



Vincom Joint Stock Company

Report of the Board of Management and
Audited Consolidated Financial Statements

31 December 2010

Vincom Joint Stock Company

CONTENTS

	<i>Pages</i>
REPORT OF THE BOARD OF MANAGEMENT	1 - 6
AUDITED CONSOLIDATED FINANCIAL STATEMENTS	
Independent auditors' report	7
Consolidated balance sheet	8 - 9
Consolidated income statement	10 - 11
Consolidated cash flow statement	12 - 13
Notes to the consolidated financial statements	14 - 67



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 2010 and for the year then ended.

THE COMPANY

The Company is a joint stock company established in Vietnam in accordance with Business Licence No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002. The Company also received subsequent amended business licenses with the latest being the 25th amended business license dated 31 December 2010.

The Company's shares were officially listed on 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 72 Le Thanh Ton, Ben Nghe 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 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 2010, 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 L2 floor, Vincom Center, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam. As at 31 December 2010, the Company holds 75% voting rights in this subsidiary.

On 26 October 2010, the Company's management has approved a plan to dispose the entire investment in VSC.

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, Vietnam.

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 2010, the Company directly and indirectly 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 Business License No. 0103038194 dated 11 June 2009, and the 2nd Amended Investment Certificate No. 0103970225 dated 8 July 2010, with a registered chartered capital of VND3,200 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 2010, the Company holds 51.98% 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 2010, 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 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 2010, the Company holds 64% voting rights in this subsidiary.

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 License No. 0103022741 issued by Hanoi Department of Planning and Investment on 6 March 2008, with a registered chartered capital of VND 300 billion. In accordance with the 8th Amended Investment License dated 5 August 2010, Hanoi South increased its registered chartered capital to VND 2,000 billion. As at 31 December 2010, the Company holds 51.95% voting rights in this subsidiary.

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

THE COMPANY (continued)

Xavinco Land Joint Stock Company ("Xavinco")

Xavinco is a joint stock company established in accordance with Business License No. 0104644263 issued by Hanoi Department of Planning and Investment on 11 May 2010, with a registered chartered capital of VND 60 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 2010, the Company holds 57% voting rights in this subsidiary.

Ho Tay Real Estate Development and Investment Joint Stock Company ("Ho Tay")

Ho Tay is a joint stock company established in accordance with Business License No. 0104883913 issued by Hanoi Department of Planning and Investment on 25 August 2010, with a registered chartered capital of VND 50 billion. Its principal business activities are to trade real estate properties, construct buildings and railway, road, public projects and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2010, the Company holds 70% voting rights in this subsidiary.

RESULTS AND DIVIDENDS

	<i>Current year VND</i>	<i>Previous year VND</i>
Net profit attributable to the equity holders of the parent for the year	2,306,898,786,227	898,642,166,913
Dividends paid during the year	-	(54,595,630,500)
Stock dividends issued during the year	(1,199,747,240,000)	-
Undistributed earnings at the end of the year	2,309,813,212,524	1,203,661,666,297

SIGNIFICANT EVENTS

Changes in capital structure

In May and June 2010, the Company has completed the issuance of new ordinary shares to existing shareholders. The total number of new ordinary shares issued was 160,262,298, in which:

- ▶ 119,974,724 new shares were stock dividends distributed to existing shareholders at the rate of 601 new shares for every 1,000 existing shares; and
- ▶ 40,287,574 new shares were rights issued at the rate of 202 new shares for every 1,000 existing shares at an exercise price of VND 10,000/share.

This new share offer was approved by the general shareholders under Resolution No. 01/2010/NQ-DHDCD-Vincom JSC dated 12 March 2010, and is also approved by the Chairman of the State Securities Commission pursuant to Official Letter No. 549/UBCK-GCN dated 16 April 2010.

During the year 2010, various holders of the Company's USD convertible bonds that was issued in 15 December 2009 have exercised their option to convert the bonds into ordinary shares of the Company. A total of USD 40.7 million bonds have been converted into 12,735,701 ordinary shares of the Company as at 31 December 2010.

