



Vincom Joint Stock Company

Report of the Board of Management
and
Audited Consolidated Financial Statements

31 December 2009

Vincom Joint Stock Company

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Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Vincom Joint Stock Company ("the Company") is pleased to present its report and the consolidated financial statements of the Company and its subsidiaries ("the Group") as at 31 December 2009 and for year then ended.

THE COMPANY

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 also received subsequent amended business licenses with the latest, being the 17th amended business license, dated 2 October 2009.

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/QD-SGDHCM issued by the Director of HOSE on 7 September 2007.

The principal activities of the Company are to construct and provide retail outlets, commercial offices for lease, residential units for lease and for sale, 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 head office is located at the 11th Floor, Vincom City Towers, 191 Ba Trieu Street, Hai Ba Trung District, Hanoi, Vietnam and its branch is located at 182 Nguyen Van Thu Street, Dakao Ward, District 1, Ho Chi Minh City, Vietnam.

The Company has the following subsidiaries:

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

PFV was transformed into a joint stock company in accordance with Business License No. 0103025765 issued by Hanoi's Department of Planning and Investment on 17 September 2008, with a registered chartered capital of VND 600 billion.

PFV's principal business activities are to construct and provide retail outlets, commercial offices for lease and high-end apartment units for sale. PFV's registered office is on the 11th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. As at 31 December 2009, 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 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 services, proprietary trading of securities, underwriting and investment advisory services. VSC's head office is located on the 4th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. As at 31 December 2009, the Company holds 75% voting rights in this subsidiary.

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

THE COMPANY (continued)

Hai Phong Land Development and Investment Joint Stock Company ("Hai Phong Land JSC")

Hai Phong Land JSC is a joint stock company established in accordance with Business License No. 0203000675 dated 5 January 2004, and the 7th amendment on 2 June 2008, with a registered chartered capital of VND300 billion. The registered office address of this company is at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City.

Hai Phong Land JSC was granted with a land area of 9,125 square meters in accordance with Land Use Rights Certificate No.T00498 issued by the Hai Phong People's Committee on 23 January 2008 at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City for the development of an office and apartment building complex. As at 31 December 2009, the Company holds 90% voting rights in this subsidiary.

Royal City Real Estate Development & Investment Joint Stock Company ("Royal City")

Royal City is a joint stock company established in accordance with Investment Certificate No. 3303070380 dated 11 June 2009 and the 2nd Amended Investment Certificate dated 8 July 2009, with a registered chartered capital of VND2,000 billion. The registered office address of this company is at 74 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi.

Royal City's principal business activities are to trade real estate properties, perform civil work, provide hospitality and entertainment services and conduct other businesses as stipulated in its business license. As at 31 December 2009, the Company holds 51% voting rights in this subsidiary.

Sai Dong Urban Development & Investment Joint Stock Company ("Sai Dong Land")

Sai Dong Land is a joint stock company established in accordance with Investment Certificate No. 0103040736 dated 17 September 2009, with a registered chartered capital of VND500 billion. Its principal business activities are to trade real estate properties, construct buildings and perform civil works, and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2009, the Company holds 51% voting rights in this subsidiary.

Viettronics Land Company Limited ("Viettronics Land")

Viettronics Land is a two-member limited liability company established in accordance with Business License No. 0102042441 issued by Hanoi's Department of Planning and Investment on 25 September 2009, with a registered chartered capital of VND300 billion. Its principal business activities are to trade real estate properties, construct buildings and perform civil works, and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2009, the Company holds 64% voting rights in this subsidiary.

Lucky Investment Group Joint Stock Company ("LIG")

LIG is a joint stock company established in accordance with Business Licence No. 4200658097 issued by Khanh Hoa's Department of Planning and Investment on 7 September 2006, and the 13th amendment on 11 June 2009, with a registered chartered capital of VND 1,200 billion. Its principal business activities are to trade in investment securities.

The registered office address of this company is at Hon Tre island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa province. The Company has indirect control in this subsidiary through two of its subsidiaries, namely PFV and Royal City, and its voting rights in LIG as at 31 December 2009 is 66%.

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

THE COMPANY (continued)

Hanoi Southern City Development JSC ("Hanoi South")

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 increased its chartered capital from VND 300 billion to VND 500 billion.

In accordance with the Official Letter 7005/UBND-XD on 22 July 2009, the Hanoi People's Committee approved, in-principle, and allowed HSC to develop a real estate project on a land site at No. 460, Minh Khai Street, Hai Ba Trung District, Hanoi and at No. 25, Lane 13, Linh Nam Street, Hoang Mai District, Hanoi. As at 31 December 2009, the Company holds 55.95% voting rights in this subsidiary.

Tay Tang Long Company Limited ("Tay Tang Long")

Tay Tang Long is a limited liability company established in accordance with the Business License No. 4102064444 issued by the Ho Chi Minh City's Department of Planning and Investment on 21 August 2008. This company has a chartered capital of VND 300 billion.

The principal activities of Tay Tang Long are to invest in real estate, lease construction machinery and equipment, operate hotels and the provision of other services. The registered office address of the company is at 3T, Ton Duc Thang, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam. The Company holds 90% voting rights in this subsidiary indirectly through PFV.

RESULTS AND DIVIDENDS

	<i>Current year</i> VND	<i>Previous year</i> VND
Net profit attributable to the equity holders of the parent for the year	898,642,166,913	124,725,100,943
Dividends paid during the year	(54,595,630,500)	-
Dividends declared but not paid during the year	-	-
Retained earnings at the end of the year	1,203,661,666,297	394,067,232,960

SIGNIFICANT EVENTS

In September 2009, the Company completed the issuance of new ordinary shares at the rate of 73 new shares for every 100 outstanding shares, in which, 79,644,082 ordinary shares were issued to existing shareholders at an exercise price of VND10,000 per share. Following this issuance, the Company's chartered capital was increased to VND1,996,272,380,000. This increase was registered under the Company's 17th Amended Business Licence dated 2 October 2009.

On 15 December 2009, the Company successfully completed the issuance of a five year USD100,000,000 6% convertible bond due in 2014. These convertible bonds are listed in the Singapore Stock Exchange.

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

THE BOARD OF MANAGEMENT

The members of the Board of Management during the year and at the date of this report are:

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

EVENTS SINCE THE CONSOLIDATED BALANCE SHEET DATE

On 18 January 2010, the State Securities Commission has approved for the Company to use its treasury shares as capital contribution to one of its subsidiaries, i.e. Royal City. Subsequently, on 27 January 2010, the Company has contributed 4,520,000 shares, valued at VND415,840,000,000, as capital contribution to this subsidiary.

In accordance with the Resolution of the Board of Management on 26 January 2010, the Board has approved on a plan to issue new ordinary shares to the existing shareholders. The total number of new ordinary shares to be issued is 160,372,762 in which 120,000,000 new shares will be bonus issue at the rate of 601 new shares for every 1,000 existing shares at an exercise price of VND10,000 per share and 40,372,762 new shares will be right issue at the rate of 202 new shares for every 1,000 existing shares at an exercise price of VND10,000. The Company is in the process of obtaining approval from the general shareholders and the State Securities Commission on this share issue plan.

AUDITORS

The auditors, Ernst & Young, have expressed their willingness to accept reappointment.

STATEMENT OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Company's management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated state of affairs of the Group and of the Group's consolidated results and consolidated cash flows for the year. In preparing those consolidated financial statements, 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 consolidated financial statements; and
- ▶ prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Company's management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and to ensure that the accounting records comply with the registered accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Company's management has confirmed to the Board of Management that the Group has complied with the above requirements in preparing the accompanying consolidated financial statements.

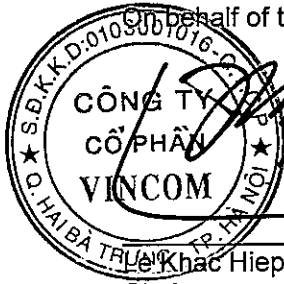
Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

We hereby approve the accompanying consolidated financial statements which give a true and fair view of the consolidated financial position of the Group as at 31 December 2009 and the consolidated results of its operations and consolidated cash flows for 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:



Le Khắc Hiệp
Chairman

Hanoi, Vietnam

10 March 2010

Reference: 60729565/14096968

INDEPENDENT AUDITORS' REPORT

To: The shareholders of Vincom Joint Stock Company

We have audited the consolidated balance sheet of Vincom Joint Stock Company ("the Company") and its subsidiaries ("the Group") as at 31 December 2009, the consolidated income statement, the consolidated cash flow statement for the year then ended and the notes thereto as set out on pages 7 to 68 ("the consolidated financial statements"). These consolidated financial statements are the responsibility of the management of the Group. Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

Basis of opinion

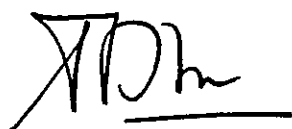
We conducted our audit in accordance with Vietnamese and International Standards on Auditing applicable in Vietnam. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements. We believe that our audit provides a reasonable basis for our opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2009, the consolidated results of its operations and the consolidated cash flows for the year then ended in accordance with the Vietnamese Accounting Standards and System and comply with the relevant statutory requirements.



Ernst & Young Vietnam Ltd.
Ernst & Young Vietnam Limited



Tran Phu Son
Deputy General Director
Registered Auditor
Certificate No. 0637/KTV



Le Duc Truong
Auditor-in-charge
Registered Auditor
Certificate No. 0816/KTV

Hanoi, Vietnam

10 March 2010

CONSOLIDATED BALANCE SHEET
as at 31 December 2009

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		7,528,407,648,192	2,403,502,550,242
110	I. Cash and cash equivalents	8	1,426,939,327,932	26,847,972,877
111	1. Cash		436,412,687,932	26,847,972,877
112	2. Cash equivalents		990,526,640,000	-
120	II. Short-term investments	17.1	4,898,009,760,588	1,630,484,681,839
121	1. Short-term investments		4,927,285,308,435	1,646,607,967,589
129	2. Provision for short-term investments		(29,275,547,847)	(16,123,285,750)
130	III. Current receivables		1,007,793,360,822	518,952,645,754
131	1. Trade receivables		342,443,869,667	6,775,778,447
132	2. Advances to suppliers		355,463,866,881	122,754,931,703
133	3. Receivables from related parties	34	268,726,877,933	118,513,109,043
135	4. Other receivables	9	41,158,746,341	270,908,826,561
140	IV. Inventories	10	14,403,029,190	25,179,877,914
141	1. Inventories		14,806,275,272	25,179,877,914
149	2. Provision for obsolete inventories		(403,246,082)	-
150	V. Other current assets		181,262,169,660	202,037,371,858
151	1. Short-term prepaid expenses		1,872,542,207	8,913,015,589
152	2. Value added tax deductibles		28,062,979,422	32,827,451,241
158	3. Tax and other receivables from the State		103,249,162	-
159	4. Other current assets	11	151,223,398,869	160,296,905,028
200	B. NON-CURRENT ASSETS		6,784,957,408,615	3,618,063,849,681
220	I. Fixed assets		4,444,434,808,369	2,257,962,229,768
221	1. Tangible fixed assets	12	39,113,547,936	27,301,430,368
222	Cost		55,826,692,051	37,353,336,482
223	Accumulated depreciation		(16,713,144,115)	(10,051,906,114)
227	2. Intangible fixed assets	13	529,638,145,423	99,139,107,317
228	Cost		535,913,156,783	100,007,328,061
229	Accumulated amortisation		(6,275,011,360)	(868,220,744)
230	3. Construction in progress	14	3,875,683,115,010	2,131,521,692,083
240	II. Investment properties	16	530,434,148,042	245,262,979,141
241	1. Cost		600,013,839,112	298,443,641,529
242	2. Accumulated depreciation		(69,579,691,070)	(53,180,662,388)
250	III. Long-term investments	17.2	1,446,724,383,433	937,968,786,262
251	1. Investments in subsidiaries		-	150,000,000
252	2. Investments in associates, jointly controlled entities		856,932,527,070	700,917,786,262
258	3. Other long-term investments		694,831,856,363	236,901,000,000
259	4. Provision for long-term investments		(105,040,000,000)	-
260	IV. Other long-term assets		275,639,250,823	52,827,877,576
261	1. Long-term prepaid expenses	18	267,620,149,634	47,487,424,632
262	2. Deferred tax assets	33.3	7,303,813,125	-
268	3. Other long-term assets		715,288,064	5,340,452,944
269	V. Goodwill	19	87,724,817,948	124,041,976,934
270	TOTAL ASSETS		14,313,365,056,807	6,021,566,399,923

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2009

Currency: VND

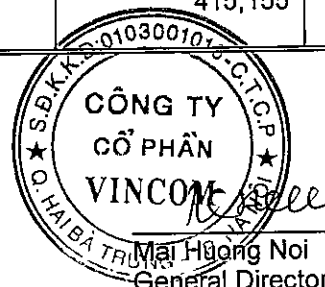
Code	RESOURCES	Notes	Ending balance	Beginning balance
300	A. LIABILITIES		10,677,630,442,971	4,399,063,295,606
310	I. Current liabilities		1,466,893,142,812	1,102,096,340,176
312	1. Short-term loans	20	242,288,185,273	622,000,000,000
313	2. Trade payables		146,078,448,800	60,547,572,489
313	3. Advances from customers		1,087,683,691	766,170,861
314	4. Statutory obligations	21	346,648,705,412	10,190,514,801
315	5. Payables to employees		1,918,363,142	3,507,420,908
316	6. Accrued expenses	22	312,980,883,203	275,269,261,793
317	7. Payables to related parties	34	324,552,911,770	433,028,602
319	8. Other payables	23	91,337,961,521	129,382,370,722
330	II. Non-current liabilities		9,210,737,300,159	3,296,966,955,430
333	1. Other long-term liabilities	24	57,941,446,017	129,327,480,430
334	2. Long-term loans	25	9,014,391,841,949	3,165,800,000,000
335	3. Deferred tax liabilities	33.3	136,640,382,500	-
336	4. Provision for severance allowance		1,763,629,693	1,839,475,000
400	B. OWNERS' EQUITY		2,066,943,051,408	1,497,934,279,555
410	I. Capital	26.1	2,066,943,051,408	1,497,934,279,555
411	1. Contributed chartered capital	26.1	1,996,272,380,000	1,199,831,560,000
412	2. Share premium	26.1	773,354,590,000	773,354,590,000
414	3. Treasury shares	26.3	(1,898,164,733,713)	(869,327,434,323)
416	4. Foreign exchange differences	26.1	(11,706,526,412)	-
417	5. Supplementary capital reserve fund	26.1	1,762,837,618	4,165,459
418	6. Financial reserve fund	26.1	1,762,837,618	4,165,459
420	7. Undistributed earnings	26.1	1,203,661,666,297	394,067,232,960
439	C. MINORITY INTEREST	38	1,568,791,562,428	124,568,824,762
440	TOTAL LIABILITIES AND OWNERS' EQUITY		14,313,365,056,807	6,021,566,399,923

OFF BALANCE SHEET ITEMS

ITEMS	Ending balance	Beginning balance
Foreign currencies (US\$)	49,434,086	3,356
Foreign currencies (EUR)	415,155	-



