOD AND RECORDING CURRENCY**

**1 . Accounting Year:** The accounting year starts from 1st January và ends on 31st December on a solar year

**2 . Currency Unit:** Vietnamese dong

**III. BASIS OF PREPARATION**

**1 . Accounting Standards and System**

The Group and its subsidiaries apply the Vietnamese accounting standards issued in accordance with the Decision 15/2006/QĐ-BTC dated 20/003//2006 of the Ministry of Finance.

**2 . Basis of consolidation**

The financial statements are stated at costs.

**3 . Representation on the accounting standards and system compliance**

The Board of Directors ensure that the company fully complies with the current accounting standards and Vietnamese accounting system in the preparation of its financial statements.

**4 . Registered accounting documentation system**

The Company's registered accounting documentation system is the General Journal.

**IV . ACCOUNTING POLICIES**

**1 . Cash and Cash equivalents**

Cash and cash equivalents include cash on hand, cash at bank and short term, highly liquid investments with an original maturity of less than 3 months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**2 . Receivables**

Trade receivables and other receivables are recorded based on the invoices . The bad debt provision is done based on the assessment of the possibility of collecting the receivables.

The bad debt provision represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date. Increases and decreases to the provision balance are recorded as general and administrative expense in the consolidated report.

**3 . Inventories**

Inventories are recorded at historical costs. The inventories' historical costs include the purchase cost, the processing and related costs incurred in bringing each product to its present location and condition.

The inventories' historical costs are calculated based on the average weighted price and are recorded following the perpetual method.

**4 . Fixed Assets**

The fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred. When tangible fixed assets are sold or retired, their costs and accumulated depreciation are removed from the consolidated balance sheet and any gain or loss resulting from their disposal is included in the consolidated income statement.

When tangible fixed assets are sold or retired, their costs and accumulated depreciation are removed from the consolidated balance sheet and any gain or loss resulting from their disposal is included in the consolidated income statement.

Depreciation and amortisation of tangible and intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

- Motor vehicles	8	years
- Other fixed assets	3-10	years

**5 . Investment properties**

Investment properties are stated at cost, including transaction costs, less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Subsequent expenditure relating to an investment property arising after the initial recognition will be charged to the income statement unless when it is probable to receive the future economic benefits, in excess of the originally assessed value.

- Land use rights	45 - 47	years
- Other assets	9 - 10	years

Land use rights presented as investment properties include the compensation and clearance costs for the land site at 191, Ba Trieu Street, which is used for the construction of the Vincom City Towers. The Company has been granted with the Land Use Right Certificate No. 00547/QSDD by the Hanoi People's Committee on 22 January 2003.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

#### 6 . Borrowing costs

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset are capitalized as part of the cost of the respective asset.

#### 7 . Long-term prepaid expenses

Long-term prepaid expenses include the land lease prepayments and other expenses which could bring future economic benefits for more than one year. They are allocated over the years of the prepaid expenses or over the expected time that the future economic benefits could be received.

#### 8 . Other long-term investments

The long term investments are recorded at costs except for the investments in subsidiaries, joint venture and associates which are recorded at the purchased prices. The provision for the investment decreasing value should be made for the investments that are freely transferable in the market at the year end.

#### 9 . Payable and Accrual

Payable and accrual are recognised for amount to be paid in the future for goods and services received, whether or not billed to the Group.

#### 10 . Foreign exchange

Transactions in currencies other than the Group's reporting currency of VND are recorded at the exchange rates ruling at the date of the transaction. At the end of the period, monetary assets and liabilities denominated in foreign currencies are retranslated at inter-bank exchange rates ruling at the interim consolidated balance sheet date. All realised and unrealised foreign exchange differences are taken to the consolidated income statement.

**11 . Appropriation of net profits**

Net profit after tax is available for appropriation to shareholders after approval by the General Shareholders' meeting.

**12 . Revenue Recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

*Revenue from the transfer of the land lease and assets contained in the land*

Revenue from the transfer of the land lease and assets contained is recognised when material risks and asset's ownership have been transferred to the buyer.