On 29 December 2010, the Company's general shareholders approved the initial public offering plan to issue and list new ordinary shares of the Company on the Singapore Stock Exchange. The maximum number of ordinary shares to be issued from this public offering is 93 million.

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

THE COMPANY (continued)

Real estate operations

During the year, the Company has completed the construction of the Vincom Center project, which is a mixed use property located at Le Thanh Tong – Dong Khoi intersection, District 1, Ho Chi Minh City. The retail area of this property was put into commercial operations in April 2010 and certain areas of the office and the residential apartment were also handed over to tenants in the last quarter of 2010.

Royal City, a subsidiary, has also started the construction of the Royal City project, which is a mixed use property located at Nguyen Trai Street, Thanh Xuan district, Hanoi.

The joint venture between the Company and Vietnam Tourism in Ho Chi Minh City JSC has also completed the development of the office building located at Nguyen Cong Tru Street, Ho Chi Minh City. The sale of this office building was also completed in the last quarter of 2010.

Restructure of the Group's non-core businesses

On 20 December 2010, the shareholders of five entities namely: Ecology Investment and Development JSC ("Sinh Thai"), Thien An Investment Trading and Development JSC ("Thien An"), Lucky Investment Group JSC ("LIG"), Ngoc Viet Real Estate JSC ("Ngoc Viet"), and Investment General Services JSC ("IGS"), have completed the merger of these five entities. The merger was carried out to reduce management burden since these five entities are not operating in the Group's core businesses.

According to the merger agreement, all shareholders of four entities (Ngoc Viet, LIG, IGS, Thien An) agreed to swap their shares in these four entities for new shares in Sinh Thai. In return, Sinh Thai has issued new shares to the shareholders of these four entities in exchange for 100% ownership interests over these four entities. The swap rate determined by the shareholders is 1:1. All four entities were dissolved and their assets and liabilities were merged to Sinh Thai on the merger date, 20 December 2010.

Prior to the merger, the Group was the controlling shareholder in Ngoc Viet and Thien An and it also held significant influence in LIG and Sinh Thai. After the merger, the Group lost control in Ngoc Viet and Thien An, and also lost significant influence in LIG. In return, the Group increased its ownership interest in Sinh Thai to 44.98%.

Planned divestment of the Group's non-core businesses

On 26 October 2010, the Company's management has approved a plan to dispose the entire investment in VSC, which is the securities brokerage subsidiary. The sale has not been completed as at the date of these consolidated financial statements.

THE BOARD OF MANAGEMENT

The members of the Company's 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

Vincom Joint Stock Company

REPORT OF THE BOARD OF MANAGEMENT (continued)

EVENTS SINCE THE CONSOLIDATED BALANCE SHEET DATE

Under the terms of the USD 100,000,000 convertible bonds issued on 15 December 2009, the bondholders have the option to convert the bonds into the Company's ordinary shares at any time on or after 30 April 2010 up to the close of business on the tenth day prior to 15 December 2014.

For the period from 1 January 2011 to 29 January 2011, the bondholders have converted USD 28,000,000 bonds into 8,761,662 ordinary shares of the Company at the exercise price of VND60,000 per share.

There have been no other significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.

AUDITORS

The auditors, Ernst & Young, have expressed their willingness to accept re-appointment.

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 Company and its subsidiaries 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.

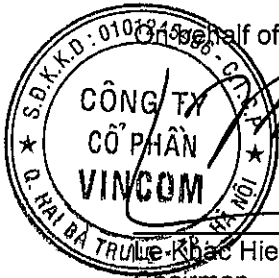
Vincom Joint Stock Company

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 2010 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: 




Trần Khắc Hiệp
Chairman

Hanoi, Vietnam

29 January 2011

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 2010, the consolidated income statement, the consolidated cash flow statement for the year then ended and the notes thereto as set out on pages 8 to 67 ("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 2010, 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