Nguyen Thi Thu Hien
Chief Accountant


CÔNG TY
CỔ PHẦN
VINCOM
Mai Hương Noi
General Director

10 March 2010

CONSOLIDATED INCOME STATEMENT
for year ended 31 December 2009

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	27.1	1,974,446,241,603	239,180,299,742
02	2. Deductions	27.1	-	-
10	3. Net revenue from sale of goods and rendering of services	27.1	1,974,446,241,603	239,180,299,742
11	4. Cost of goods sold and services rendered	29	(537,310,953,326)	(60,710,735,035)
20	5. Gross profit from sale of goods and rendering of services		1,437,135,288,277	178,469,564,707
21	6. Income from financial activities	27.2	432,861,235,107	413,039,174,035
22	7. Expenses from financial activities	30	(378,120,364,345)	(316,016,721,330)
23	- In which: Interest expenses		(244,415,376,742)	(279,310,334,841)
24	8. Selling expenses		(12,326,530,155)	(13,423,575,248)
25	9. General and administrative expenses		(109,705,812,478)	(120,526,070,670)
30	10. Operating profit		1,369,843,816,406	141,542,371,494
31	11. Other income	31	5,955,612,257	23,605,330,736
32	12. Other expenses	31	(3,654,287,015)	(10,181,673,183)
40	13. Other profit		2,301,325,242	13,423,657,553
50	14. Share in profits of associates	28	12,057,080,243	1,802,295,649
60	15. Net profit before tax		1,384,202,221,891	156,768,324,696
70	16. Current corporate income tax expense	33.1	(289,768,877,103)	(30,773,535,251)
71	17. Deferred income tax income	33.3	7,303,813,125	-
80	18. Net profit after tax		1,101,737,157,913	125,994,789,445
	Attributable to			
	18.1. Minority interests	38	203,094,991,000	1,269,688,502
	18.2. Equity holders of the parent	26.1	898,642,166,913	124,725,100,943

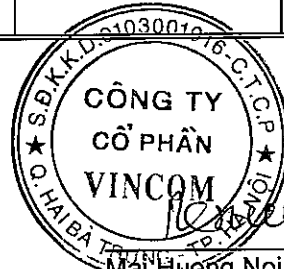
CONSOLIDATED INCOME STATEMENT (continued)
for year ended 31 December 2009

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	19. Earnings per share	35		
	- Basic		5,328	1,091
	- Diluted		5,328	735



Nguyen Thi Thu Hien
Chief Accountant



Mai Huong Noi
General Director

10 March 2010

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2009

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax		1,384,202,221,891	156,768,324,696
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	12,13,16	28,467,057,299	20,397,461,421
03	Provision for decline in value of investments		118,595,508,178	16,123,285,750
04	Unrealised foreign exchange losses	30	1,447,428,428	1,489,440,540
05	Loss/(gain) on disposal of assets	31	813,158,683	(16,147,445,119)
05	Gain from disposal of equity investments in other entities	27.2	(161,085,047,626)	(48,098,846,707)
05	Share of profit of associates	28	(12,057,080,243)	(1,802,295,649)
05	Interest and dividend income	27.2	(228,124,864,785)	(364,842,883,240)
06	Interest expenses	30	244,415,376,742	279,310,334,841
	Goodwill amortization	19	11,744,761,632	13,998,382,755
08	Operating income before changes in working capital		1,388,418,520,199	57,195,759,288
09	Increase in receivables		(350,876,124,106)	(89,263,495,221)
10	Decrease/(increase) in inventories		10,373,602,642	(25,044,282,615)
11	(Decrease)/increase in payables		(39,640,489,000)	309,615,032,273
12	Increase in prepaid expenses		(142,451,244,381)	(34,602,320,329)
13	Interest paid		(554,170,665,973)	(11,419,905,354)
14	Corporate income tax paid	33.1	(49,895,785,316)	(79,391,570,936)
16	Other cash outflow from operating activities		(890,149,446)	(188,685,174,187)
20	Net cash flows from (used in) operating activities		260,867,664,619	(61,595,957,081)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(1,648,037,880,903)	(2,150,359,327,624)
22	Proceeds from disposals of assets		1,727,089,650	18,000,000,000
23	Loans provided to related parties		(1,996,294,163,002)	(3,607,495,681,922)
24	Collection of loans provided to related parties		981,891,541,000	3,655,889,963,933
25	Payments for equity investments in other entities		(1,049,269,750,114)	(602,934,403,894)
26	Acquisition of subsidiary, net of cash acquired		(111,592,399,851)	-
27	Proceeds from disposals of equity investments in other entities		556,500,000,000	-
	Short-term deposits		(1,050,000,000,000)	-
	Acquisition of other assets		(1,359,547,480,406)	-
28	Interest and dividend received		116,618,634,891	246,329,774,197
	Deposits for investment purposes		-	(153,000,000,000)
30	Net cash flows used in investing activities		(5,558,004,408,735)	(2,593,569,675,310)

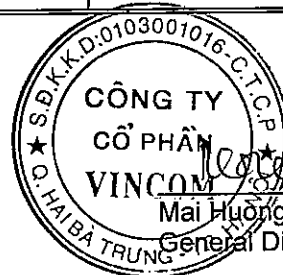
CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2009

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issuance of ordinary shares	26.1	796,440,820,000	399,831,560,000
32	Capital contribution from minority interest		471,600,000,000	32,019,311,498
33	Payments for treasury shares	26.3	(10,695,069,390)	(869,327,434,323)
34	Proceeds from bond issuance and borrowings		5,874,189,793,788	2,622,000,000,000
35	Loan repayment		(379,711,814,727)	-
37	Dividends paid	26.1	(54,595,630,500)	-
40	Net cash flows from financing activities		6,697,228,099,171	2,184,523,437,175
50	Net increase (decrease) in cash and cash equivalents		1,400,091,355,055	(470,642,195,216)
60	Cash and cash equivalents at the beginning of the year		26,847,972,877	497,490,168,093
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year	8	1,426,939,327,932	26,847,972,877



Nguyen Thi Thu Hien
Chief Accountant



Mai Huong Noi
General Director

10 March 2010

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at and for the year ended 31 December 2009

1. CORPORATE INFORMATION

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. The Company also received subsequent amended business licenses with the latest, being the 17th amended business license, dated 2 October 2009.

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/QD-SGDHCM issued by the Director of HOSE on 7 September 2007.

The principal activities of the Company are to construct and provide retail outlets, commercial offices for lease, residential units for lease and for sale, 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 head office is located at the 11th Floor, Vincom City Towers, 191 Ba Trieu Street, Hai Ba Trung District, Hanoi, Vietnam and its branch is located at 182 Nguyen Van Thu Street, Dakao Ward, District 1, Ho Chi Minh City, Vietnam.

Board of Management

The members of the Board of Management during the year and at the date of this report are:

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

The Company has the following subsidiaries:

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

PFV was transformed into a joint stock company in accordance with Business License No. 0103025765 issued by Hanoi's Department of Planning and Investment on 17 September 2008, with a registered chartered capital of VND 600 billion.

PFV's principal business activities are to construct and provide retail outlets, commercial offices for lease and high-end apartment units for sale. PFV's registered office is on the 11th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. As at 31 December 2009, 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 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 services, proprietary trading of securities, underwriting and investment advisory services. VSC's head office is located on the 4th floor, Vincom City Towers, 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam. As at 31 December 2009, the Company holds 75% voting rights in this subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

1. **CORPORATE INFORMATION** (continued)

Hai Phong Land Development and Investment Joint Stock Company ("Hai Phong Land JSC")

Hai Phong Land JSC is a joint stock company established in accordance with Business License No. 0203000675 dated 5 January 2004, and the 7th amendment on 2 June 2008, with a registered chartered capital of VND300 billion. The registered office address of this company is at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City.

Hai Phong Land JSC was granted with a land area of 9,125 square meters in accordance with Land Use Rights Certificate No.T00498 issued by the Hai Phong People's Committee on 23 January 2008 at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City for the development of an office and apartment building complex. As at 31 December 2009, the Company holds 90% voting rights in this subsidiary.

Royal City Real Estate Development & Investment Joint Stock Company ("Royal City")

Royal City is a joint stock company established in accordance with Investment Certificate No. 3303070380 dated 11 June 2009 and the 2nd Amended Investment Certificate dated 8 July 2009, with a registered chartered capital of VND2,000 billion. The registered office address of this company is at 74 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi, Vietnam.

Royal City's principal business activities are to trade real estate properties, perform civil work, provide hospitality and entertainment services and conduct other businesses as stipulated in its business license. As at 31 December 2009, the Company holds 51% voting rights in this subsidiary.

Sai Dong Urban Development & Investment Joint Stock Company ("Sai Dong Land")

Sai Dong Land is a joint stock company established in accordance with Investment Certificate No. 0103040736 dated 17 September 2009, with a registered chartered capital of VND500 billion. Its principal business activities are to trade real estate properties, construct buildings and civil works, and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2009, the Company holds 51% voting rights in this subsidiary.

Viettronics Land Company Limited ("Viettronics Land")

Viettronics Land is a two-member limited liability company established in accordance with Business License No. 0102042441 issued by Hanoi's Department of Planning and Investment on 25 September 2009, with a registered chartered capital of VND300 billion. Its principal business activities are to trade real estate properties, construct buildings and perform civil works, and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2009, the Company holds 64% voting rights in this subsidiary.

Lucky Investment Group Joint Stock Company ("LIG")

LIG is a joint stock company established in accordance with Business Licence No. 4200658097 issued by Khanh Hoa's Department of Planning and Investment on 7 September 2006, and the 13th amendment on 11 June 2009, with a registered chartered capital of VND 1,200 billion. Its principal business activities are to trade in investment securities.

The registered office address of this company is at Hon Tre island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa province. The Company has indirect control in this subsidiary through two of its subsidiaries, namely PFV and Royal City, and its voting rights in LIG as at 31 December 2009 is 66%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

1. CORPORATE INFORMATION (continued)

Hanoi Southern City Development JSC ("Hanoi South")

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 increased its chartered capital from VND 300 billion to VND 500 billion.

In accordance with the Official Letter 7005/UBND-XD, the Hanoi People's Committee approved, in-principle, and allowed HSC to develop a real estate project on a land site at No. 460, Minh Khai Street, Hai Ba Trung District and at No. 25, Lane 13, Linh Nam Street, Hoang Mai District. As at 31 December 2009, the Company holds 55.95% voting rights in this subsidiary.

Tay Tang Long Company Limited ("Tay Tang Long")

Tay Tang Long is a limited liability company established in accordance with the Business License No. 4102064444 issued by the Ho Chi Minh City's Department of Planning and Investment on 21 August 2008. This company has a chartered capital of VND 300 billion.

The principal activities of Tay Tang Long are to invest in real estate, lease construction machinery and equipment, operate hotels and the provision of other services. The registered office address of the company is at 3T, Ton Duc Thang, Ben Nghe ward, District 1, Ho Chi Minh City, Vietnam.

The Company holds 90% voting rights in this subsidiary indirectly through PFV.

As at 31 December 2009, the Company also has investments in associates as presented in Notes 17.2.

Significant Events

In September 2009, the Company completed the issuance of new ordinary shares at the rate of 73 new shares for every 100 outstanding shares, in which, 79,644,082 ordinary shares were issued to existing shareholders at an exercise price of VND10,000 per share. Following this issuance, the Company's chartered capital was increased to VND1,996,272,380,000. This increase was registered under the Company's 17th Amended Business Licence dated 2 October 2009.

On 15 December 2009, the Company successfully completed the issuance of a five year USD100,000,000 6% convertible bond. These convertible bonds are listed in the Singapore Stock Exchange.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The consolidated financial statements of the Company and its subsidiaries ("the Group"), which are expressed in Vietnam dong, are prepared in accordance with the Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5).

The accompanying consolidated balance sheet, consolidated income statement, consolidated cash flow statement and related notes, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting Standard(s) and guidance issued but not yet effective

Circular 210/2009/TT-BTC providing guidance for the adoption in Vietnam of the International Financial Reporting Standards on presentation and disclosures of financial instruments

On 6 November 2009, the Ministry of Finance issued Circular 210/2009/TT-BTC ("the Circular") providing guidance for the adoption in Vietnam of the International Financial Reporting Standards on presentation and disclosures of financial instruments. The adoption of the Circular will require further disclosures and have impact on the presentation of certain financial instruments in the consolidated financial statements. The Circular will become effective for financial years beginning on or after 31 December 2011. The Group's management is currently assessing the impact of adopting the Circular on future financial statements of the Group.

2.2 *Registered accounting documentation system*

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

2.3 *Fiscal year*

The Group's fiscal year starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

The Group maintains its accounting records in VND.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 December 2009.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Minority interests represent the portion of profit or loss and net assets not held by the Company and are presented separately in the consolidated income statement and the consolidated balance sheet, separately from parent shareholders' equity.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Group in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2008 except for the change in the accounting policy in relation to the following:

3.1.1 Effects of Changes in Foreign Exchange Rates

For the year ended 31 December 2009, the Group has adopted Circular 201/2009/TT-BTC issued on 15 October 2009 by the Ministry of Finance ("Circular 201"), which provides guidance on the treatment of foreign exchange differences. Circular 201 differs from the accounting policy adopted in prior years under VAS 10, Effects of Changes in Foreign Exchange Rates (the "VAS 10") specifically on the recognition of unrealised foreign exchange differences as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

3.1 **Change in accounting policies and disclosures** (continued)

3.1.1 **Effects of Changes in Foreign Exchange Rates** (continued)

<i>Transaction</i>	<i>Accounting treatment under VAS 10</i>	<i>Accounting treatment under circular 201</i>
Translation of short-term monetary assets and liabilities denominated in foreign currencies	All unrealised foreign exchange differences are taken to the consolidated income statement.	All unrealised foreign exchange differences are taken to the "Foreign exchange differences reserve" account in the equity section of the consolidated balance sheet and will be reversed on the following year.
Translation of long-term monetary liabilities denominated in foreign currencies at year end	All unrealised foreign exchange differences are taken to the consolidated income statement.	<ul style="list-style-type: none"> - All unrealized foreign exchange gains are taken to the consolidated income statement. - All foreign exchange losses will be charged to the consolidated income statement. However, if the charging of all foreign exchange losses results in net loss before tax for the company, part of the exchange losses can be deferred and allocated to the consolidated income statement within the next five years. In any case, the total foreign exchange loss to be charged to current year's income must be at least equivalent to the foreign exchange losses arising from the translation of the current portion of the long-term liabilities, while the remaining portion of the foreign exchange losses can be deferred in the consolidated balance sheet and allocated to the consolidated income statement within the next five years.

The Group elected to apply Circular 201 from 1 January 2009 and on a prospective basis in the absence of a specific requirement for retrospective application. The effects of this change in accounting policy on the current year consolidated financial statements are presented in Note 36.

3.2 **Cash and cash equivalents**

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories

Inventories are carried at the lower of cost incurred in bringing each product to its present location and condition and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record the costs of inventories, in which construction materials are valued at the cost of purchase, on a first in first out basis.

Provision for obsolete inventories

An inventories provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

3.4 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts 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 income statement.

3.5 Tangible fixed assets

Tangible 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.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred. When intangible fixed assets are sold or retired, their costs and accumulated amortisation are removed from the consolidated balance sheet and any gain or loss resulting from their disposal is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Depreciation and amortisation

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

Buildings and structures	25 years
Machinery and equipment	3 to 6 years
Motor vehicles	3 to 10 years
Office equipment	3 to 5 years
Others	4 years
Land rental right	20 years
Computer software	3 years

No amortisation is charged on intangible assets which are land use rights with indefinite terms.

3.8 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:

Land use rights	46 - 48 years
Buildings	45 - 47 years
Machineries and equipment	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 development of the Vincom City Towers. The Company received Land Use Right Certificate No. 00547/QSDD by the Hanoi People's Committee on 22 January 2003 for this land area. Also included in investment properties is the land use right fee for the land site at 114 Mai Hac De, which is used for the development of the Vincom Park Place. Such land use right fee is not amortised since the right to use the land is for an indefinite term while other finite land use right is amortised over the expected useful life.