*Revenue from leasing of investment properties*

Rental income arising from leased investment properties is accounted for on a straight line basis over the lease terms on ongoing leases.

*Gains from securities trading/capital transfer*

Gains from securities trading and capital transfer are determined as the excess of selling prices against the cost of securities sold. Such gain is recognized on the trade date when the relevant contracts are executed.

*Interest income*

Revenue for the interest income is recognised on the accrued basis (including the profit derived from the assets) unless the collection of the interests is uncertain.

**13 . Taxation**

*Current tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ► where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss; and
- ► in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except :

- ► where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ► in respect of deductible temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profits will be available against which the temporary differences can be utilised.



The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are re assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority and the company intends to pay the current income tax after netting off with the current year's deferred tax asset.

**14 . Related parties**

Related parties include the parties who have the control or significant impact to the company in making decisions related to the financial policies and business operation.

**V. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

**1 . CASH AND CASH EQUIVALENTS**

	<u>31/12/2010</u>	<u>01/01/2010</u>
Cash in hand	455,861,493	196,555,481
Cash at bank	34,526,399,576	62,062,929,048
Cash equivalent	617,525,000,000	989,826,640,000
<b>Total</b>	<b><u>652,507,261,069</u></b>	<b><u>1,052,086,124,529</u></b>

**2 . Short-term investments**

	<u>31/12/2010</u>	<u>01/01/2010</u>
Short term investment in securities	32,369,112,000	32,369,112,000
Loans to shareholders and to the investees	972,410,000,000	1,566,110,000,000
Provision for short-term investment	(9,632,952,000)	(12,026,232,000)
<b>Total</b>	<b><u>995,146,160,000</u></b>	<b><u>1,586,452,880,000</u></b>

**3 . Trade receivables**

	<u>31/12/2010</u>	<u>01/01/2010</u>
Trade receivables of office tenants	1,786,958,806	911,323,441
Trade receivables of retail	3,156,330,718	3,290,023,819
Trade receivables of packing		103,216,000
Trade receivables of apartment sale	2,472,405,145,256	801,644,147
Trade receivables-others	221,565,708	
Provision for bad debts	(28,398,000)	
<b>Total</b>	<b><u>2,477,541,602,487</u></b>	<b><u>5,106,207,407</u></b>

**4 . Advances to suppliers**

	<u>31/12/2010</u>	<u>01/01/2010</u>
Advances to suppliers	79,260,618,402	135,215,214,828
<b>Total</b>	<b><u>79,260,618,402</u></b>	<b><u>135,215,214,828</u></b>

**5 . OTHER RECEIVABLES**

	<u>31/12/2010</u>	<u>01/01/2010</u>
Other receivables from Eden project		182,909,233
Other receivables	144,479,852,957	5,086,344,455
Provision for bad debts	-	

	<u>144,479,852,957</u>	<u>5,269,253,688</u>
<b>6 . INVENTORIES</b>	<u>31/12/2010</u>	<u>01/01/2010</u>
Steel for Eden project		402,375,680
Other materials	72,954,047	217,368,308
Tools and supplies	191,762,590	231,557,798
Good in transit		13,415,664,237
Inventories	212,392,739,954	
Working in progress		52,812,807
<b>Total</b>	<u>212,657,456,591</u>	<u>14,319,778,830</u>

	<u>31/12/2010</u>	<u>01/01/2010</u>
<b>7 . OTHER CURRENT ASSETS</b>		
Advances to employees	967,884,957	151,183,398,869
Other receivables	18,000,000	18,000,000
<b>Total</b>	<u>985,884,957</u>	<u>151,201,398,869</u>