TPM

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

Hanoi, Vietnam

29 January 2011



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

Vincom Joint Stock Company

B01-DN/HN

CONSOLIDATED BALANCE SHEET as at 31 December 2010

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		13,326,421,549,479	8,414,654,307,202
110	I. Cash and cash equivalents	6	1,515,008,976,492	1,426,939,327,932
111	1. Cash		821,683,976,492	436,412,687,932
112	2. Cash equivalents		693,325,000,000	990,526,640,000
120	II. Short-term investments	15.1	3,818,932,304,721	4,898,009,760,588
121	1. Short-term investments		3,829,174,790,221	4,927,285,308,435
129	2. Provision for short-term investments		(10,242,485,500)	(29,275,547,847)
130	III. Current receivables		5,663,564,994,753	1,007,793,360,822
131	1. Trade receivables		2,605,627,558,066	342,443,869,667
132	2. Advances to suppliers		1,638,208,034,996	355,463,866,881
133	3. Receivables from related parties	32	1,057,520,388,255	268,726,877,933
135	4. Other receivables	7	375,163,105,605	41,158,746,341
139	5. Provision for doubtful debts		(12,954,092,169)	-
140	IV. Inventories	8	2,264,169,759,164	900,649,688,200
141	1. Inventories		2,264,169,759,164	901,052,934,282
149	2. Provision for obsolete inventories		-	(403,246,082)
150	V. Other current assets		64,745,514,349	181,262,169,660
151	1. Short-term prepaid expenses		19,623,595,664	1,872,542,207
152	2. Value added tax deductibles		42,648,048,678	28,062,979,422
158	3. Tax and other receivables from the State		-	103,249,162
159	4. Other current assets	9	2,473,870,007	151,223,398,869
200	B. NON-CURRENT ASSETS		12,820,427,697,940	5,898,710,749,605
220	I. Fixed assets		4,714,385,852,467	3,558,188,149,359
221	1. Tangible fixed assets	10	163,686,218,038	39,113,547,936
222	Cost		192,230,352,378	55,826,692,051
223	Accumulated depreciation		(28,544,134,340)	(16,713,144,115)
227	2. Intangible fixed assets	11	179,542,613,642	529,638,145,423
228	Cost		196,744,083,572	535,913,156,783
229	Accumulated amortisation		(17,201,469,930)	(6,275,011,360)
230	3. Construction in progress	12	4,371,157,020,787	2,989,436,456,000
240	II. Investment properties	14	3,646,743,623,933	530,434,148,042
241	1. Cost		3,763,420,137,800	600,013,839,112
242	2. Accumulated depreciation		(116,676,513,867)	(69,579,691,070)
250	III. Long-term investments	15.2	3,855,099,377,861	1,446,724,383,433
252	1. Investments in associates, jointly controlled entities		3,295,920,940,246	856,932,527,070
258	2. Other long-term investments		560,540,964,826	694,831,856,363
259	3. Provision for long-term investments		(1,362,527,211)	(105,040,000,000)
260	IV. Other long-term assets		361,322,428,998	275,639,250,823
261	1. Long-term prepaid expenses	16	345,089,220,601	267,620,149,634
262	2. Deferred tax assets	31.2	14,586,915,040	7,303,813,125
268	3. Other long-term assets		1,646,293,357	715,288,064
269	V. Goodwill	17	242,876,414,681	87,724,817,948
270	TOTAL ASSETS		26,146,849,247,419	14,313,365,056,807