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. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year 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 that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.10 *Long-term deferred expenses*

Long-term deferred expenses include long-term prepaid land rental, bond issuance expenses and other long-term expenses that bring future economic benefits for more than one year period.

Other long-term deferred expenses are amortised over the period for which the amount are paid or over the period in which economic benefits are generated in relation to these expenses.

3.11 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10 year period.

3.12 *Investments in associates*

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that are neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Company's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment and is amortized over a 10 year period. The consolidated income statement reflects the share of the results of operation of the associate.

The financial statements of the associates are prepared for the same reporting period as the parent company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Investments in securities and other investments*

Investments in securities and other investments are stated at their acquisition costs. Provision is made for any diminution in value of the marketable investments at the balance sheet date representing the excess of the acquisition cost over the market value at that date in accordance with the guidance under circular 228/2009/TT-BTC issued by the Ministry of Finance on 7 December 2009. Increases and decreases to the provision balance are recorded as finance expense in the consolidated income statement.

3.14 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.15 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting period for all employees who have more than 12 months in service up to 31 December 2008 at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. Commencing 1 January 2009, the average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Any changes to the accrued amount will be taken to the consolidated income statement.

3.16 *Foreign currency transactions*

The Group adopted the Circular 201 in relation to foreign currency transactions from the year 2009.

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 year, monetary assets and liabilities denominated in foreign currencies are translated at inter-bank exchange rates ruling at the balance sheet date. All realised and unrealised foreign exchange differences are taken to the consolidated income statement except to the extent that they are deferred as explained in the following paragraph.

All unrealised foreign exchange differences arising from the translation of short-term monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are taken to the "Foreign exchange differences reserve" account in the equity section of the consolidated balance sheet and reversed in the following year.

3.17 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in the consolidated income statement upon purchase, sale, issue or cancellation of the Group's own equity instruments.

3.18 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval by the shareholders in a General Shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and the Vietnamese regulatory requirements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Customers' deposits

Payments received from customers as deposits for the purchase of apartment units in the future that do not meet the conditions for revenue recognition, are recognized and presented as "other payables and other long term payables" in the liability section of the consolidated balance sheet.

3.20 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. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Revenue from sale of residential properties

Revenue from sale of residential properties is recognised when the significant risks and rewards of ownership of the properties have passed 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

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectibility is in doubt.

Dividends

Income is recognised when the Group's entitlement as an investor to receive the dividend is established.

3.21 Taxation

Current tax

Current income tax assets and liabilities for the current and prior years 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 sheet date.

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

Current income 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 the Group intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation (continued)

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 year 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

4. SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services, and has two reportable operating segments as follows:

- Real estate: includes the provision of rental and related services at the Vincom City Towers and Vincom Park Place complex, and the sale of residential apartments also at Vincom Park Place. In addition, the Group is in the progress of developing other real estate projects, such as the Eden project in Hochiminh city, and in Hai Phong and Hanoi;
- Financial services and other activities, such as security brokerage, investment consulting, etc.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. However, Group financing (including finance costs and finance income) are managed on a group basis and are not allocated to operating segments.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

<i>Year ended 31 December 2009</i>	<i>Real estate operations VND</i>	<i>Financial services and other activities VND</i>	<i>Adjustments and eliminations VND</i>	<i>Total VND</i>
Revenue				
External customer	1,942,451,975,110	31,994,266,493	-	1,974,446,241,603
Inter-segment	8,335,389,406	454,545,455	(8,789,934,861)	-
Total revenue	<u>1,950,787,364,516</u>	<u>32,448,811,948</u>	<u>(8,789,934,861)¹</u>	<u>1,974,446,241,603</u>
Results				
Depreciation and amortization	25,123,646,959	3,343,410,341	-	28,467,057,300
Share of profit of an associate	6,460,281,358	5,596,798,885	-	12,057,080,243
Segment profit before tax	<u>1,335,836,031,637</u>	<u>(6,374,680,508)</u>	<u>54,740,870,762²</u>	<u>1,384,202,221,891</u>
Assets				
Investment in associates and joint venture	559,992,318,715	296,940,208,355	-	856,932,527,070
Capital expenditure	2,500,110,804,800	2,058,403,827	-	2,502,169,208,627
Operating assets	<u>8,284,258,829,093</u>	<u>398,045,058,004</u>	<u>5,631,061,169,710³</u>	<u>14,313,365,056,807</u>
Operating liabilities	<u>677,426,017,345</u>	<u>12,153,205,374</u>	<u>9,988,051,220,252⁴</u>	<u>10,677,630,442,971</u>

1. Inter-segment revenues are eliminated on consolidation.
2. Profit for each operating segment does not include finance income (VND422,272,938,364) and finance costs (VND367,532,067,602).
3. Segment assets do not include goodwill (VND87,724,817,948), deferred tax assets (VND7,303,813,125), short-term investments (VND4,890,936,507,339), interest receivable from related parties (VND157,355,031,298) and other long-term investments (VND487,741,000,000) as these assets are managed on a group basis.
4. Segment liabilities do not include long-term borrowings (VND9,014,391,841,949), statutory obligations (VND248,794,223,526), short-term loans (VND242,288,185,273), other liabilities (VND345,936,587,004), and deferred tax liabilities (VND136,640,382,500) as these liabilities are managed on a group basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

4. SEGMENT INFORMATION (continued)

<i>Year ended 31 December 2008</i>	<i>Real estate operations</i>	<i>Financial services and other activities</i>	<i>Adjustments and eliminations</i>	<i>Total</i>
	VND	VND	VND	VND
Revenue				
External customer	232,883,827,740	6,296,472,002	-	239,180,299,742
Inter-segment	3,040,111,755	-	(3,040,111,755) ¹	-
Total revenue	235,923,939,495	6,296,472,002	(3,040,111,755)	239,180,299,742
Results				
Depreciation and amortisation	16,957,073,819	3,440,387,602	-	20,397,461,421
Share of profit of an associate	258,437,923	1,543,857,727	-	1,802,295,650
Segment profit before tax	67,813,370,032	(8,067,498,040)	97,022,452,705²	156,768,324,696
Assets				
Investment in associates and joint venture	616,135,338,076	84,782,448,186		700,917,786,262
Capital expenditure	2,123,841,698,024	21,629,074,316		2,145,470,772,340
Segment assets	3,738,310,523,748	215,939,106,010	2,067,316,770,165³	6,021,566,399,923
Segment liabilities	235,344,286,032	2,597,199,100	4,161,121,810,474⁴	4,399,063,295,606

1. Inter-segment revenues are eliminated on consolidation.
2. Profit for each operating segment does not include finance income (VND413,039,174,035) and finance costs (VND316,016,721,330).
3. Segment assets do not include goodwill (VND124,041,976,934), loan and interest receivables from related parties and others (VND1,702,064,650,043) and other receivables (VND241,210,143,188) as these assets are managed on a group basis.
4. Segment liabilities do not include long-term borrowings (VND3,165,800,000,000), corporate income tax payable (VND8,509,880,987), short-term loans (VND622,000,000,000), and other liabilities (VND364,811,929,487) as these liabilities are managed on a group basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

5. BUSINESS COMBINATION

Acquisition of additional interest in Hanoi Southern City Development JSC ("Hanoi South")

On 1 December 2009, the Group made a step up acquisition in Hanoi South, previously an associate, by acquiring an indirect 11.8% equity interest in this company through its investment in Lucky Investment Group JSC (see Note 6). The Group holds 55.95% voting rights in this subsidiary as at 31 December 2009.

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 its amended Investment Licence dated 26 June 2009, BIDV-PP changed its name to Hanoi Southern City Development JSC and increased its chartered capital from VND 300 billion to VND 500 billion.

In accordance with the Official Letter 7005/UBND-XD, the Hanoi People's Committee also approved, in principle, and allowed Hanoi South to develop a real estate project on a land site at No. 460, Minh Khai Street, Hai Ba Trung District and at No. 25, Lane 13, Linh Nam Street, Hoang Mai District.

The Group has acquired Hanoi South in order to expand its real estate operations in Vietnam and to establish itself as one of the leading real estate developers in the country.

The fair value of the identifiable net assets and liabilities of Hanoi South as at the date of acquisition is presented below. The balances are provisional due to ongoing work required to finalise the valuations of certain assets and liabilities from the acquisition:

	<i>Recognised on acquisition</i>	<i>Carrying value</i>
	VND	VND
Cash	1,544,662,171	1,544,662,171
Short-term investments	295,443,956,845	295,443,956,845
Account receivables	9,605,270,278	9,605,270,278
Other current assets	643,953,652	643,953,652
Fixed assets	36,863,600	36,863,600
Construction in progress	480,816,047,907	480,816,047,907
Land development right	250,341,308,795	-
Current liabilities	(100,157,612,855)	(100,157,612,855)
Loans from related parties	(256,114,882,641)	(256,114,882,641)
Net assets on acquisition date	682,159,567,752	431,818,258,957
Share of the parent in net assets (at 48.81%)	332,978,968,469	
Goodwill arising on acquisition	-	
Consideration	332,978,968,469	
<i>Including</i>		
Fair value of consideration paid to acquire 11.8% share in Hanoi South	111,592,399,851	
Equity interest in Hanoi South held by the Group immediately before the acquisition	221,386,568,618	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

5. BUSINESS COMBINATION (continued)

Land development right represents the value of the right to develop the land site at No. 460, Minh Khai street, Hai Ba Trung district, Hanoi and at No. 25, Lane 13, Linh Nam street, Hoang Mai district, Hanoi that is granted to Hanoi South under the Official Letter 7005/UBND-XD. The accounting for this land development right is provisional since the acquisition was made close to the reporting date and the Group needs time to finalise the valuation of this land development right.

From the date of acquisition, Hanoi South has contributed VND3,423,021,821 to the net profit before tax of the Group. If the combination had taken place at the beginning of the year, the net profit before tax of the Group would have been increased by VND3,292,850,025. There would have been no impact on net sale.

Partial disposal of interest in PFV Investment and Trading JSC ("PFV")

In June and July 2009, the Group partially disposed 20% of the voting shares of PFV, reducing its ownership to 74.41%. Cash consideration of VND279,000,000,000 was received. The book value of the interest disposed was VND122,369,089,876. The difference of VND156,630,910,124 between the consideration and the book value of the interest disposed has been recognised as financial income in the consolidated income statement for 2009.

Acquisition of additional interest in Vincom Securities JSC ("VSC")

In June 2009, the Group acquired an additional 5% of the voting shares of VSC, taking its ownership to 75%. Goodwill of VND309,644,225 was recognised on this acquisition.

6. ACQUISITION OF INTEREST IN LUCKY INVESTMENT GROUP JOINT STOCK COMPANY ("LIG")

LIG is a joint stock company established in accordance with Business Licence No. 4200658097 issued by the Khanh Hoa's Department of Planning and Investment on 7 September 2006, and the 13th amendment on 11 June 2009, with a registered chartered capital of VND 1,200 billion. Its principal business activities are to trade in investment securities. The registered office address of this company is at Hon Tre island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa province.

In November and December 2009, the Group carried out a number of acquisitions of the shares in LIG through its subsidiaries namely: PFV and Royal City for a total consideration of VND1,108.8 billion. By 1 December 2009, the Group held 66% share in the equity of LIG. The total consideration for these acquisitions is VND1,108.8 billion. LIG, at the dates of acquisition, had an investment portfolio comprising of loans to other individual shareholders, shares in Vincom JSC and another listed company, and an 11.8% equity interest in Hanoi Southern City Development JSC (see Note 5).

Management has reviewed and assessed that the acquisition of LIG is the acquisition of a group of assets, rather than a business acquisition. Accordingly, the total consideration paid was allocated to the assets acquired based on the fair value of the acquired listed shares and the loan portfolio on acquisition date, with the remaining consideration being allocated to other unlisted shares where fair value was not readily determinable. A non-controlling interest is also recognized at their proportion of the interest in the assets acquired.

The Vincom shares arose from this acquisition are presented as treasury share in the equity caption of the consolidated balance sheet as at 31 December 2009. Other assets are presented in the same categories as other similar assets held by the Group. The Group's voting rights in LIG as at 31 December 2009 was 66%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

7. ACQUISITION OF INTEREST IN HAI PHONG LAND DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY (“HAI PHONG LAND”)

Hai Phong Land is a joint stock company established in accordance with Business License No. 0203000675 dated 5 January 2004, and the seventh amendment on 2 June 2008, with a registered chartered capital of VND 300 billion. The registered office address of this company is at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City.

On 1 January 2008, the Company acquired an 89.35% equity interest in Hai Phong Land. Cash consideration of VND45.6 billion was paid. The acquisition of Hai Phong Land was made with an aim to develop an office and apartment building complex, namely the Vincom Plaza, at 4 Le Thanh Tong Street, May To Ward, Ngo Quyen District, Hai Phong City. This project is planned on a land area of 9,125 square metres granted to Hai Phong Land in accordance with the Land Use Right Certificate No.T00498 issued by the Hai Phong People’s Committee on 23 January 2008 and the Investment Certificate dated 10 April 2008. A minority interest is recognized at their proportion of the interest in Hai Phong Land.

On 15 February 2008, the Company disposed off a 9.35% equity interest in Hai Phong Land to other partners for a cash consideration of VND4.8 billion. The partial disposal was made due to revisions in management’s project master plan in view of unfavourable market conditions.

During the period from 20 February 2008 to 12 June 2008, the Company injected VND238.4 billion of cash, being its proportionate equity interest in Hai Phong Land.

On 11 December 2008, the Company disposed 31% equity interest in Hai Phong Land to related parties. Cash consideration of VND139.5 billion was received and the Company recognised a gain of VND30,934,342,212 from this disposal. As a result of this disposal of equity interest, the Company’s effective equity interest in Hai Phong Land is 49%. The management considers this as an investment in associate and the carrying value of this investment under the equity method at 31 December 2008 is as follows:

	<i>31 December 2008</i>
	<i>VND</i>
Beginning balance	-
Increase during the year	171,042,355,904
Disposal during the year	-
Ending balance	<u>171,042,355,904</u>

On 25 July 2009, the Group reacquired an additional 41% interest in Hai Phong Land with land rental rights through its subsidiary, PFV, which increased its voting rights to 90% in order to develop Hai Phong Land’s real estate business. The total consideration for this additional equity interest is VND363 billion. Hai Phong Land was previously a state owned enterprise (SOE) operating in the processing of food and agricultural products business, with a land rental contract from the government to lease a land area of 9,125 square meters for a period of 30 years (from 1999 to 2029).

Management has reviewed and assessed that the acquisition of Hai Phong Land is the acquisition of a group of assets, rather than a business acquisition. Accordingly, the total consideration paid was allocated to the assets acquired based on the fair value on acquisition date, with the remaining consideration being allocated to the value of the land rental right. A non-controlling interest is also recognized at their proportion of the interest in the assets acquired. These assets are presented in the same categories as other similar assets held by the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

8. CASH AND CASH EQUIVALENTS

	<i>Ending balance</i> VND	<i>Beginning balance</i> VND
Cash	436,412,687,932	26,847,972,877
Cash equivalents	990,526,640,000	-
	<u>1,426,939,327,932</u>	<u>26,847,972,877</u>

Cash equivalents include term deposit with term of 1 week to 1 month and bearing an interest rate from 1.5% to 3.4% for United States dollar and 6.8% to 9% for Vietnam dong.