<b>8 . TANGIBLE FIXED ASSETS</b>					
Items	Buildings & structures	Machinery & equipment	Motor vehicles	Office equipment and others	Total
<b>Cost</b>					
Beginning balance	5,494,000,000	2,163,340,028	9,965,255,980	19,277,319,816	36,899,915,824
Newly purchased	83,308,766,271	44,949,325,899	3,485,250,000	7,682,166,121	139,425,508,291
Sold, disposed	(5,494,000,000)	-	540,825,943	(644,468,970)	(5,597,643,027)
...					
Ending balance	83,308,766,271	47,112,665,927	13,991,331,923	26,315,016,967	170,727,781,088
<b>Accumulated depreciation</b>					
Beginning balance	408,590,018	612,058,036	4,315,589,933	4,722,142,736	10,058,380,723
Depreciation		4,143,554,557	1,640,775,984	2,894,395,165	8,678,725,706
Deductions	(408,590,018)	(511,349,044)	(4,010,592)	(13,924,693)	(937,874,347)
Ending balance		4,244,263,549	5,952,355,325	7,602,613,208	17,799,232,082
<b>Net carrying amount</b>					
Beginning balance	5,085,409,982	1,551,281,992	5,649,666,047	14,555,177,080	26,841,535,101
Ending balance	83,308,766,271	42,868,402,378	8,038,976,598	18,712,403,759	152,928,549,006

<b>9 . INTANGIBLE FIXED ASSETS</b>				
Items	Land use rights	Computer software	Trade mark	Total
<b>Cost</b>				
Beginning balance	92,941,362,572	1,645,908,597		94,587,271,169
Newly purchased		3,292,702,620		3,292,702,620
Adjust for consolidated	(92,941,362,572)	724,448,572		(92,216,914,000)
Ending balance		5,663,059,789		5,663,059,789
<b>Accumulated depreciation</b>				
Beginning balance		1,228,600,864		1,228,600,864
Depreciation		1,013,369,059		1,013,369,059
Ending balance		2,241,969,923		2,241,969,923
<b>Net carrying amount</b>				
Beginning balance	92,941,362,572	417,307,733		93,358,670,305
Ending balance		3,421,089,866		3,421,089,866

<b>10 . CONSTRUCTION IN PROGRESS</b>	<u>31/12/2010</u>	<u>01/01/2010</u>
LongBien gold project	1,034,307,362	1,034,307,362
Eden Project	1,454,877,216,447	2,828,310,992,827
Yen Phu - Ha Tay Project	1,420,144,690	1,420,144,690
Other projects	81,400,000	38,500,000
<b>Total</b>	<u>1,457,413,068,499</u>	<u>2,830,803,944,879</u>

11 . INVESTMENT PROPERTIES

Items	Land use rights	Buildings & structures	Machinery & equipment	Total
<b>Cost</b>				
Beginning balance	39,637,792,343	173,866,859,546	84,938,989,640	298,443,641,529
Newly purchased	1,079,395,898,903	1,875,134,040,152	213,169,619,787	3,167,699,558,842
Deductions			-480,419,066	-480,419,066
Ending balance	1,119,033,691,246	2,049,000,899,698	297,628,190,361	3,465,662,781,305
<b>Accumulated depreciation</b>				
Beginning balance	4,976,429,055	19,342,591,851	42,493,678,938	66,812,699,844
Depreciation	8,301,904,262	16,678,227,426	15,504,718,291	40,484,849,978
Deductions				
Ending balance	13,278,333,317	36,020,819,277	57,998,397,229	107,297,549,822
<b>Net carrying amount</b>				
Beginning balance	34,661,363,288	154,524,267,695	42,445,310,702	231,630,941,685
Ending balance	1,105,755,357,929	2,012,980,080,421	239,629,793,132	3,358,365,231,483

Investment properties of Vincom is Vincom city tower (B tower), included retail and office for lease at No. 191, Ba Trieu Street, Hanoi

The Vincom center located at No. 66-68-70-72 Le Thanh Ton Street, Ben Nghe ward, District 1, Ho Chi Minh city was used for leasing at 30 April 2010

12 . Investment in subsidiary

	31/12/2010	01/01/2010
PFV Investment and Trading Joint Stock Company	550,400,346,275	550,400,346,275
Vincom Securities Joint Stock Company	226,500,000,000	226,500,000,000
The Royal City Real Estate Investment and Development JSC	1,250,000,000,000	604,050,000,000
The Viettronics Real Estimated Company Limited	43,050,000,000	10,010,000,000
The Sai Dong Urban investment and development JSC	255,000,000,000	72,078,100,000
Xavinco Land Joint Stock Company	34,202,100,000	
Ha Noi South Urban Development Joint Stock Company	917,406,568,618	
Ho Tay Land Joint Stock Company	35,000,000,000	
Hai Phong Land Development and Investment Joint Stock Company	171,042,355,904	171,042,355,904
<b>Total</b>	<b>3,482,601,370,797</b>	<b>1,634,080,802,179</b>