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2010

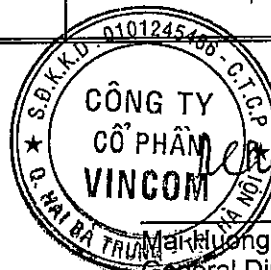
Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	A. LIABILITIES		16,593,209,101,230	10,677,630,442,971
310	i. Current liabilities		5,250,152,133,873	1,466,893,142,812
312	1. Short-term loans	18	294,320,590,034	242,288,185,273
313	2. Trade payables		112,761,461,723	146,078,448,800
313	3. Advances from customers		928,881,875,811	1,087,683,691
314	4. Statutory obligations	19	1,006,650,631,435	346,648,705,412
315	5. Payables to employees		12,547,094,121	1,918,363,142
316	6. Accrued expenses	20	534,532,161,924	312,980,883,203
317	7. Payables to related parties	32	13,036,801,679	324,552,911,770
319	8. Other payables	21	2,347,421,517,146	91,337,961,521
330	ii. Non-current liabilities		11,343,056,967,357	9,210,737,300,159
333	1. Other long-term liabilities	22	132,880,063,891	57,941,446,017
334	2. Long-term loans	23	11,190,346,230,241	9,014,391,841,949
335	3. Deferred tax liabilities	31.2	17,618,148,945	136,640,382,500
336	4. Provision for severance allowance		2,212,524,280	1,763,629,693
400	B. OWNERS' EQUITY		6,842,651,283,995	2,066,943,051,408
410	i. Capital	24.1	6,842,651,283,995	2,066,943,051,408
411	1. Contributed chartered capital	24.1	3,726,252,370,000	1,996,272,380,000
412	2. Share premium	24.1	1,522,259,442,223	773,354,590,000
414	3. Treasury shares	24.3	(720,199,415,988)	(1,898,164,733,713)
416	4. Foreign exchange differences	24.1	-	(11,706,526,412)
417	5. Supplementary capital reserve fund	24.1	1,762,837,618	1,762,837,618
418	6. Financial reserve fund	24.1	2,762,837,618	1,762,837,618
420	7. Undistributed earnings	24.1	2,309,813,212,524	1,203,661,666,297
439	C. MINORITY INTEREST	35	2,710,988,862,194	1,568,791,562,428
440	TOTAL LIABILITIES AND OWNERS' EQUITY		26,146,849,247,419	14,313,365,056,807

OFF BALANCE SHEET ITEMS

ITEMS	Ending balance	Beginning balance
Foreign currencies - US\$	183,147	49,434,086
- EUR	4,861	415,155

Nguyen Thi Thu Hien
Chief Accountant



Mark Luong Noi
General Director

29 January 2011

Vincom Joint Stock Company

B02-DN/HN

CONSOLIDATED INCOME STATEMENT for the year ended 31 December 2010

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	25.1	3,872,979,781,266	1,974,446,241,603
02	2. Deductions	25.1	-	-
10	3. Net revenue from sale of goods and rendering of services	25.1	3,872,979,781,266	1,974,446,241,603
11	4. Cost of goods sold and services rendered	27	(927,026,108,077)	(537,310,953,326)
20	5. Gross profit from sale of goods and rendering of services		2,945,953,673,189	1,437,135,288,277
21	6. Income from financial activities	25.2	1,280,461,859,797	432,861,235,107
22	7. Expenses from financial activities	28	(987,456,894,447)	(378,120,364,345)
23	- In which: Interest expenses		(511,476,475,135)	(244,415,376,742)
24	8. Selling expenses		(29,435,956,071)	(12,326,530,155)
25	9. General and administrative expenses		(239,695,200,820)	(109,705,812,478)
30	10. Operating profit		2,969,827,481,648	1,369,843,816,406
31	11. Other income	29	179,241,332,230	5,955,612,257
32	12. Other expenses	29	(71,549,951,611)	(3,654,287,015)
40	13. Other profit		107,691,380,619	2,301,325,242
50	14. Share in profits of associates	26	65,535,940,673	12,057,080,243
60	15. Net profit before tax		3,143,054,802,940	1,384,202,221,891
70	16. Current corporate income tax expense	31.1	(700,704,758,533)	(289,768,877,103)
71	17. Deferred income tax (credit)/expense	31.2	(10,335,047,030)	7,303,813,125
80	18. Net profit after tax		2,432,014,997,377	1,101,737,157,913
	<i>Attributable to:</i>			
	18.1. Minority interests	35	125,116,211,150	203,094,991,000
	18.2. Equity holders of the parent	24.1	2,306,898,786,227	898,642,166,913

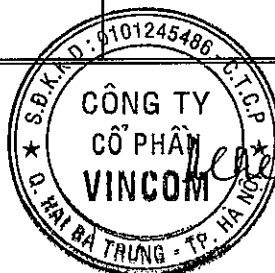
CONSOLIDATED INCOME STATEMENT (continued)
for the year ended 31 December.2010

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	19. Earnings per share	33		
	- Basic		6,837	2,802
	- Diluted		6,340	2,802