9. OTHER RECEIVABLES

	<i>Ending balance</i> VND	<i>Beginning balance</i> VND
Receivables from disposal of shares in subsidiaries, associates and other investments	-	199,900,000,000
Receivables from capital contributions paid on behalf of other parties	-	33,529,412,000
Receivables from disposal of tangible fixed assets	-	2,323,783,100
Receivables for the proposed establishment of Vincom Fund, Vincom Life and Vincom Finance	-	29,698,683,373
Interest receivables	39,400,099,982	-
Other receivables	1,758,646,359	5,456,948,088
	<u>41,158,746,341</u>	<u>270,908,826,561</u>

Interest receivables are mainly derived from term deposits at financial institutions and loans to Sun City JSC, Cu Lao Cham Trading - Service - Tourism and Investment JSC, Phong Phu Corporation and to other individuals.

10. INVENTORIES

	<i>Ending balance</i> VND	<i>Beginning balance</i> VND
Goods in transit	13,415,664,237	-
Steel for Eden Project	455,188,487	24,606,401,547
Other construction materials	703,864,750	573,476,367
Tools and supplies	231,557,798	-
Provision	(403,246,082)	-
	<u>14,403,029,190</u>	<u>25,179,877,914</u>

11. OTHER CURRENT ASSETS

	<i>Ending balance</i> VND	<i>Beginning balance</i> VND
Advances to employees	151,202,398,869	153,227,275,638
Other receivables	21,000,000	7,069,629,390
	<u>151,223,398,869</u>	<u>160,296,905,028</u>

Advances to employees relate mainly to costs that will be incurred in carrying out preparatory activities for the Company's investment projects, such as the acquisition of housing units for land compensation and site clearance for the Eden Project in Ho Chi Minh City.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

12. TANGIBLE FIXED ASSETS

	Buildings & structures	Machinery & equipment	Motor vehicles	Office equipment	Other	Total
	VND	VND	VND	VND	VND	VND
Cost:						
Beginning balance	5,494,000,000	7,683,689,746	10,079,412,139	12,299,420,211	1,796,814,386	37,353,336,482
Increases	2,636,363,636	2,287,317,664	1,989,821,523	15,264,589,378	-	22,178,092,201
<i>In which:</i>						
<i>Newly purchased</i>	-	2,287,317,664	1,989,821,523	15,264,589,378	-	19,541,728,565
<i>Other additions</i>	2,636,363,636	-	-	-	-	2,636,363,636
Decreases	-	611,540,526	529,169,500	2,284,963,280	279,063,326	3,704,736,632
<i>In which:</i>						
<i>Sold, disposed</i>	-	611,540,526	529,169,500	2,284,963,280	279,063,326	3,704,736,632
Ending balance	8,130,363,636	9,359,466,884	11,540,064,162	25,279,046,309	1,517,751,060	55,826,692,051
Accumulated depreciation:						
Beginning balance	219,760,000	1,797,227,933	3,249,698,318	4,467,067,223	318,152,640	10,051,906,114
Additions	596,383,373	2,085,835,180	1,420,344,615	3,300,045,417	374,086,373	7,776,694,958
Decreases	30,929,977	224,567,034	66,155,005	713,802,913	80,002,028	1,115,456,955
<i>In which:</i>						
<i>Sold, disposed</i>	30,929,977	224,567,034	66,155,005	713,802,913	80,002,028	1,115,456,955
Ending balance	785,213,396	3,658,496,079	4,603,887,928	7,053,309,727	612,236,985	16,713,144,115
Net carrying amount:						
Beginning balance	5,274,240,000	5,886,461,813	6,829,713,821	7,832,352,988	1,478,661,746	27,301,430,368
Ending balance	7,345,150,240	5,700,970,805	6,936,176,234	18,225,736,582	905,514,075	39,113,547,936

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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13. INTANGIBLE FIXED ASSETS

	Computer software	Land use rights	Land rental right	Land development right	Total
	VND	VND	VND	VND	VND
Cost:					
Beginning balance	7,065,965,489	92,941,362,572	-	-	100,007,328,061
Additions	625,644,872		184,938,875,055	250,341,308,795	435,905,828,722
<i>In which:</i>					
<i>Newly purchased</i>	625,644,872	-	-	-	625,644,872
<i>Other additions</i>	-	-	184,938,875,055	250,341,308,795	435,280,183,850
Sold, disposed	-	-	-	-	-
Ending balance	7,691,610,361	92,941,362,572	184,938,875,055	250,341,308,795	535,913,156,783
Accumulated amortisation:					
Beginning balance	868,220,744	-	-	-	868,220,744
Additions	1,391,321,391	-	4,015,469,225	-	5,406,790,616
Decreases	-	-	-	-	-
Ending balance	2,259,542,135	-	4,015,469,225	-	6,275,011,360
Net carrying amount:					
Beginning balance	6,197,744,745	92,941,362,572	-	-	99,139,107,317
Ending balance	5,432,068,226	92,941,362,572	180,923,405,830	250,341,308,795	529,638,145,423

Land use rights pertain to the property acquired in Vinpearl, Nha Trang City in accordance with Land Use Rights Certificate No. T-00598 and T-00597 issued by Khanh Hoa People's Committee on 21 December 2006.

Land rental rights increase during the year arises from the acquisition of Hai Phong Land JSC. As disclosed in Note 7, Hai Phong Land has a land rental contract from the government to lease a land area of 9,125 square meters for a period of 30 years (from 1999 to 2029).

Land development right increases pertain to the acquisition of Hanoi Southern City Development JSC. As disclosed in Note 5, Hanoi People's Committee approved, in-principle, and allowed Hanoi South to develop a real estate project on a land site at No. 460, Minh Khai Street, Hai Ba Trung District and at No. 25, Lane 13, Linh Nam Street, Hoang Mai District as per Official Letter 7005/UBND-XD.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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14. CONSTRUCTION IN PROGRESS

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Eden Project	2,827,775,515,863	1,774,417,508,950
ECO City Project	594,557,089,573	-
Royal City Project	370,125,787,549	392,525,782
Sai Dong New Urban City Project	72,068,100,000	-
Vincom Hai Phong Project	8,329,917,901	-
Urban city Yen Phu - Ha Tay	1,420,144,690	1,155,966,508
Long Bien Golf Course	1,034,307,362	1,034,307,362
Ho Tay Entertainment Project	16,500,000	16,500,000
Thong Nhat Park Project	11,000,000	11,000,000
22 Hai Ba Trung (Hanoi) Project	11,000,000	11,000,000
Vincom Park Place Project	-	354,482,883,481
Tay Tang Long Project	333,752,072	-
	<u>3,875,683,115,010</u>	<u>2,131,521,692,083</u>

Capital expenditures for the Eden Project includes construction costs, land compensation and site clearance costs incurred relating to the Eden project, which is a commercial centre, hotel, office, apartment building and underground carpark complex. This project is located at the current Eden area (surrounded by Dong Khoi, Le Thanh Ton, Nguyen Hue and Le Loi street) and at a land lot at Le Thanh Ton street and the underground area of the existing Chi Lang park. The Company received the investment certificate for the Eden Project from the Ho Chi Minh City People's Committee in 2007.

The Company has also received Land Use Right Certificate No. T00374/2a from the Ho Chi Minh City's Department of Resources and Environment on 12 November 2008, for a land area of 7,371.3 square meters (which is a part of the Eden Project) for a term of up to 20 February 2058.

As disclosed in Note 25, assets formed from the Eden Project are used as security for loans obtained from the Bank for Investment and Development of Vietnam.

One of the Company's subsidiary, Hanoi Southern City Development JSC, commenced the development of the ECO City Project, which is an office, apartment and other support facilities complex located at the 460 Minh Khai Street, Hai Ba Trung District, Hanoi.

Another subsidiary, Royal City Real Estate Development & Investment JSC, also commenced the development of the Royal city project, which is an office, apartment and other support facilities complex located at the 74 Nguyen Trai Street, Thanh Xuan District, Hanoi.

During the year, PFV Investment and Trading JSC, another subsidiary, has completed the construction and put into operations the Vincom Park Place, an apartment and retail outlet complex located at 114 Mai Hac De Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi.

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15. CAPITALIZED BORROWING COSTS

During the year, the Group capitalized borrowing costs amounting to VND321,961,160,654. These costs relate to general borrowings to finance the construction of the Eden Project, the Eco City Project and the Royal City Project. The capitalised borrowing costs are determined by applying a capitalisation rate of 11.95% to the accumulated weighted average expenditure on the qualifying asset. The capitalization rate used is the weighted average of the borrowings of the Group that are outstanding during the construction period.

16. INVESTMENT PROPERTIES

	<i>Land use rights</i>	<i>Buildings and structures</i>	<i>Machineries & equipment</i>	<i>Total</i>
	VND	VND	VND	VND
Cost:				
Beginning balance	39,637,792,343	173,866,859,546	84,938,989,640	298,443,641,529
Additions	96,810,947,410	175,115,790,259	29,643,459,914	301,570,197,583
Decreases	-	-	-	-
Ending balance	<u>136,448,739,753</u>	<u>348,982,649,805</u>	<u>114,582,449,554</u>	<u>600,013,839,112</u>
Accumulated depreciation:				
Beginning balance	4,141,750,753	15,449,368,047	33,589,543,588	53,180,662,388
Additions	835,197,840	5,425,747,288	10,138,083,554	16,399,028,682
Decreases	-	-	-	-
Ending balance	<u>4,976,948,593</u>	<u>20,875,115,335</u>	<u>43,727,627,142</u>	<u>69,579,691,070</u>
Net carrying amount:				
Beginning balance	<u>35,496,041,590</u>	<u>158,417,491,499</u>	<u>51,349,446,052</u>	<u>245,262,979,141</u>
Ending balance	<u>131,471,791,160</u>	<u>328,107,534,470</u>	<u>70,854,822,412</u>	<u>530,434,148,042</u>

Increase in investment properties represents the development costs of the retail areas of the Vincom Park Place, which was completed and put into operations in 2009.

Investment properties which are land use rights and buildings and related assets on the land area at HH1, 114 Mai Hac De Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi with total carrying value of VND298,803,206,356 at 31 December 2009 have been collateralised for the loan obtained from Bank for Investment and Development of Vietnam. On 25 January 2010, the loan from BIDV was settled and the pledge over these investment properties were removed.

The Group has not assessed the market value of its investment properties as at 31 December 2009.

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17. INVESTMENTS

17.1. Short-term investments

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Loans to shareholders and to investees	2,341,431,035,203	1,583,551,541,000
Other loans	1,239,782,272,136	-
Short-term deposits	1,050,000,000,000	-
Short-term investments in securities	296,072,001,096	63,056,426,589
Total short-term investment	4,927,285,308,435	1,646,607,967,589
Provision for short-term investments in securities	(29,275,547,847)	(16,123,285,750)
	<u>4,898,009,760,588</u>	<u>1,630,484,681,839</u>

Loans to shareholders and investees include loans and fiduciary investments to the shareholders of the Company and the subsidiaries and to the companies in which the Group holds an equity stake. Further details on these loans and fiduciary investments are disclosed in Note 34.

Other loans include unsecured loans provided to Phong Phu Corporation with an interest rate of 12.6% per annum and secured loans to other individuals with an interest rate from 3.1% to 13.3% per annum.

Short-term deposits are VND 300 billion and VND 750 billion term deposits placed with Petro Vietnam Finance Corporation ("PVFC") and Vietnam Maritime Joint Stock Bank ("MSB"), respectively. Under Contract No. 01/HDTP/MSB-Vincom dated 18 December 2009 between Vincom and MSB on bond issuance, the deposit at MSB will only be disbursed when the Company provides sufficient collateral assets which are accepted by MSB (Note 25.1).

Short-term investments in securities represent investments in listed and unlisted shares.

The provision for short-term investment is the difference between the carrying value and the market value of short-term investments as at 31 December 2009.

17.2. Long-term investments

	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
		VND	VND
Investments in subsidiary		-	150,000,000
Investment in associates and jointly controlled operations	17.2.1	856,932,527,070	700,917,786,262
Other long-term investments	17.2.2	694,831,856,363	236,901,000,000
Total long term investments		1,551,764,383,433	937,968,786,262
Provision for other long-term investments		(105,040,000,000)	-
		<u>1,446,724,383,433</u>	<u>937,968,786,262</u>

Investment in subsidiary as at 31 December 2008 represents the capital contributed to Tay Tang Long Co., Ltd., a limited liability established in accordance with the Business License No. 4102064444 issued by the Ho Chi Minh city's Department of Planning and Investment on 21 August 2008. The Company did not consolidate the financial position and results of operations of this subsidiary in 2008 since its operations during the year was minimal.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.1 Investment into associates and jointly controlled operations (continued)

	Notes	Ending balance VND	Beginning balance VND
Vietnam Tourism in Ho Chi Minh City Joint Stock Company	i	80,388,188,407	64,317,042,010
Jointly controlled operations with Vietnam Tourism	i	95,909,178,875	24,222,484,075
Vinpearl Hoi An Tourism - Investment Joint Stock Company	ii	229,017,602,499	60,465,690,397
Ha Noi Investment and General Services Joint Stock Company	iii	-	100,033,356,250
Mega Global Corporation Investment and Trading Joint Stock Company	iv	69,647,855,462	68,798,720,568
BIDV-Land Joint Stock Company	v	165,417,681,879	70,960,670,708
Hanoi Southern City Development JSC (See Note 5)	vi	-	47,695,392,174
Foreign Trade Concrete JSC	vii	11,110,460,329	9,465,406,176
Hai Phong Land Development and Investment JSC (see Note 7)	viii	-	171,042,355,904
Hanoi Mechanical Limited Company		-	72,916,668,000
Vincom Construction Consultancy and Management Joint Stock Company	ix	11,515,506,441	11,000,000,000
Entertainment World Joint Stock Company	x	6,221,567,714	-
Vincharm Service & Development Joint Stock Company	xi	187,704,485,464	-
		856,932,527,070	700,917,786,262

(i) Vietnam Tourism Joint Stock Company in Ho Chi Minh city ("Vietnam Tourism")

Vietnam Tourism is previously a state-owned company which was privatised in early 2007 in accordance with Business Licence No. 4103006768 dated 18 May 2007 with a chartered capital of VND 31,500,000,000. Its principal activities are to lease an office building and undertake tourism services. Vietnam Tourism's head office is located in 234 Nam Ky Khoi Nghia, District 3, Ho Chi Minh City, Vietnam. The Company holds 21% voting rights in this associate at 31 December 2009.

The carrying value of the investment in Vietnam Tourism under the equity method as at 31 December 2009 is as follows:

	Current year VND	Previous year VND
Beginning balance	64,317,042,010	68,910,400,000
Increase during the year	-	-
Share in profit after tax during the year	16,865,829,081	1,437,363,425
Dividend received	(794,682,684)	-
Goodwill amortization	-	(6,030,721,415)
Ending balance	80,388,188,407	64,317,042,010

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.1 Investment into associates and jointly controlled operations (continued)

(i) Vietnam Tourism Joint Stock Company in Ho Chi Minh city ("Vietnam Tourism") (continued)

Vietnam Tourism has been granted with a land use rights over a 2,146 square meter land area at 180-192 Nguyen Cong Tru Street, Nguyen Thai Binh Ward, District 1, for 49 years up to 14 November 2057 in accordance with Land Use Rights Certificate No.T00533 dated 2 January 2008. Vietnam Tourism has obtained an approval for the construction and development of an office building for lease on this land area.

The Company also entered into a business co-operation contract with Vietnam Tourism for the implementation of the afore-mentioned project. Total capital contribution under the business co-operation contract as at 31 December 2009 amounted to VND 95,909,178,875.