13 . Investment into associates and jointly controlled operations

	31/12/2010	01/01/2010
Mega Global Corporation Investment and Trading Joint Stock Company		70,000,000,000
BIDV-Land Joint Stock Company		154,745,448,000
Vietnam Tourism Joint Stock Company in HCM City - Associate	68,910,400,000	68,910,400,000
Vietnam Tourism Joint Stock Company in HCM City - BCC		95,909,178,875
Foreign Trade Concrete Company Limited	9,000,000,000	9,000,000,000
Sinh Thai Development and Investment Joint Stock Company	1,029,245,448,000	
Vinpearl Hoi An Tourism - Investment Joint Stock Company		60,000,000,000
Hanoi Southern City Development JSC		221,386,568,618
Vincom Construction Consultancy and Management Joint Stock		11,000,000,000
Entertainment world JSC		6,750,000,000
Vincharm service and development JSC		192,000,000,000
Advance for 235 Nguyen Trai project	17,500,000,000	17,500,000,000
Green City	480,000,000,000	
<b>Total</b>	<b>1,604,655,848,000</b>	<b>907,201,595,493</b>

14 . Other long-term investments

	31/12/2010	01/01/2010
Hoang Cau project	5,320,856,363	5,320,856,363
Bonds		1,000,000
Investment in Thanh Nien Media	12,400,000,000	12,400,000,000
Advance for Nguyen Van Huyen project	54,000,000,000	54,000,000,000
Investment in Dong Da Electronic JSC	26,460,980,000	25,230,000,000
Global link company Ltd	51,687,634,911	
MaiSon JSC	66,883,894,565	
ThaiKieu company Ltd	175,713,314,985	

Longterm loan to Ha Noi Electronic JSC	150,000,000,000	
Longterm loan to Royal city JSC	270,960,000,000	260,000,000,000
Longterm loan to South Ha Noi JSC	349,444,654,054	288,500,000,000
<b>Total</b>	<b><u>1,162,871,334,878</u></b>	<b><u>645,451,856,363</u></b>
<b>15 . LONG-TERM PREPAID EXPENSES</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Bond issuance costs	111,322,559,376	131,839,310,521
Prepaid land rental	5,945,115,167	6,088,083,863
Other long-term prepaid expenses	22,234,255,942	5,621,199,957
<b>Total</b>	<b><u>139,501,930,485</u></b>	<b><u>143,548,594,341</u></b>
<b>16 . Other non - current assets</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
<b>Total</b>		
<b>17 . SHORT-TERM LOANS</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Short-term loans of Overseas Vietnamese businessman Corporation	7,000,000,000	
Short-term loans of Hai Phong Land	31,000,000,000	
Short-term loans of Sai Dong	127,055,724,456	
Short-term loans of BIDV to be refunded within next 12 months	171,754,090,034	
<b>Total</b>	<b><u>336,809,814,490</u></b>	
Borrowing term of loan from Hai Phong Land : 3 months , bearing the interest rate : 11.5% p.a		
Borrowing term of loan from Overseas Vietnamese businessman Corporation : 3 months , bearing the interest rate : 13.5% p.a		
Borrowing term of loan from Sai Dong : 2 months , bearing the interest rate : 11.5% p.a		
<b>18 . STATUTORY OBLIGATIONS</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Value added tax payable	306,016,340,693	839,702,643
Personal income tax	525,824,412	182,084,431
Enterprise income tax	603,696,539,147	15,792,100,420
Others	117,820,645	3,085,841,341
<b>Total</b>	<b><u>910,356,524,897</u></b>	<b><u>19,899,728,835</u></b>
<b>19 . ACCRUED EXPENSES</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Accrued bond and loan interests	334,411,341,691	223,780,545,952
Other accrued expenses	129,014,219,199	35,643,856,306
<b>Total</b>	<b><u>463,425,560,890</u></b>	<b><u>259,424,402,258</u></b>
<b>20 . OTHER PAYABLES</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Payable for capital transfer		1,670,000,000
Social insurance, trade union payable	41,660,804	300,695,983
Deferred revenue to be realised within the next 12 months	26,858,190,055	31,292,400,538
Deposits from tenants to be refunded within the next 12 months	13,152,401,660	14,333,842,052
Other short-term payables	99,113,038,000	239,404,182
<b>Total</b>	<b><u>139,165,290,519</u></b>	<b><u>47,836,342,755</u></b>
<b>21 . OTHER LONG-TERM LIABILITIES</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Deferred revenue to be realised within the next 12 months	1,550,227,625	9,530,619,391
Deposits from tenants to be refunded within the next 12 months	116,574,221,835	35,726,050,197
<b>Total</b>	<b><u>118,124,449,460</u></b>	<b><u>45,256,669,588</u></b>
<b>22 . LONG-TERM LOANS</b>		
	<u>31/12/2010</u>	<u>01/01/2010</u>
Corporate bonds	6,122,667,600,000	5,794,100,000,000