Nguyen Thi Thu Hien
Chief Accountant



Mai Huong Noi
General Director

29 January 2011

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2010

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net profit before tax		3,143,054,802,940	1,384,202,221,891
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	10,11,14	71,137,087,665	28,467,057,299
03	Provision for decline in value of investments		(19,214,422,240)	118,595,508,178
04	Unrealised foreign exchange losses	28	91,402,905,358	1,447,428,428
05	(Gain)/loss on disposal of assets	29	(2,012,984,795)	813,158,683
05	Gain from disposal of equity investments in other entities		(218,505,422,620)	(161,085,047,626)
05	Gain on Sinh Thai merger		(84,327,237,669)	-
05	Share of profit of associates	26	(65,535,940,673)	(12,057,080,243)
05	Interest and dividend income	25.2	(537,518,890,418)	(228,124,864,785)
06	Interest expenses	28	511,476,475,135	244,415,376,742
	Goodwill amortization	17	11,448,028,487	11,744,761,632
08	Operating income before changes in working capital		2,901,404,401,170	1,388,418,520,199
09	Increase in receivables		(4,407,501,951,813)	(350,876,124,106)
10	(Increase)/ decrease in inventories		(144,873,321,759)	10,373,602,642
11	Increase / (decrease) in payables		3,261,838,944,290	(39,640,489,000)
12	Increase in prepaid expenses		(261,819,749,646)	(142,451,244,381)
13	Interest paid		(1,048,074,859,461)	(554,170,665,973)
14	Corporate income tax paid	31.1	(312,592,412,186)	(49,895,785,316)
16	Other cash outflow from operating activities		(27,733,342,232)	(890,149,446)
20	Net cash flows (used in)/from operating activities		(39,352,291,637)	260,867,664,619
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(4,667,000,360,776)	(1,648,037,880,903)
22	Proceeds from disposals of assets		66,348,737,887	1,727,089,650
23	Loans provided to related parties		(499,000,000,000)	(1,996,294,163,002)
24	Collection of loans provided to related parties		1,580,792,152,829	981,891,541,000
25	Payments for equity investments in other entities		(2,460,222,718,617)	(1,049,269,750,114)
26	Acquisition of subsidiary, net of cash acquired		-	(111,592,399,851)
27	Proceeds from disposals of equity investments in other entities		441,282,332,777	556,500,000,000
	Proceeds from disposals of equity investments in subsidiary		420,500,000,000	-
	Short-term deposits		(1,600,000,000,000)	(1,050,000,000,000)
	Redemption of short-term deposits		1,250,000,000,000	-
	Acquisition of other assets		(361,300,000,000)	(1,359,547,480,406)
	Acquisition of additional shares in subsidiary		(207,000,000,000)	-
28	Interest and dividend received		469,012,014,215	116,618,634,891
30	Net cash flows used in investing activities		(5,566,587,841,685)	(5,558,004,408,735)

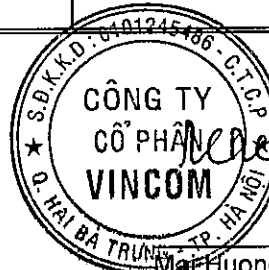
CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2010

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issuance of ordinary shares		377,217,910,000	796,440,820,000
32	Capital contribution from minority interest		722,028,823,556	471,600,000,000
33	Payments for acquisition of treasury shares		(25,657,830,000)	(10,695,069,390)
	Proceeds from sale of treasury shares		1,578,713,500,000	-
34	Proceeds from bond issuance and borrowings		3,418,205,875,559	5,874,189,793,788
35	Loan repayment		(376,498,497,233)	(379,711,814,727)
37	Dividends paid		-	(54,595,630,500)
40	Net cash flows from financing activities		5,694,009,781,882	6,697,228,099,171
50	Net increase in cash and cash equivalents		88,069,648,560	1,400,091,355,055
60	Cash and cash equivalents at the beginning of the year		1,426,939,327,932	26,847,972,877
70	Cash and cash equivalents at the end of the year	6	1,515,008,976,492	1,426,939,327,932



Nguyen Thi Thu Hien
Chief Accountant



Maí Huong Noi
General Director

29 January 2011

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at and for the year ended 31 December 2010

1. CORPORATE INFORMATION

Vincom Joint Stock Company ("the Company") is a joint stock company established in Vietnam in accordance with Business Licence No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002. The Company also received subsequent amended business licenses with the latest being the 25th amended business license, dated 31 December 2010.