(ii) Vinpearl Hoi An Tourism - Investment Joint Stock Company ("Vinpearl Hoi An")

Vinpearl Hoi An is a joint stock company established in accordance with Business License No. 3303070380 dated 1 April 2008, and the second amended business license dated 27 August 2008, with a registered chartered capital of VND 300 billion. Its principal activities are to operate a hotel and provide related services. The registered office address of this company is at Phuoc Hai, Cua Dai Commune, Hoi An, Quang Nam Province. The Company's voting rights in this associate is 44% at 31 December 2009.

Vinpearl Hoi An has a right to use a 70,277 square meter land area up to 25 December 2053 as per Land Use Rights Certificate No. T-01354 issued by Quang Nam People's Committee on 28 August 2008. Such land area will be used for the development of an eco-tourist resort, named Vinpearl Hoi An, at Phuoc Hai, Cua Dai Commune, Hoi An, Quang Nam Province. The construction work for this project has commenced in October 2008.

The carrying value of the investment in Vinpearl Hoi An under the equity method as 31 December 2009 is as follows:

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Beginning balance	60,465,690,397	60,000,000,000
Increase during the year	174,000,000,000	-
Share in profit after tax during the year	2,389,329,254	465,690,397
Amortization of goodwill	(7,837,417,152)	-
Ending balance	229,017,602,499	60,465,690,397

Goodwill included in the carrying value of the investment in Vinpearl Hoi An as at 31 December 2009 is VND70,536,754,371.

(iii) Hanoi Investment and General Services Joint Stock Company ("IGS")

IGS is a joint stock company established in accordance with Business License No. 0103023290 dated 26 March 2008, and the second amended business license dated 5 September 2008, with a registered chartered capital of VND 500 billion. Its principal activities are property development, civil and industrial construction, investment in hydropower projects and other businesses. The registered office address of this company is at 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi.

In August 2009, the Company fully disposed its 20% equity interest in this associate for a consideration of VND127,500,000,000.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.1 Investment into associates and jointly controlled operations (continued)

(iv) Mega Global Corporation Investment and Trading Joint Stock Company ("MGC")

MGC is a joint stock company established in accordance with Business License No. 4103007448 dated 1 August 2007, with a registered chartered capital of VND 175 billion. Its principal activities are property development, provision of apartment and office for lease and other businesses. The registered office address of this company is at 24 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam. The Company holds 20% voting rights in this associate at 31 December 2009.

The carrying value of the investment in MGC under the equity method as at 31 December 2009 is as follows:

	Current year	Previous year
	VND	VND
Beginning balance	68,798,720,568	-
Increase during the year	-	70,000,000,000
Share in profit after tax during the year	849,134,894	(1,201,279,432)
Ending balance	<u>69,647,855,462</u>	<u>68,798,720,568</u>

(v) BIDV-Land Joint Stock Company ("BIDV-Land")

BIDV-Land is a joint stock company established in accordance with Business License No. 0103021244 dated 11 December 2007, with a registered chartered capital of VND 500 billion. Its principal activities are civil and industrial construction, construction of airports, sea ports, highways and other businesses. The registered office address of this company is at 9 Dao Duy Anh Street, Phuong Lien Ward, Dong Da District, Hanoi. The Company held 20% equity interest in this associate as at 31 December 2008. In September 2009, the Company also acquired an additional 15.8% equity interest in this company. As at 31 December 2009, the Company's voting rights in BIDV-Land is 35.8%.

The carrying value of the investment in BIDV-Land under the equity method as 31 December 2009 is as follows:

	Current year	Previous year
	VND	VND
Beginning balance	70,960,670,708	70,000,000,000
Increase during the year	84,745,448,000	-
Share of profit after tax during the year	9,858,631,367	960,670,708
Amortization of goodwill	(147,068,196)	-
Ending balance	<u>165,417,681,879</u>	<u>70,960,670,708</u>

Goodwill included in the carrying value of the investment in BIDV Land as at 31 December 2009 is VND4,264,977,689.

(vi) Hanoi Southern City Development JSC ("HSC" or 'Hanoi South") (previously known as BIDV-PP JSC)

As at 31 December 2008, the Group's voting rights in Ha Noi South is 40%. As disclosed in Note 5, the Group acquired an additional 11.8% voting rights in Ha Noi South in December 2009 and turned this into a subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.1 Investment into associates and jointly controlled operations (continued)

(vii) Foreign Trade Concrete Joint Stock Company ("CFT")

CFT is established in accordance with Business License No. 4102063302 dated 11 July 2008, and the first amendment dated 28 October 2008, with a registered chartered capital of VND 30 billion. Its principal activities are to produce and wholesale of concrete products, carry out civil and industrial construction, construct railway, highway and other businesses. The registered office address of this company is at the 1st floor, 35-37 Chuong Duong Port, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City. The Company holds 30% voting rights in this associate at 31 December 2009.

The carrying value of the investment in CFT under the equity method as at 31 December 2009 is as follows:

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Beginning balance	9,465,406,176	-
Increase during the year	-	9,000,000,000
Share in profit after tax during the year	2,545,054,153	465,406,176
Dividend received	(900,000,000)	-
Ending balance	11,110,460,329	9,465,406,176

(viii) Hai Phong Land Development and Investment Joint Stock Company ("Hai Phong Land")

As at 31 December 2008, the Group's voting right in Hai Phong Land is 49%. As disclosed in Note 7, the Group acquired an additional 31% of voting share in Hai Phong Land in July 2009.

(ix) Vincom Construction Consultancy and Management Joint Stock Company ("VCCM")

Vincom Construction Consultancy and Management Joint Stock Company was established in accordance with Business License No. 0103012410 dated 31 May 2006, and the fourth amended Business License on 2 July 2009, with a registered chartered capital of VND55 billion. Its principal activities are to provide consultancy service on construction management; to supervise and execute of civil, industrial and infrastructure construction projects, construction completion, construction quality verification; to trade cultural and information products; to provide printing and related services; to organize events; to act as goods trading agency; to import and export goods and other businesses. The registered office address of this company is at 191 Ba Trieu, Le Dai Hanh Ward, Hai Ba Trung District, Ha Noi. The Company holds 20% voting right in this associate at 31 December 2009.

The carrying value of the investment in VCCM under the equity method as at 31 December 2009 is as follows:

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Beginning balance	11,000,000,000	-
Increase during the year	-	11,000,000,000
Share of profit after tax during the year	515,506,441	-
Ending balance	11,515,506,441	11,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.1 Investment into associates and jointly controlled operations (continued)

(x) Entertainment World Joint Stock Company ("World Game")

World Game is a joint stock company established in accordance with Business License No. 0103024030 dated 22 April 2008, and the first amended business license dated 23 July 2009, with a registered chartered capital of VND15 billion.

Its principal activity is to operate a children gaming center. The registered office address of this company is at 191 Ba Trieu, Hai Ba Trung district, Hanoi. The Company holds 30% voting right in this associate at 31 December 2009.

The carrying value of the investment in World Game under the equity method as at 31 December 2009 is as follows:

	<i>Current year</i> VND
Beginning balance	-
Increase during the period	6,750,000,000
Amortization of goodwill	(80,797,125)
Share of loss after tax during the period	(447,635,161)
Ending balance	6,221,567,714

Goodwill included in the carrying value of the investment in World Game as at 31 December 2009 is VND1,858,333,887.

(xi) Vincharm Services and Development Joint Stock Company ("Vincharm")

Vincharm is a joint stock company established in accordance with Business License No. 0103038728 dated 12 July 2005, and the 12th amended business license dated 26 August 2009, with a registered chartered capital of VND400 billion.

Its principal activities are real estate trading & broking, leasing, spa services, industrial - agricultural - construction machine trading & others. The registered office address of this company is at 191 Ba Trieu, Hai Ba Trung District, Hanoi. The Company holds 40% voting right in this associate at 31 December 2009.

The carrying value of the investment in Vincharm under the equity method as at 31 December 2009 is as follows:

	<i>Current year</i> VND
Beginning balance	-
Increase during the period	192,000,000,000
Amortization of goodwill	(1,107,344,756)
Share of loss after tax during the period	(3,188,169,780)
Ending balance	187,704,485,464

Goodwill included in the carrying value of the investment in World Game as at 31 December 2009 is VND32,251,363,002.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

17. INVESTMENTS (continued)

17.2. Long-term investments (continued)

17.2.2 Other long-term investments

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Investment in Vinpearl Land shares (VPL)	492,880,000,000	-
Acquisition of share subscription rights in Vinpearl Hoi An	-	102,000,000,000
Investment in VFG Investment JSC	-	50,000,000,000
Investment in IGS	87,500,000,000	-
Investment in Nguyen Van Huyen project	54,000,000,000	54,000,000,000
Investment in Dong Da Electronic JSC	25,230,000,000	-
Investment in Thanh Nien Media	12,400,000,000	12,400,000,000
Investment in Hoang Cau project	5,320,856,363	1,000,000,000
Investment in Nguyen Trai project	17,500,000,000	17,500,000,000
Bonds	1,000,000	1,000,000
	694,831,856,363	236,901,000,000
Provision for long-term investments	<u>(105,040,000,000)</u>	<u>-</u>
	<u>589,791,856,363</u>	<u>236,901,000,000</u>

Other long-term investments include investment in shares of Vinpearl Land (a listed company) and in other unlisted shares such as Thanh Nien Media, Dong Da Electronic and IGS.

Other long-term investments also include investments in other potential real estate projects in Hoang Cau, Nguyen Trai and Nguyen Van Huyen Streets. These investments will be converted to shares of the entities that will be established to manage these projects in the future, or will be reimbursed to the Company should the projects be cancelled or withdrawn.

18. LONG-TERM PREPAID EXPENSES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Bond issue costs	140,449,048,480	37,387,777,070
Prepaid land rentals	116,420,908,859	6,231,052,559
Other long-term prepaid expenses	10,750,192,295	3,868,595,003
	<u>267,620,149,634</u>	<u>47,487,424,632</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

19. GOODWILL

	<i>Goodwill for PFV</i>	<i>Goodwill for Vincom Securities JSC</i>	<i>Total</i>
	<i>VND</i>	<i>VND</i>	<i>VND</i>
Cost:			
Beginning balance	131,725,993,204	-	131,725,993,204
- Additions	-	309,644,225	309,644,225
Ending balance	<u>131,725,993,204</u>	<u>309,644,225</u>	<u>132,035,637,429</u>
Accumulated amortisation:			
Beginning balance	7,684,016,270	-	7,684,016,270
- Amortization	11,729,279,421	15,482,211	11,744,761,632
- Sold, disposed	24,882,041,579	-	24,882,041,579
Ending balance	<u>44,295,337,270</u>	<u>15,482,211</u>	<u>44,310,819,481</u>
Net carrying amount:			
Beginning balance	<u>124,041,976,934</u>	-	<u>124,041,976,934</u>
Ending balance	<u>87,430,655,934</u>	<u>294,162,014</u>	<u>87,724,817,948</u>

20. SHORT-TERM LOANS

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>VND</i>	<i>VND</i>
Short-term loans from Dai A Bank	100,000,000,000	622,000,000,000
Short-term loans from BIDV	142,288,185,273	-
	<u>242,288,185,273</u>	<u>622,000,000,000</u>

Details of short-term loans are as below:

<i>Lender</i>	<i>Ending balance</i>	<i>Maturity</i>	<i>Maturity date</i>	<i>Interest rate (%) p.a.</i>	<i>Collateral</i>
	<i>VND</i>				
Dai A bank	100,000,000,000	9 months	19-Mar-10	10.5	400,000 Vinpearl Land shares owned by LIG + 2,559,000 Vinpearl Land shares owned by VIG + 1,493,250 VIC shares owned by VIG Land use rights and assets to be formed on the land area at HH1, 114 Mai Hac De Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi.
Bank for Investment and Development of Vietnam	<u>142,288,185,273</u>	24 months	30-Jul-10	10.5	
	<u>242,288,185,273</u>				

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

21. STATUTORY OBLIGATIONS

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Value added tax payable	94,532,106,443	-
Personal income tax	213,693,590	1,459,310,507
Corporate income tax (Note 33.1)	248,794,223,526	8,509,880,986
Foreign contract withholding tax	3,071,990,342	-
Others	36,691,511	221,323,308
	<u>346,648,705,412</u>	<u>10,190,514,801</u>

22. ACCRUED EXPENSES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Accrued bond and loan interests	243,075,840,404	267,890,429,487
Accrued cost for apartments sold	29,215,252,502	-
Other accrued expenses	40,689,790,297	7,378,832,306
	<u>312,980,883,203</u>	<u>275,269,261,793</u>

23. OTHER PAYABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Social insurance	550,188,891	146,560,000
Deferred revenue to be realised within the next 12 months (Note 24)	31,292,400,538	23,095,635,443
Deposits from tenants to be refunded within the next 12 months (Note 24)	14,807,082,970	7,132,942,574
Payables for investment activities	-	96,921,500,000
Interest payable	34,214,013,300	146,560,000
Other payable	10,474,275,822	2,085,732,705
	<u>91,337,961,521</u>	<u>129,382,370,722</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

24. OTHER LONG-TERM LIABILITIES

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>VND</i>	<i>VND</i>
Deferred revenue	40,823,019,930	53,744,015,654
Deferred revenue to be realised within the next 12 months (Note 23)	<u>(31,292,400,538)</u>	<u>(23,095,635,443)</u>
	9,530,619,392	30,648,380,211
Deposits from tenants	63,217,909,595	29,046,312,268
Deposits from tenants to be refunded within the next 12 months (Note 23)	<u>(14,807,082,970)</u>	<u>(7,132,942,574)</u>
	48,410,826,625	21,913,369,694
Deposits from customers for purchase of apartments in Vincom Park Place	-	76,576,863,500
Other long term liabilities	-	188,867,025
	<u>57,941,446,017</u>	<u>129,327,480,430</u>

25. LONG-TERM LOANS

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>VND</i>	<i>VND</i>
Loans from banks	898,691,841,949	165,800,000,000
Loans from Vinpearl Land	1,871,600,000,000	-
Corporate bonds	<u>6,244,100,000,000</u>	<u>3,000,000,000,000</u>
	<u>9,014,391,841,949</u>	<u>3,165,800,000,000</u>

25.1 Corporate bonds

As at 31 December 2009, the Company has the following bonds:

- ▶ The first bond has a carrying value of VND 1,000,000,000,000, unsecured, with a maturity date of 22 October 2012 and bears interest rate of 10.3% per annum.
- ▶ The second bond has a carrying value of VND 2,000,000,000,000, unsecured, with a maturity date of 6 May 2013, bears initial interest rate of 16% per annum in the first year (from 6 May 2008 to 6 May 2009). The interest rate will be revised on an annual basis, equal to the average 1-year saving rates of four banks, Agribank, Vietcombank, BIDV and Vietinbank + 4% (for the period from 6 May 2009 to 6 May 2010: 11.725%).
- ▶ The third bond has a carrying value of VND 1,000,000,000,000 issued on 18 December 2009, with a term of three years. This bond bears initial interest rate of 14.5% per annum in the first year (from 18 December 2009 to 18 December 2010). The interest rate will be revised on an annual basis, equal to the average 1-year savings account rate of Maritime Joint Stock Bank (MSB) + 4%. The bond proceeds are maintained in a blocked account opened at MSB and will be disbursed to Vincom based on the value of collaterals that will be pledged to MSB at the time of disbursement (Note 17.1).
- ▶ The fourth bond has a carrying value of VND 300,000,000,000, issued on 9 September 2009 with a term of three years. This bond bears initial interest rate in the first year of 12.5% and the interest rate will be revised on an annual basis, equal to the average 1-year saving rates of four banks, Agribank, Vietcombank, BIDV and Vietinbank + 4%. This bond is secured by the land use right and the assets on the land owned by Sun City JSC located at No. 13, Hai Ba Trung Street, Trang Tien ward, Hoan Kiem district, Hanoi.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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25. LONG-TERM LOANS (continued)