Longterm loans from banks	<u>1,202,278,630,241</u>	<u>898,691,841,949</u>
<b>Total</b>	<b><u>7,324,946,230,241</u></b>	<b><u>6,692,791,841,949</u></b>

1. Long term Corporate bonds represent the amount of cash received from the issue of the corporate bonds to the investors at par values, The bonds issued to mobilise the funds for the construction of the commercial centre, hotel service, offices and high-end apartments and underground car parks in Hochiminh City and other projects including:

+ 1st Bonds with the carrying value of 1,000,000,000,000 Vietnamese dong, to be expired on 22nd October 2012 and bearing interest rate of 10,3% p.a.

+ 2nd Bonds with the carrying value of 2,000,000,000,000 Vietnamese dong, to be expired on 2nd May 2013 and bearing interest rate of 16% p.a. for the first year and a floating rate from the following years.

+ 3rd Bonds with the carrying value of 1,000,000,000,000 Vietnamese dong, to be expired on 18th December 2012, bearing interest rate of 14.5% p.a. for the first year and a floating rate from the following years.

+ The convertible bonds with a carrying value of 59,300,000 USD (equivalent to 1,122,667,600,000 VND), issued on 16th December 2009, to be expired on 16th December 2014, bearing the interest rate of 6% p.a.

+ 5th Bonds with the carrying value of 1,000,000,000,000 Vietnamese dong, to be expired on 11th May 2015, bearing interest rate of 16% p.a. for the first year and a floating rate from the following years

2. The medium term borrowings:

- a long term loan from BIDV with the carrying value of 1,374,032,720,275 VND, its borrowing term of 6 years and bearing a floating rate, this loan is used to fund for the project in Hochiminh City.

## 23 . OWNERS' EQUITY

### Increase and decrease in owners' equity

	Contributed chartered capital	Share premium	Treasury shares	Undistributed earnings	Total
Beginning balance	1,996,272,380,000	773,354,590,000	(880,022,503,713)	1,184,655,286,092	3,074,259,752,379
Increase during the period	1,729,979,990,000	730,801,641,287	880,022,503,713	(1,199,747,240,000)	2,141,056,895,001
Retained earning				2,340,930,607,798	2,340,930,607,798
FX gain/loss reserves				-	-
<b>Ending balance</b>	<b>3,726,252,370,000</b>	<b>1,504,156,231,287</b>	<b>0</b>	<b>2,325,838,653,890</b>	<b>7,556,247,255,177</b>

In this period, the company paid dividend by shares (bonus issue) with total value is 1,199,747,240,000 VND (same as 119,974,724 shares). The Company issued new shares for existing shareholders (right issue) with total value is 402,875,740,000 VND (same as 40,287,574 shares). Bondholders have converted into new ordinary shares with total value 127,357,010,000 VND (same as 12,735,701 shares).