25.1 Corporate bonds (continued)

- ▶ The fifth bond has a carrying value of VND 150,000,000,000, issued on 26 October 2009, with a term of three years. This bond bears initial interest rate of 12.5% per annum in the first year and the interest rate will be revised on an annual basis, equal to at the average 1-year saving rates of four banks, Agribank, Vietcombank, BIDV and Vietinbank + 4%. This bond is also secured by the land use right and the assets on the land owned by Sun City JSC located at No. 13, Hai Ba Trung Street, Trang Tien ward, Hoan Kiem district, Hanoi.
- ▶ USD100,000,000 convertible bond issued on 15 December 2009, with a term of five years. This bond is unsecured, has a fixed coupon rate of 6% per annum payable semi-annually and has the following features:
 - *Conversion option by bondholders:* the Bonds are convertible by the holders into new Vincom shares at any time on or after 30 April 2010 up to the close of business (at the place where the Certificate evidencing such Bond is deposited for conversion) on the tenth day prior to 15 December 2014;
 - *Conversion price reset:* the Bonds' initial conversion price is VND113,400 per share, with a fixed rate of exchange on conversion of VND18,775 per US\$1. If the arithmetic average of the Volume Weighted Average Price for one Vincom Share (being a Share carrying full entitlement to dividends) for ten consecutive Trading Days ending on and including each Reset Date is less than the Conversion Price in effect on the relevant Reset Date, the conversion price will be reset to that arithmetic average. The conversion price reset is subject to a reset price floor of 80% of the Initial Conversion Price. The Reset Date is on 15 June and 15 December each year, with the last Reset Date being 4 December 2014.
 - *Issuer's option to redeem:* the Company may at any time after 15 December 2011 redeem all but not some only of the Bonds at their principal amount together with accrued but unpaid interest to the date fixed for such redemption if the Closing Price of the Vincom Shares on each of 20 consecutive Trading Days, the last day of which occurs not more than 30 days prior to the date upon which notice of such redemption is published, (translated into United States Dollars at the Prevailing Rate) was at least 130 per cent. of the principal amount for a Bond with a principal amount of U.S.\$ 100,000 divided by the Conversion Ratio in effect on each of such Trading Days.
 - *Issuer's option to redeem:* the Company may at any time redeem all but not some only of the Bonds at their principal amount together with accrued but unpaid interest to the date fixed for such redemption provided that prior to the date upon which notice of such redemption is published, at least 90 per cent. in principal amount of the Bonds originally issued have already been converted, redeemed or purchased and cancelled.
 - *Issuer's option to redeem:* in the event of certain changes affecting taxation in Vietnam, the Company may, subject to certain conditions being satisfied, give notice to redeem the Bonds in whole, but not in part, at their principal amount, together with accrued but unpaid interest to the date fixed for redemption.
 - *Bondholders' option to redeem:* on 15 December 2011, the holder of each Bond will have the right, at such Bondholder's option, to require the Issuer to redeem all or some of the Bonds at their principal amount together with accrued but unpaid interest to the date fixed for redemption.

This convertible bond is listed in the Singapore Stock Exchange.

The Group issued these bonds to meet capital expenditure requirements for Group's real estate development projects.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

25. LONG-TERM LOANS (continued)

25.2 Long-term loans

<i>Lender</i>	<i>Ending balance</i> VND	<i>Maturity</i>	<i>Maturity date</i>	<i>Interest rate</i> (%p.a.)	<i>Collateral</i>
Bank for Investment and Development of Vietnam – Quang Trung Branch	898,691,841,949	120 months from the date of first loan	23/1/2019	Reference rate + 4%/year, and not greater than 150% of basic interest rate quoted by SBV	Land use rights and assets to be formed on the land area at 66-68-70-72 Le Thanh Ton, Ben Nghe, District 1, HCM City. Machines, equipments, vehicles and other properties directly relating to the Project.
Vinpearl Land	<u>1,871,600,000,000</u>	35 months from contract date	24/9/2012	First year is 13.2%. Following year to 24 September 2012: average of 3 year bond and 5 year bond as noticed by Bank for Industry and Trade + 1%	No collateral
	<u>2,770,291,841,949</u>				

The Group obtained these loans to meet capital expenditure requirements for Group's real estate development projects.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

26. OWNERS' EQUITY

26.1 Increase and decrease in owners' equity

	Contributed chartered capital		Share premium		Treasury shares		Supplementary capital reserve fund		Financial reserve fund		Foreign exchange differences		Undistributed earnings		Total		
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	
Previous year																	
Beginning balance	800,000,000,000	773,354,590,000	-	-	-	-	-	-	-	-	-	-	269,350,462,935	1,842,705,052,935	399,831,560,000	1,842,705,052,935	
- Increase during the year	399,831,560,000	-	-	-	(869,327,434,323)	-	-	-	-	-	-	-	-	-	-	-	-
- Treasury shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Supplementary capital reserve fund	-	-	-	-	-	-	4,165,459	-	-	-	-	-	(4,165,459)	-	-	-	-
- Financial reserve fund	-	-	-	-	-	-	-	-	4,165,459	-	-	-	(4,165,459)	-	-	-	-
- Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	124,725,100,943	124,725,100,943	-	-	-
Ending balance	1,199,831,560,000	773,354,590,000	(869,327,434,323)	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	394,067,232,960	1,497,934,279,555	1,497,934,279,555	1,497,934,279,555	1,497,934,279,555
Current year																	
Beginning balance	1,199,831,560,000	773,354,590,000	(869,327,434,323)	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	4,165,459	394,067,232,960	1,497,934,279,555	1,497,934,279,555	1,497,934,279,555	1,497,934,279,555
- Increase during the year	796,440,820,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Treasury shares	-	-	(1,028,837,299,390)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Supplementary capital reserve fund	-	-	-	-	-	-	1,758,880,432	-	-	-	-	-	(1,758,880,432)	-	-	-	-
- Financial reserve fund	-	-	-	-	-	-	-	-	1,758,880,432	-	-	-	(1,758,880,432)	-	-	-	-
- Foreign exchange differences	-	-	-	-	-	-	-	-	-	-	(11,706,526,412)	-	-	-	-	-	-
- Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	898,642,166,913	898,642,166,913	898,642,166,913	898,642,166,913	898,642,166,913
- Reversal of the gain from sale of Hai Phong Land	-	-	-	-	-	-	-	-	-	-	-	-	(30,934,342,212)	(30,934,342,212)	(30,934,342,212)	(30,934,342,212)	(30,934,342,212)
- Dividends declared	-	-	-	-	-	-	-	-	-	-	-	-	(54,595,630,500)	(54,595,630,500)	(54,595,630,500)	(54,595,630,500)	(54,595,630,500)
- Other decrease	-	-	-	(208,273)	(208,273)	(208,273)	(208,273)	(208,273)	(208,273)	(208,273)	(208,273)	(208,273)	-	(416,546)	(416,546)	(416,546)	(416,546)
Ending balance	1,996,272,380,000	773,354,590,000	(1,898,164,733,713)	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,762,837,618	1,203,661,666,297	2,066,943,051,408	2,066,943,051,408	2,066,943,051,408	2,066,943,051,408

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

26. OWNERS' EQUITY (continued)

26.2 Ordinary and convertible preference shares

	<i>31 December 2009</i>	<i>31 December 2008</i>
Number of shares registered to issue	199,627,238	119,983,156
Number of shares issued to public	199,627,238	119,983,156
<i>Ordinary shares</i>	<i>199,627,238</i>	<i>119,983,156</i>
<i>Convertible preference shares</i>	-	-
Number of outstanding shares	179,725,153	109,327,641
<i>Ordinary shares</i>	<i>179,725,153</i>	<i>109,327,641</i>
<i>Convertible preference shares</i>	-	-

Par value of the outstanding ordinary share is VND10,000/share.

26.3 Treasury shares

In 2009, the Company purchased 136,380 of its own shares from the stock market with a total acquisition cost of VND10,695,069,390. As of 31 December 2009, the Company holds 10,791,895 treasury shares at a total acquisition cost of VND880,022,503,713.

Lucky Investment Group JSC, a subsidiary, also holds 7,200,190 Vincom shares, valued at VND842,422,230,000, at 31 December 2009. This is presented as treasury shares in the equity caption of the consolidated balance sheet as at 31 December 2009.

Royal City Real Estate Development & Investment JSC, a subsidiary, also holds 1,910,000 Vincom shares, valued at VND175,720,000,000, at 31 December 2009. This is presented as treasury shares in the equity caption of the consolidated balance sheet as at 31 December 2009.

Vinpearl Hoi An Tourism - Investment JSC, an associate, holds 419,267 Vincom shares, valued at VND16,665,812,210, at 31 December 2009.

Hanoi Investment and General Services JSC, an investee, holds 3,018,173 Vincom shares, valued at VND187,420,083,828, at 31 December 2009.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

27. REVENUE

27.1 Revenue from rendering of services

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Gross revenue	1,974,446,241,603	239,180,299,742
<i>Of which:</i>		
<i>Revenue from leasing of investment properties and provision of related services</i>	279,495,604,674	232,929,512,834
<i>Revenue from sale of apartments</i>	1,662,956,370,435	-
<i>Revenue from securities brokerage services and other investment consulting activities</i>	31,979,266,494	6,250,786,908
Less	-	-
Sales allowance	-	-
Revenue reduction	-	-
Net revenue	<u>1,974,446,241,603</u>	<u>239,180,299,742</u>
<i>Of which:</i>		
<i>Revenue from leasing of investment properties and related service</i>	279,495,604,674	232,929,512,834
<i>Revenue from sale of apartments and from transfer of land use rights</i>	1,662,956,370,435	-
<i>Revenue from securities brokerage services and other investment consulting activities</i>	31,979,266,494	6,250,786,908

27.2 Income from financial activities

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Interest income	15,608,374,220	19,384,022,683
Interest income on loans provided to shareholders and investees	211,317,191,497	345,458,860,557
Realised foreign exchange gains	27,325,308,626	95,605,591
Income from investment activities	1,199,299,068	10,225,126,351
Gain from disposal of the shares in subsidiaries and associates	160,483,120,829	37,873,720,356
Other financial income	16,927,940,867	1,838,497
	<u>432,861,235,107</u>	<u>413,039,174,035</u>

Gain from disposal of shares in subsidiaries and associates represent the income from the partial disposal of 20% equity interest in PFV Investment and Trading JSC and from the disposal of Hanoi Investment and General Services JSC, an associate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

28. SHARES IN PROFITS/(LOSS) OF ASSOCIATES

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Vietnam Tourism in Ho Chi Minh City	16,865,829,081	1,437,363,425
Vinpearl Hoi An Tourism - Investment JSC	(5,448,087,898)	465,690,397
Ha Noi Investment and General Services JSC	(1,267,608,534)	33,356,250
Mega Global Corporation Investment and Trading	849,134,895	(1,201,279,432)
BIDV-Land JSC	9,711,563,171	960,670,708
Foreign Trade Concrete JSC	2,527,816,789	106,494,301
Hai Phong Land Development and Investment	(6,713,799,154)	-
Entertainment World JSC	(528,432,286)	-
Vincharm Service & Development JSC	(4,295,514,536)	-
Vincom Construction Consultancy and Management JSC	356,178,715	-
	<u>12,057,080,243</u>	<u>1,802,295,649</u>

29. COST OF SERVICES RENDERED

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Operating cost relating to the leasing of investment properties and provision of related services	68,785,087,326	60,710,735,035
Cost of apartments sold	447,448,780,575	-
Other cost of services rendered	21,077,085,425	-
	<u>537,310,953,326</u>	<u>60,710,735,035</u>

30. EXPENSES FROM FINANCIAL ACTIVITIES

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Loan interests	244,415,376,742	279,310,334,841
Realised foreign exchange losses	247,484,102	81,792,802
Unrealised foreign exchange losses	1,447,428,428	1,489,440,540
Provision for decline in value of investments	120,506,350,240	16,123,285,750
Allocation of bond issuance fees	11,352,830,924	8,917,222,930
Other expenses from financial activities	150,893,909	10,094,644,467
	<u>378,120,364,345</u>	<u>316,016,721,330</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

31. OTHER INCOME AND EXPENSES

	<i>Current year</i> VND	<i>Previous year</i> VND
Other income	5,955,612,257	23,605,330,736
Proceeds from disposal of fixed assets and tools	1,727,089,650	18,000,000,000
Others	4,228,522,607	5,605,330,736
Other expenses	(3,654,287,015)	(10,181,673,183)
Cost of disposal of fixed assets and tools	(2,540,248,333)	(1,852,554,825)
Others	(1,114,038,682)	(8,329,118,358)
	<u>2,301,325,242</u>	<u>13,423,657,553</u>

32. PRODUCTION AND OPERATING COSTS

	<i>Current year</i> VND	<i>Previous year</i> VND
Labour costs	49,239,696,838	37,067,795,347
Depreciation and amortization expenses	40,822,534,793	20,397,461,421
Expenses for external services	766,194,474,636	154,444,284,973
Other expenses	181,206,954,037	298,767,560,542
	<u>1,037,463,660,304</u>	<u>510,677,102,283</u>

33. CORPORATE INCOME TAX

In accordance with the minutes of tax assessment issued by the Hanoi's Department of Taxation on 25 December 2008, the Company is entitled to Corporate Income Tax ("CIT") incentive in pursuant to Article 1.2, Part III, Section E of Circular 128/2003-TT-BTC issued by the Ministry of Finance on 22 December 2003. Accordingly, the Company is entitled to an exemption from CIT for 2 years commencing from the first year the Company makes a taxable profit, and a 50% reduction for the following 3 years. The first profit making year was 2005 and the prevailing full CIT rate is 25%.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

33.1 Current Corporate Income Tax

	<i>Current year</i> VND	<i>Previous year</i> VND
Current corporate income tax expense	289,768,877,103	30,773,535,251
Deferred corporate income tax income	(7,303,813,125)	-
	<u>282,465,063,978</u>	<u>30,773,535,251</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

33. CORPORATE INCOME TAX (continued)

33.1 Current Corporate Income Tax (continued)

The current tax payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

A reconciliation of the Group's accounting profit with its taxable profit is presented as follows

	Current year VND	Previous year VND
Profit before tax	1,384,202,221,891	156,768,324,696
<i>Adjustments to increase (decrease)</i>	<i>180,232,500,898</i>	<i>45,744,567,195</i>
Donations	11,863,221,345	11,524,280,000
Accrual for cost of apartments sold	29,215,252,502	-
Interest expenses on loans incurred on uncontributed chartered capital	38,108,395,442	-
Non-assessable losses of subsidiaries	104,522,610,096	-
Amortization of goodwill	11,744,761,632	13,998,382,755
Amortization of land rental right	4,015,469,225	-
Dividends income	(1,199,299,068)	(2,030,567,219)
Shares in profit of associates	(12,057,080,243)	(1,802,295,649)
Others	(5,980,830,033)	24,054,767,308
Adjusted net profit before loss carry forward and tax	1,564,434,722,789	202,512,891,891
Tax loss carried forward	(3,494,265,707)	(2,770,856)
Estimated current taxable profit	1,560,940,457,082	202,510,121,035
<i>In which:</i>		
Estimated current taxable profit from operating activities	1,335,656,096,267	202,510,121,035
Profit subject to the CIT rate of 14%	-	202,510,121,035
Profit subject to the CIT rate of 28%	-	-
Profit subject to the CIT rate of 12.5%	-	-
Profit subject to the CIT rate of 25%	1,335,656,096,267	-
Estimated current taxable profit from other activities	225,284,360,815	-
Profit subject to the CIT rate of 25%	225,284,360,815	-
Estimated current Corporate Income Tax	389,943,084,331	31,389,479,475
CIT reduction for small and medium enterprises (*)	(100,174,207,228)	(615,944,224)
Net estimated current Corporate Income Tax	289,768,877,103	30,773,535,251
CIT payables at the beginning of the year	8,509,880,986	57,127,916,671
Adjustment	411,250,753	-
CIT paid during the year	(49,895,785,316)	(79,391,570,936)
CIT payable at the end of the year	248,794,223,526	8,509,880,986

(*) In accordance with Circular 03/2009/TT-BTC dated 13 January 2009 issued by the Ministry of Finance providing guidance on implementation of CIT reduction, extension of CIT payment, small and medium enterprises are entitled to a reduction of 30% of CIT expenses for the year 2009. Management has assessed that all of its subsidiaries are small and medium enterprises and thus, are entitled to the CIT reduction under Circular 03.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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33. CORPORATE INCOME TAX (continued)

33.2 Tax losses carried forward

The Group is entitled to carry each individual tax loss forward to offset against taxable profits arising within five years subsequent to the year in which the loss was incurred. At the balance sheet date, the Company has accumulated tax losses of NIL (2008: VND3,494,758,810).