**VI. NOTES TO THE CONSOLIDATED INCOME STATEMENTS**

**1 . Revenue from rendering of services**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
<b>Gross revenue</b>		
- Revenue from leasing of investment properties and related service	204,063,322,226	68,274,244,093
- Revenue from selling of properties	3,041,993,191,622	
	<u><u>3,246,056,513,848</u></u>	<u><u>68,274,244,093</u></u>

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
<b>Less</b>		
- Sales allowance		
- Revenue reduction from leasing of IP and related service		

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
<b>Net revenue</b>		
- Revenue from leasing of investment properties and related service	204,063,322,226	68,274,244,093
- Revenue from selling of properties	3,041,993,191,622	
	<u><u>3,246,056,513,848</u></u>	<u><u>68,274,244,093</u></u>

**2 . Cost of services rendered**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Operating cost relating to the leasing of investment properties	66,344,468,407	16,194,977,041
Cost of properties sold	673,382,832,009	
<b>Total</b>	<u><u>739,727,300,416</u></u>	<u><u>16,194,977,041</u></u>

**3 . Income from financial activities**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Interest income	10,834,376,827	5,598,313,330
Interest income from loans provided to shareholders and investees	62,244,321,774	26,212,163,200
Realised foreign exchange gains	3,218,031,750	25,277,891,920
Income from investment activities	368,464,499,772	2,012,768,672
<b>Total</b>	<u><u>444,761,230,123</u></u>	<u><u>59,101,137,122</u></u>

**4 . Expenses from financial activities**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Loan interests	110,692,637,553	38,447,367,068
Realised foreign exchange losses	69,153,606,447	
Other finance expenses	9,729,022,817	11,470,181,041
<b>Total</b>	<u><u>189,575,266,817</u></u>	<u><u>49,917,548,109</u></u>

**5 . Selling expenses**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Salary and other benefit	2,590,647,994	251,038,313
Material, tools and supplies expenses	3,340,933,374	3,006,362,419
Other expenses	6,046,397,028	930,168,531
<b>Total</b>	<u><u>11,977,978,396</u></u>	<u><u>4,187,569,263</u></u>

**6 . General and administrative expenses**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Salary and other benefit	15,724,028,690	7,994,720,684
Material, tools and supplies expenses	1,004,972,979	603,018,679
Depreciation expense	2,141,017,338	1,323,033,886
Expenses for external services	25,527,742,998	910,684,882
Other expenses	11,880,218,149	8,160,864,651
<b>Total</b>	<u><u>56,277,980,154</u></u>	<u><u>18,992,322,782</u></u>

**7 . Other income**

	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Contract penalties	5,088,098,129	39,438,169
Proceeds from disposal of fixed assets	-	762,086,367
Others	400,215,107	96,522,754
<b>Total</b>	<u><u>5,486,313,236</u></u>	<u><u>898,047,290</u></u>

<b>8 . Other expenses</b>		
	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Cost of disposal of fixed assets	209,250,079	28,874,781
Others	-47,906,013	306,971,465
<b>Total</b>	<u><u>161,344,066</u></u>	<u><u>335,846,246</u></u>
<b>9 . Current Corporate Income Tax</b>		
	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Current corporate income tax expense	586,755,417,646	17,057,384,129
Prior years' income tax adjustments into current corporate income tax of current year		
<b>Total</b>	<u><u>586,755,417,646</u></u>	<u><u>17,057,384,129</u></u>
<b>11 . Basis earnings per share</b>		
Basic earnings per share amount is calculated by dividing the net profit after tax for the period attributable to the ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period.		
	<u>Quarter IV '2010</u>	<u>Quarter VI '2009</u>
Profit after tax of the Share Holders	2,111,828,769,712	20,070,049,517
- Profit or loss adjustments to define net profit attributable to the ordinary equity holders of the parent		
Profit after tax attributable to the ordinary equity holders of the parent	2,111,828,769,712	20,070,049,517
The weighted average number of ordinary shares	<u>372,625,237</u>	<u>199,627,238</u>
<b>Basis earnings per share</b>	<u><u>5,667</u></u>	<u><u>101</u></u>

**VIII. OTHER INFORMATION**

**1 . Post Balance sheet Events**

The Board of Directors confirm that there's no significant events occurring after the 31 December 2010 until the issuance date of this report which require adjustments or disclosure to be made in the financial statements.

**2 Comparison information**

The comparative figures are from financial statements for the year ended 31/12/2009 audited by ERNST & YOUNG Việt Nam. Certain corresponding figures have been reclassified to conform to current year's consolidated financial statement presentation.

Chief Accountant



Nguyen Thi Thu Hien



Hanoi, 26 January 2011  
General Director



Mai Huong Noi



## BALANCE SHEET

Unit: VND

	01/01/2010	31/12/2010
<b>I. Current Assets</b>	<b>3,790,007,812,364</b>	<b>5,584,386,239,168</b>
Cash and cash equivalents	1,052,086,124,529	652,507,261,069
Short-term investments	1,586,452,880,000	995,146,160,000
Current receivables	957,687,640,303	3,667,817,697,892
Inventories	14,319,778,830	212,657,456,591
Other current assets	179,461,388,702	56,257,663,617
<b>II. Non-Current Assets</b>	<b>6,512,917,940,346</b>	<b>11,375,566,537,875</b>
Non - Current receivables	-	-
Fixed assets	2,951,004,150,285	1,613,762,707,371
- <i>Tangible fixed assets</i>	<i>26,841,535,101</i>	<i>152,928,549,006</i>
- <i>Lease assets</i>	-	-
- <i>Tangible fixed assets</i>	<i>93,358,670,305</i>	<i>3,421,089,866</i>
- <i>Construction in progress</i>	<i>2,830,803,944,879</i>	<i>1,457,413,068,499</i>
Investment properties	231,630,941,685	3,358,365,231,483
Long-term investments	3,186,734,254,035	6,248,766,026,464
Other long-term assets	143,548,594,341	154,672,572,557
Goodwill	-	-
<b>TOTAL ASSETS</b>	<b>10,302,925,752,710</b>	<b>16,959,952,777,043</b>
<b>III. LIABILITIES</b>	<b>7,228,666,000,331</b>	<b>9,403,705,521,866</b>
Current liabilities	489,002,519,416	1,958,423,005,009
Non-current liabilities	6,739,663,480,915	7,445,282,516,857
<b>IV. OWNERS' EQUITY</b>	<b>3,074,259,752,379</b>	<b>7,556,247,255,177</b>
Capital	3,074,259,752,379	7,556,247,255,177
- <i>Contributed chartered capital</i>	<i>1,996,272,380,000</i>	<i>3,726,252,370,000</i>
- <i>Share premium</i>	<i>773,354,590,000</i>	<i>1,504,156,231,287</i>
- <i>Other equity</i>	-	-
- <i>Treasury shares</i>	<i>(880,022,503,713)</i>	-
- <i>Foreign exchange gain/loss</i>	-	-
- <i>Supplementary capital reserve fund</i>	-	-
- <i>Financial reserve fund</i>	-	1,000,000,000
- <i>Undistributed earnings</i>	<i>1,184,655,286,092</i>	<i>2,324,838,653,890</i>
- <i>Other fund of owners' equity</i>	-	-
- <i>Capital for construction in progress</i>	-	-
Other funds	-	-
- <i>Reward and welfare fund</i>	-	-
- <i>Other fund</i>	-	-
- <i>Fixed assets arising from other fund</i>	-	-
<b>V. Minority Interest</b>	-	-
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>10,302,925,752,710</b>	<b>16,959,952,777,043</b>