Originating year	Can be utilized up to		Tax loss amount	Utilized up to 31 December 2009	Forfeited	Unutilized at 31 December 2009
			VND	VND	VND	VND
2004	2009	[1]	3,494,265,707	(3,494,265,707)	-	-
			<u>3,494,265,707</u>	<u>(3,494,265,707)</u>	<u>-</u>	<u>-</u>

[1]: Tax losses for the year 2004 have been assessed by the local tax authority.

33.3 Deferred Enterprise Income Tax

The following are the deferred tax assets and liabilities recognised by the Company, and the movements thereon, during the current and prior reporting year.

	Consolidated balance sheet		Credit (charge) to Consolidated Income statement		Credit (charge) to owner's equity	
	Current year	Previous year	Current year	Previous year	Current year	Previous year
	VND	VND	VND	VND	VND	VND
Deferred tax assets						
Accrual for cost of apartments sold	7,303,813,125	-	-	-	-	-
	<u>7,303,813,125</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred tax liabilities						
Deferred tax liability arising on acquisition of assets	136,640,382,500	-	-	-	-	-
	<u>136,640,382,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net deferred income tax credit (charge) to consolidated income statement	-	-	<u>7,303,813,125</u>	-	-	-
Net deferred income tax credit (charge) to equity	-	-	-	-	<u>-</u>	<u>-</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the year were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i> <i>VND</i>
Pham Hong Linh	Family member of a Board member	Lending	363,500,000,000
		Loan's settlement	(274,464,750,000)
		Earned interest	13,771,832,456
		Loan interest's settlement	(5,807,663,000)
		Interest earned on trust investment	4,667,166,665
		Interest received on trust investment	(8,719,555,554)
Pham Nhat Vuong	Major shareholder and a Board member	Purchasing PFV apartments	22,675,512,745
		Transfer of VFG share	150,000,000,000
		Receipt for transfer of VFG share	(150,000,000,000)
		Interest earned on trust investment	2,651,388,889
		Interest received on trust investment	(7,490,972,223)
Pham Thi Tuyet Mai	Family member of a Board member	Lending	8,000,000,000
		Earned interest	352,333,333
		Loan settlement	(8,000,000,000)
		Borrowing	14,000,000,000
		Interest payment	(755,416,666)
		Borrowing settlement	(14,000,000,000)
Hoang Van Son	PFV's Board member	Purchasing PFV apartments	2,950,274,554
		Transfer of IGS share	90,000,000,000
		Receipt for transfer of IGS share	(90,000,000,000)
		Lending	250,000,000,000
		Earned interest	4,721,111,200
		Purchasing PFV apartment	2,437,144,910
Nguyen Thi An Ha	PFV's Board member	Distributed dividend on PFV's profit	(17,577,000,000)
		Lending	129,500,000,000
		Earned interest	8,694,364,946
		Loan's settlement	(129,500,000,000)
		Distributed dividend on PFV's profit	(9,300,000,000)
Vo Thi Phuong Thao	PFV's Board member	Purchasing PFV apartment	9,951,909,504
		Lending	40,000,000,000
		Earned interest	2,635,688,891
		Loan's settlement	(40,000,000,000)
		Distributed dividend on PFV's profit	(9,300,000,000)
Pham Khac Phuong	PFV's Board member	Purchasing PFV apartment	21,359,357,501
		Lending	493,060,000,000
		Earned interest	5,774,666,600
		Loan settlement	(96,350,000,000)
		Distributed dividend on PFV's profit	(15,810,000,000)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i> VND
Phan Thu Huong	LIG's Board member	Interest earned on trust investment	8,731,944,445
		Purchasing PFV apartment	16,825,977,192
		Interest received on trust investment	(14,207,638,889)
		Lending	285,301,600,000
		Earned interest	5,334,341,946
Nguyen Trong Hien	Haiphong Land's Board member	Loan's settlement	(135,500,000,000)
		Earned interest	2,299,458,300
		Purchasing PFV apartment	4,512,717,492
Vu Duc The	Haiphong Land's Board chairman	Loan's settlement	(181,437,166,900)
		Earned interest	18,460,924,600
		Loan interest's settlement	(1,005,058,100)
		Purchasing PFV apartment	19,143,474,534
Pham Thu Huong	Family member of a Board member	Lending	288,000,000,000
		Loan's settlement	(25,000,000,000)
		Earned interest	9,091,247,300
Nguyen Quoc Thanh	Family member of a Board member	Lending	210,000,000,000
		Earned interest	5,844,611,100
		Purchasing PFV apartment	14,887,104,509
Mai Thu Thuy	Family member of Vincom's director	Purchasing PFV apartment	9,513,724,774
Nguyen Dieu Linh	Vincom's Deputy General Director	Purchasing PFV apartment	1,722,823,636
Pham Nhat Vu	Family member of a Board member	Purchasing PFV apartment	5,940,323,408
Dinh Ngoc Lan	Member of the Supervisory Board	Purchasing PFV apartment	8,054,150,149
Mai Huong Noi	Vincom's General Director	Purchasing PFV apartment	20,097,038,346
Mai Tat To	Family member of Vincom's director	Purchasing PFV apartment	8,194,449,039
Do Dong Nam	Family member of a Board member	Purchasing PFV apartment	9,846,384,678
Green City Development JSC	Common owners	Loan's settlement	(46,346,650,000)
		Earned interest	516,506,300
		Loan interest's settlement	(3,971,993,100)
Mega Global Corporation Investment and Trading JSC	Associate	Loan settlement	(48,500,000,000)
		Earned interest	2,667,500,000
		Loan interest's settlement	(11,907,266,700)
		Borrowing (interest free)	68,646,733,300
Sinh Thai Investment and Development JSC	Major shareholder of PFV	Distributed dividend on PFV's profit	(186,000,000,000)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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34. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year VND</i>
Vietnam Tourism in Ho Chi Minh City	Associate	Dividend paid Expenses paid on behalf	794,682,684 5,018,833,750
Hanoi Investment & General Services JSC	Investee	Loan settlement Earned interest	(125,890,000,000) 28,645,091,600
Vinpearl Hoi An Tourism - Investment JSC	Associate	Loan settlement Earned interest Capital contribution	(43,000,000,000) 33,704,166,800 72,000,000,000
VFG Investment JSC	Investee	Loan settlement Earned interest Loan interest's settlement	(105,100,000,000) 8,222,337,600 (16,496,055,900)
Foreign Trade Concrete JSC	Associate	Buying concrete Concrete cost settlement 2009 advanced dividend	16,572,590,630 (17,005,619,233) 900,000,000
Vinpearl Land JSC	Common owners	Disposal of fixed assets Expense paid on behalf by Vincom Expense paid on behalf by Vinpearl Land Long-term loan	1,995,885,214 672,988,733 4,702,049,000 1,871,600,000,000
Vincom Consultancy and Construction Management JSC	Associate	Consultancy service provided Payment for consultancy service Expenses paid on behalf Receipt for expenses paid on behalf Disposal of fixed assets 50% advance for construction consultant contract for Royal City Project 50% advance for construction consultant contract for Eco City Project	(12,164,326,003) 7,270,000,000 360,242,060 (354 893 114) 271,587,903 100,000,000,000 100,000,000,000
Vincharm Service & Development Joint Stock Company	Associate	Office rental Paid on behalf by Vincom	3,269,908,719 264,921,711
Entertainment World Joint Stock Company	Associate	Office rental	3,865,398,856
BIDV Land	Associate	Capital contribution to South Hanoi paid on behalf by Vincom Receipt fo capital contribution to South Hanoi paid on behalf Capital contribution Expenses paid on behalf	3,529,412,000 (3,529,412,000) 84,745,448,000 8,469,902,000
Vietnam Investment Group JSC	Common owners	Expense paid on behalf	712,733,518

Terms and conditions of transactions with related parties

In 2009, loans provided by the Company to related parties bear interest rates ranging from 12.5% to 15% per annum.

In 2009, PFV, a subsidiary, provided loans to its shareholders at interest rates ranging from 12.6% to 12.8% per annum.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

In 2009, Hai Phong Land, a subsidiary, provided loans to its shareholders at interest rates ranging from 3% to 14.4% per annum.

In 2009, LIG, a subsidiary, provided loans to its shareholders at interest rates ranging from 0% to 7.5% per annum.

In 2009, Royal City, a subsidiary, provided loans to its shareholders at interest rates ranging from 7% to 13.3% per annum.

Vincom Securities, a subsidiary, has also extended investment management agreements with four of the Company's shareholders to invest in unquoted securities. Such investment management agreements are unsecured and bear a fixed interest rate of 11.5% per annum, and subsequently reduced to 11% per annum from 24 June 2009, with a six-month term.

The loans and the investment management agreements provided by the Company and its subsidiaries have been approved by the respective Board of Management during the period.

On 31 March 2009, the Company transferred 5% equity interest in IGS to a shareholder at a price of VND37,500,000,000 and on 5 August 2009, the Company transferred the rest 15% equity interest in IGS to another shareholder at a price of VND90,000,000,000.

On 30 June 2009, the Company and VSC, a subsidiary, transferred 5% equity interest in PFV (equivalent to 3 million shares) to two shareholders at a price of VND30,000/share.

On 10 July 2009, the Company transferred 15% equity interest in PFV (equivalent to 9 million shares) to a shareholder of Hai Phong Land and a shareholder of PFV at a price of VND21,000/share.

Also, on 8 August 2009, the Company transferred 10% equity interest in VFG (equivalent to 15 million shares) to a shareholder at a price of VND10,000/share.

On 16 July 2009, the Company has made a step acquisition by acquiring an additional equity interest of 5% in Haiphong Land JSC from MGC, an associate.

On 17 November 2009, PFV, a subsidiary, acquired 15% shares of LIG from a relative of Vincom's Board of Management at a price of VND140,000/share. The par value of LIG share is VND100,000.

On 1 December 2009, PFV acquired another 9% shares of LIG from a Vincom shareholder, who is also a member of Vincom's Board of Management, at a price of VND140,000/share.. On the same date, PFV also acquired another 0.3% shares of LIG from a relative of a member of Vincom's Board of Management at the same price.

On 1 December 2009, Royal City, a subsidiary, acquired 9% shares of LIG from a Vincom shareholder, who is also a member of the Board of Management, at a price of VND140,000/share.

During the year, PFV has also sold apartment units to certain related parties. The sales of apartments to related parties are made at the Group's usual list prices

In current year, the Group has not made any provision for doubtful debts relating to amounts owed by related parties (31 December 2008: Nil). This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due from related parties at the balance sheet date were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Receivable (Payable)</i>
			<i>VND</i>
Receivables			
Hanoi Investment and General Services JSC	Investee	Interest receivable	42,213,856,889
Vinpearl Hoi An Tourism - Investment	Associate	Interest receivable	46,440,722,400
Vietnam Investment Group JSC	Common owners	Expense paid on behalf	712,733,518
Vinpearl Land JSC	Common owners	Expense paid on behalf	1,995,885,214
Hoang Van Son	PFV's Board member	Interest Purchasing PFV apartment	4,721,111,200 2,437,144,910
Phan Thu Huong	LIG's Board member	Interest on trust investment Interest Purchasing PFV apartment	5,334,341,946 (636,111,111) 16,825,977,192
Pham Thu Huong	Family member of a Board member	Interest receivable	9,091,247,300
Pham Hong Linh	Family member of a Board member	Interest receivable Trust investment interest Purchasing PFV apartment	2,843,750,000 764,194,443 22,675,512,745
Pham Khac Phuong	PFV's Board member	Interest receivable	7,397,188,822
Nguyen Quoc Thanh	Family member of a Board member	Interest receivable Purchasing PFV apartment	5,844,611,100 14,887,104,509
Pham Thi Tuyet Mai	Family member of a Board member	Interest receivable Purchasing PFV apartment	352,333,333 2,950,274,554
Vu Duc The	Hai Phong Land's Board member	Interest receivable Purchasing PFV apartment	22,455,977,400 19,143,474,534
Nguyen Trong Hien	Hai Phong Land's Board member	Interest receivable Purchasing PFV apartment	3,396,500,000 4,512,717,492
Mai Thu Thuy	Family member of key executive	Purchasing PFV apartment	9,513,724,774
Nguyen Dieu Linh	Vincom's Deputy General Director	Purchasing PFV apartment	1,722,823,636
Pham Nhat Vu	Family member of a Board member	Purchasing PFV apartment	5,940,323,408
Dinh Ngoc Lan	Member of the Supervisory Board	Purchasing PFV apartment	8,054,150,150
Vincharm Service & Development JSC	Associate	Office rental	3,269,908,719
Entertainment World JSC	Associate	Office rental	3,865,398,856
			268,726,877,933

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Receivable (Payable) VND</i>
<i>Payables</i>			
MGC	Associate	Interest free loan	(68,646,733,300)
BIDV Land	Associate	Advance paid on behalf	(8,469,902,000)
VCCM	Associate	Consultancy service provided	(4,894,326,000)
Vinpearlland JSC	Common owners	Purchase electric cable	(4,554,950,470)
Hoang Van Son	PFV's Board member	Distributed dividend on PFV's profit	(17,577,000,000)
Nguyen Thi An Ha	PFV's Board member	Distributed dividend on PFV's profit	(9,300,000,000)
Vo Thi Phuong Thao	PFV's Board member	Distributed dividend on PFV's profit	(9,300,000,000)
Pham Khac Phuong	PFV's Board member	Distributed dividend on PFV's profit	(15,810,000,000)
Sinh Thai Investment and Development JSC	Major shareholder of PFV	Distributed dividend on PFV's profit	(186,000,000,000)
			<u>(324,552,911,770)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

Details of borrowings and interest due from related parties are as following:

Related parties	Relationship	Balance of loans/trust investments	Interest rate	Maturity date	Collateral	Interest receivable/Other receivable
		VND	% p.a.			VND
Hanoi Investment and General Service JSC	Investee	103,110,000,000	16.7 - 14.2	20/2/10	21.25 million shares in Hanoi Investment and General Service JSC	42,214,301,190
Vinpearl Hoi An Tourism - Investment JSC	Associate	207,000,000,000	16.7 - 14.2	3/1/10	21 million shares in Vietnam Investment Group JSC of Ms Pham Thu Huong	46,440,722,400
Hoang Van Son	PFV's Board member	150,000,000,000	7	23/1/10	15,000,000 shares of Mr. Pham Khac Phuong in Vietnam Investment Group JSC	4,721,111,200
		100,000,000,000	13.3	2/11/10	10,000,000 shares of Mr. Hoang Van Son in Vietnam Investment Group JSC	
Pham Hong Linh	Family member of a Board's member	56,593,181,896	0	7/4/10	8,000,000 shares in Sinh Thai Development and Investment JSC of Mrs. Pham Hong Linh	-
		150,000,000,000	8	30/3/10	15,000,000 shares of Mrs. Pham Thu Huong in Vietnam Investment Group JSC	2,843,750,000
		41,000,000,000	11	16/3/10	2,500,000 shares in Vincom owned by Pham Nhat Vuong	764,194,443
Phan Thu Huong	LIG's Board member	100,000,000,000	11	16/3/10	2,500,000 shares in Vincom owned by Pham Nhat Vuong	4,698,230,835
		150,000,000,000	7	23/1/10	15,000,000 shares of Mrs. Pham Thu Huong in Vietnam Investment Group JSC	
		100,000,000,000	13.3	2/11/10	10,000,000 shares of Mr. Pham Nhat Vuong in Vietnam Investment Group JSC	
		2,057,309,210	5	17/2/10	210,000 shares in Vietnam Investment Group JSC of Mrs Pham Thu Huong	
		31,362,610,751	8	28/2/10	3,400,000 shares in VN Investment Group JSC of Mrs Pham Thu Huong	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

34. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Balance of loans/trust investments</i>	<i>Interest rate</i>	<i>Maturity date</i>	<i>Collateral</i>	<i>Interest receivable/Other receivable</i>
		VND	% p.a.			
Nguyen Quoc Thanh	Family member of a Board's member	210,000,000,000	13.3	14/10/10	21,000,000 shares of Mr. Pham Nhat Vuong in Vietnam Investment Group JSC	5,844,611,100
Nguyen Trong Hien	Hai Phong Land's Board member	50,000,000,000 22,000,000,000	3 3	12/6/10 16/6/10	7,200,000 shares in Vietnam Investment Group JSC of Ms Pham Thu Huong	3,396,500,000
Pham Khac Phuong	PFV's Board member	10,000,000,000	13	3/11/10	10,000,000 shares of Vietnam Investment Group JSC	1,470,000,000
		230,000,000,000	8	9/1/10	23 million shares of Mr. Pham Khac Phuong in Vietnam Investment Group JSC	4,304,666,600
		61,000,000,000	13.3	30/10/10	6.1 million shares of Mr. Pham Khac Phuong in Vietnam Investment Group JSC	
		73,459,710,573	7	31/5/10	no pledge	1,622,522,222
		21,984,246,273	7	16/1/10		
Pham Thu Huong	Family member of a Board's member	200,000,000,000	13.3	14/10/10	20,000,000 shares of Mrs. Pham Thu Huong in Vietnam Investment Group JSC	5,837,222,300
		63,000,000,000	13	11/3/10	8,000,000 share in Vietnam Investment Group JSC of Ms Pham Thu Huong	3,254,025,000
Vu Duc The	Hai Phong Land's Board member	118,863,976,500 90,000,000,000	1 14	21/1/10 28/1/10	3,900,000 shares in LIG of Ms Pham Thu Huong	22,455,977,400
Pham Thi Tuyet Mai	Family member of a Board member					352,889,033
		<u>2,341,431,035,203</u>				<u>150,219,723,723</u>

Other related party transactions

Remuneration to members of Board of Management and Board of Directors:

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Salaries and bonus	2,518,660,494	1,801,834,103
Termination benefit	-	-
	<u>2,518,660,494</u>	<u>739,162,905</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

35. EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

The following reflects the income and share data used in the basic and diluted earnings per share computations:

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Net profit after tax attributable to ordinary equity holders for basic earnings	898,642,166,913	124,725,100,943
Interest on convertible bonds	-	-
Net profit attributable to ordinary equity holders adjusted for the effect of dilution	<u>898,642,166,913</u>	<u>124,725,100,943</u>
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	168,656,414	114,335,634
<i>Effect of dilution:</i>		
Rights issue	-	55,333,636
Convertible bonds	-	-
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	<u>168,656,414</u>	<u>169,669,271</u>

The USD convertible bonds issued by the Company in December 2009 could potentially dilute basic earnings per share in the future, but were not included in the calculation of diluted earnings per share because they are anti-dilutive for the periods presented.

In accordance with the Resolution of the Board of Management on 26 January 2010, the Board has approved on a plan to issue new ordinary shares to the existing shareholders. The total number of new ordinary shares to be issued is 160,372,762 in which 120,000,000 new shares will be bonus issue at the rate of 601 new shares for every 1,000 existing shares at an exercise price of VND10,000 per share and 40,372,762 new shares will be right issue at the rate of 202 new shares for every 1,000 existing shares at an exercise price of VND10,000. Such right issue has not been completed as at the date of these financial statement but they could dilute the basic earnings per share in the future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

36. EFFECTS OF CIRCULAR 201 TO THE FINANCIAL STATEMENTS

As mentioned in Note 3.1.1 and Note 3.16, in 2009 the Group adopted the guidance on foreign currency transactions provided by Circular 201 which is different from VAS 10.

Had the Group continued to follow VAS 10 for the year 2009, the financial position and financial operating result of the Company would have been as follows:

	VAS 10	Circular 201	Difference
	VND	VND	VND
Consolidated balance sheet			
Foreign exchange difference reserve	-	(11,706,526,412)	11,706,526,412
Consolidated income statement			
Foreign exchange gains	27,325,308,626	27,325,308,626	-
Foreign exchange loss	(13,401,438,942)	(13,401,438,942)	-
<i>In which</i>			
- Amount charged to the consolidated income statements	(13,401,438,942)	(1,694,912,530)	(11,706,526,412)
- Amount deferred in the consolidated balance sheet	-	(11,706,526,412)	11,706,526,412
Net foreign exchange gain/(loss) charged to the consolidated income statement	13,923,869,684	25,630,396,096	(11,706,526,412)
Earnings per share			
Basic	5,259	5,328	(69)
Diluted	5,259	5,328	(69)

37. COMMITMENTS AND CONTINGENCIES

Capital commitments relating to investment activities

No.	Name of investee	Investee's chartered capital	The Company's capital contribution commitment		Actual contributed capital	Committed contributed capital
			Amount	%	Amount	Amount
		VND	VND		VND	VND
1	Tay Tang Long Co., Ltd.	300,000,000,000	270,000,000,000	90	480,000,000	269,520,000,000
2	BIDV-Land Joint Stock Company	500,000,000,000	179,000,000,000	35.8	149,000,000,000	30,000,000,000
3	Royal City Development and Investment JSC	2,000,000,000,000	1,020,000,000,000	51	604,050,000,000	415,950,000,000
4	Sai Dong Urban Development & Investment Joint Stock Company	500,000,000,000	255,000,000,000	51	72,078,100,000	182,921,900,000
5	Vietronics Land Company Limited	300,000,000,000	192,000,000,000	64	10,010,000,000	181,990,000,000
			<u>1,916,000,000,000</u>		<u>835,618,100,000</u>	<u>1,080,381,900,000</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

37. COMMITMENTS AND CONTINGENCIES (continued)

Capital commitments

The Company has entered into a business co-operation contract with Vietnam Tourism in Ho Chi Minh city for development of an office building for lease and the outstanding capital commitments on this contract as at 31 December 2009 amounted to approximately VND 120 billion.

The Company has entered into a number of contracts relating to the development of the Eden project in Ho Chi Minh city and the outstanding commitment on these contracts amounted to approximately VND 692 billion as at 31 December 2009.

PFV Investment and Trading JSC, a subsidiary, has entered into a number of contracts relating to the development of the Vincom Park Place and the outstanding commitment on these contracts amounted to approximately VND 92 billion as at 31 December 2009.

Hanoi Southern City Development JSC, a subsidiary, has entered into a number of contracts relating to the development of the ECO CITY project at No. 460, Minh Khai street, Hai Ba Trung district, Hanoi and at No. 25, Lane 13, Linh Nam street, Hoang Mai district, Hanoi. The outstanding commitment on these contracts amounted to approximately VND 101 billion as at 31 December 2009.

Royal City Real Estate Development & Investment JSC, a subsidiary, has entered into a number of contracts relating to the development of the ROYAL CITY project at 74 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi. The outstanding commitment on these contracts amounted to approximately VND 104 billion as at 31 December 2009.

Other commitments

Commitments under Business Co-operation Contract

In accordance with Business Co-operation Contract dated 5 September 2009 between Vincom JSC and Hanoi Electric Company ("Hanel"), the Company agreed to provide an interest free loan of VND 660 billion to Hanel within the first 5 years since the date Hanel completes each stage of capital contribution to the joint stock company and Hanel will use this loan to contribute to the chartered capital of Sai Dong Urban Development & Investment JSC, a company which was newly established to develop a potential real estate project in Long Bien district, Hanoi. The Company also agreed to provide a loan of VND 200 billion in 9 months to Hanel with a fixed interest rate of 6% per annum as a business support to Hanel.

In accordance with Business Co-operation Contract dated 9 September 2009 between Vincom JSC and Viettronics Dong Da JSC ("VDD"), the Company agreed to compensate VND 30 billion for site clearance to VDD. The Company also agreed to advance VND 108 billion to VDD for contribution of chartered capital to Viettronics Land Co., Ltd, a company which was newly established to develop a real estate project at 54 Nguyen Chi Thanh street, Dong Da district, Hanoi. The total amount of VND 138 billion will be reimbursed by Viettronics Land Co., Ltd to the Company.

In accordance with agreement on compensation signed between Vincom JSC and Phong Phu Corporation ("Phong Phu") on 2 April 2009, the Company agreed to compensate VND 1,105 billion to Phong Phu for site clearance for the Eco city project. As at 31 December 2009, the committed amount under this agreement is VND 740 billion. The Company also agreed to provide a loan of VND 250 billion to Phong Phu, in which VND 200 billion was disbursed up to 31 December 2009.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

37. COMMITMENTS AND CONTINGENCIES (continued)

Other commitments (continued)

In accordance with agreement on compensation signed between Vincom JSC and Hanoi Textile Garment Company ("Hanosimex") on 2 April 2009, the Company agreed to compensate VND770 billion to Hanosimex for site clearance for the Eco city project. As at 31 December 2009, the committed amount under this agreement is VND 563.5 billion.

Commitment under Transfer Agreement with BIDV

On 31 July 2006, the Company had transferred certain parts of the land use right and the assets on the land of the Vincom City Towers to the Bank for Investment and Development of Vietnam ("BIDV"). In accordance with the Transfer Agreement, the Company has also committed to transfer the ownership of the following investment properties to BIDV on 20 July 2052:

- (i) the ownership of half of the commercial center (from 1st floor to 6th floor of Vincom City Towers (the "Towers"), except for the reception and elevator waiting area of 160 square meters on the 1st floor); and
- (ii) the ownership of 31.156% of the basement 1 and basement 2 of the Towers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

38. MINORITY INTERESTS

	PFV	VSC	Hung Viet	Royal City	Hai Phong Land	Sai Dong Land
	VND	VND	VND	VND	VND	VND
Previous year						
Beginning balance	306,732,233	89,703,404,027	422,136,489	-	-	-
Share of contributed legal capital	33,289,000,000	-	-	-	-	-
Share of post-acquisition profit/(loss)	948,106,554	321,581,948	(422,136,489)	-	-	-
	34,543,838,787	90,024,985,975	-	-	-	-
Current year						
Beginning balance	34,543,838,787	90,024,985,975	-	-	-	-
Capital contribution by non controlling interest	-	-	-	647,320,000,000	-	-
Acquisition of non controlling interest	-	(16,189,939,230)	-	-	-	-
Non controlling interest arising on business combination	-	-	-	-	28,752,096,668	-
Disposal of equity interest to non controlling interest	122,369,089,876	-	-	-	-	-
Non controlling interest's share in Phong Land	(62,725,287,697)	-	-	-	-	-
Non controlling interest's share in Hanoi South	3,259,817,628	-	-	10,236,770,010	-	-
Share of post-acquisition profit/(loss)	249,566,319,880	11,170,531,707	-	(23,339,966,601)	(511,480,538)	224,884
Non controlling interest's share in land development right/land rental right	1,889,839,057	-	-	5,934,641,135	10,038,818,225	-
Dividend declared	(237,987,000,000)	-	-	-	-	-
	110,916,617,531	85,005,578,452	-	640,151,444,544	38,279,434,355	224,884

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

38. MINORITY INTERESTS (continued)

	Vietronics Land	Tay Tang Long	LIG	HSC	Total
	VND	VND	VND	VND	VND
Previous year					
Beginning balance	-	-	-	-	90,432,272,749
Share of contributed legal capital	-	-	-	-	33,289,000,000
Share of post-acquisition profit/(loss)	-	-	-	-	847,552,013
	-	-	-	-	124,568,824,762
Current year					
Beginning balance	-	-	-	-	124,568,824,762
Capital contribution by non controlling interest	-	-	-	-	647,320,000,000
Acquisition of non controlling interest	-	-	-	-	(16,189,939,230)
Non controlling interest arising on business combination	-	-	571,200,000,000	190,215,943,070	790,168,039,738
Disposal of equity interest to non controlling interest	-	-	-	-	122,369,089,876
Non controlling interest's share in Hai Phong Land	-	-	-	-	(62,725,287,697)
Non controlling interest's share in Hanoi South	-	-	(153,506,081,909)	-	(140,009,494,271)
Share of post-acquisition profit/(loss)	(3,366,960)	4,484,737	(35,297,885,711)	1,506,129,602	203,094,991,000
Non controlling interest's share in land development right/land rental right	-	-	10,043,693,309	110,275,346,524	138,182,338,250
Dividend declared	-	-	-	-	(237,987,000,000)
	(3,366,960)	4,484,737	392,439,725,689	301,997,419,196	1,568,791,562,428

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2009

39. CORRESPONDING FIGURES

Certain corresponding figures have been reclassified to conform to current year's financial statement presentation.

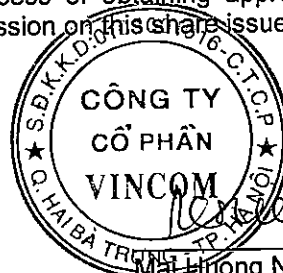
40. EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

On 18 January 2010, the State Securities Commission has approved for the Company to use its treasury shares as capital contribution to one of its subsidiaries, i.e. Royal City. Subsequently, on 27 January 2010, the Company has contributed 4,520,000 shares, valued at VND415,840,000,000, as capital contribution to this subsidiary.

In accordance with the Resolution of the Board of Management on 26 January 2010, the Board has approved on a plan to issue new ordinary shares to the existing shareholders. The total number of new ordinary shares to be issued is 160,372,762 in which 120,000,000 new shares will be bonus issue at the rate of 601 new shares for every 1,000 existing shares at an exercise price of VND10,000 per share and 40,372,762 new shares will be right issue at the rate of 202 new shares for every 1,000 existing shares at an exercise price of VND10,000. The Company is in the process of obtaining approval from the general shareholders and the State Securities Commission on this share issue plan.



Nguyen Thi Thu Hien
Chief Accountant



Mai Hương Noi
General Director

10 March 2010