## INCOME STATEMENT

Unit: VND

ITEMS	Quarter III '2010	Quarter III'2010	Difference	%	9 months of 2010
Gross revenue	3,246,056,513,848	68,274,244,093	3,177,782,269,755	4654.44%	3,755,847,324,815
Deductions	-	-	-	-	-
Net revenue	3,246,056,513,848	68,274,244,093	3,177,782,269,755	4654.44%	3,755,847,324,815
Costs of goods sold and se	739,727,300,416	16,194,977,041	723,532,323,376	4467.63%	859,548,756,395
Gross profit	2,506,329,213,432	52,079,267,052	2,454,249,946,379	4712.53%	2,896,298,568,420
Financial Income	444,761,230,123	59,101,137,122	385,660,093,001	652.54%	804,389,940,941
Financial expenses	189,575,266,817	51,435,279,527	138,139,987,290	268.57%	554,788,130,642
- In which: Interest expense	127,221,358,107	38,677,380,429	88,543,977,678	228.93%	431,847,801,020
Selling expenses	11,977,978,396	4,187,569,263	7,790,409,133	186.04%	27,256,000,034
General and administrative €	56,277,980,154	18,992,322,782	37,285,657,372	196.32%	146,130,174,892
Operating profit	2,693,259,218,188	36,565,232,602	2,656,693,985,585	7265.63%	2,972,514,203,793
Other income	5,486,313,236	898,047,290	4,588,265,946	510.92%	77,695,587,486
Other expenses	161,344,066	335,846,246	(174,502,180)	-51.96%	68,658,657,415
Other profit	5,324,969,170	562,201,044	4,762,768,126	847.16%	9,036,930,071
Share in profits of associa	-	-	-	-	-
Net profit before tax	2,698,584,187,358	37,127,433,646	2,661,456,753,711	7168.44%	2,981,551,133,864
Current corporate income tax	586,755,417,646	17,057,384,129	569,698,033,517	3339.89%	655,791,168,138
Deferred corporate income ta	601,926,059,718	17,057,384,129	584,868,675,589	3428.83%	655,791,168,138
	(15,170,642,072)		(15,170,642,072)		
Net profit after tax	2,111,828,769,712	20,070,049,517	2,091,758,720,194	10422.29%	2,340,930,607,798
Net profit after tax of minorit	-	-	-	-	-
Equity holders of the parer	2,111,828,769,712	20,070,049,517	2,091,758,720,194	10422.29%	2,340,930,607,798
Basis earnings per share	5,667	101	-	-	-
Dividend per share	-	-	-	-	-


### Explanations for exceed of 10% increase/decrease in the Income Statement's norms between the 2 report periods

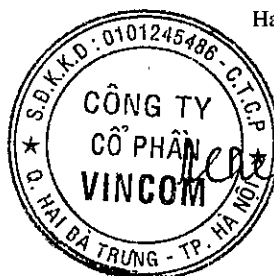
- Vincom Centre complex located at No. 66-68-70-72 Le Thanh Ton Street, Ben Nghe ward, District 1, Ho Chi Minh city put into operations since May 2010 so revenue and cost of goods sold increased
- In quarter 4 of 2010, revenue significant increased due to sold apartment and offices at Vincom centre, COGS increased in line of revenue
- Financial income increased mainly base on income from loans provided to subsidiaries and associates in order to fund their project
- Financial expenses increased because of company issued bond and Vincom centre put into operation from 30 April 2010 so interest do not capitalization.
- Selling expenses increased in quarter 4 due to increasing of advertising, marketing and promotion expenses at Vincom centre
- Administrative expenses increased because operation of Vincom centre and investment into new project
- Other income and expenses changed suddenly due to income from disposal Nguyen Cong Tru project and disposal fixed assets


## BASIC FINANCIAL RATIOS

Items	Unit	Prior period	Current period
<b>Asset Structure</b>			
Non-Current asset / Total Asset	%	63.2%	67.1%
Current asset / Total Asset	%	36.8%	32.9%
<b>Equity Structure</b>			
Liabilites / Total equity & Liabilities	%	70.2%	55.4%
Owner equity / Total equity and Liabilities	%	29.8%	44.6%
Minority Interest / Total equity and Liabilities	%		
<b>Liquidity</b>			
Quick ratio	Time	5.40	0.84
Current ratio	Time	8	3
<b>Profitable</b>			
Profit after tax / Total Asset	%		13.8%
Profit after tax / Net revenue	%	326.9%	62.3%
Profit after tax / Owner equity	%	27.6%	31.0%

Hanoi, 26 January 2011

General Director 



  
Mai Huong Noi