The Company's shares were officially listed on 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 72 Le Thanh Ton, Ben Nghe 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 Khắc 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 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 2010, the Company holds 74.41% voting rights in this subsidiary.

Vincom Securities Joint Stock Company ("VSC")

VSC 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 L2 floor, Vincom Center, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam. As at 31 December 2010, the Company holds 75% voting rights in this subsidiary. On 26 October 2010, the Company's management has approved a plan to dispose the entire investment in VSC.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**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, Vietnam.

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 2010, the Company directly and indirectly 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. 0103038194 dated 11 June 2009, and the 2nd Amended Investment Certificate No. 0103970225 dated 8 July 2010, with a registered chartered capital of VND3,200 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 2010, the Company holds 51.98% 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 2010, 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 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 2010, the Company holds 64% voting rights in this subsidiary.

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 Department of Planning and Investment on 6 March 2008, with a registered chartered capital of VND 300 billion. In accordance with the 8th Amended Investment Licence dated 5 August 2010, Hanoi South increased its registered chartered capital to VND 2,000 billion. As at 31 December 2010, the Company directly and indirectly holds 51.95% voting rights in this subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**1. CORPORATE INFORMATION** (continued)*Xavinco Land Joint Stock Company ("Xavinco")*

Xavinco is a joint stock company established in accordance with Business License No. 0104644263 issued by Hanoi Department of Planning and Investment on 11 May 2010, with a registered chartered capital of VND 60 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 2010, the Company holds 57% voting rights in this subsidiary.

Ho Tay Real Estate Development and Investment Joint Stock Company ("Ho Tay")

Ho Tay is a joint stock company established in accordance with Business License No. 0104883913 issued by Hanoi Department of Planning and Investment on 25 August 2010, with a registered chartered capital of VND 50 billion. Its principal business activities are to trade real estate properties, construct buildings and railway, road, public projects and provide hospitality, entertainment, sauna, massage and advertising services. As at 31 December 2010, the Company holds 70% voting rights in this subsidiary.

As at 31 December 2010, the Company also has investments in associates as presented in Note 15.2.

Significant events*Changes in capital structure*

In May and June 2010, the Company has completed the issuance of new ordinary shares to existing shareholders. The total number of new ordinary shares issued was 160,262,298, in which:

- ▶ 119,974,724 new shares were stock dividends distributed to existing shareholders at the rate of 601 new shares for every 1,000 existing shares; and
- ▶ 40,287,574 new shares were rights issued at the rate of 202 new shares for every 1,000 existing shares at an exercise price of VND 10,000/share.

This new share offer was approved by the general shareholders under Resolution No. 01/2010/NQ-DHDCD-Vincom JSC dated 12 March 2010, and is also approved by the Chairman of the State Securities Commission pursuant to Official Letter No. 549/UBCK-GCN dated 16 April 2010.

During the year 2010, various holders of the Company's USD convertible bonds that was issued in 15 December 2009 have exercised their option to convert the bonds into ordinary shares of the Company. A total of USD 40.7 million bonds have been converted into 12,735,701 ordinary shares of the Company as at 31 December 2010.

On 29 December 2010, the Company's general shareholders approved the initial public offering plan to issue and list new ordinary shares of the Company on the Singapore Stock Exchange. The maximum number of ordinary shares to be issued from this public offering is 93 million.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

1. CORPORATE INFORMATION (continued)

Real estate operations

During the year, the Company has completed the construction of the Vincom Center project, which is a mixed use property located at Le Thanh Tong – Dong Khoi intersection, District 1, Ho Chi Minh City. The retail area of this property was put into commercial operations in April 2010 and certain areas of the office and the residential apartment were also handed over to the tenants in the last quarter of 2010.

Royal City, a subsidiary, has also started the construction of the Royal City project, which is a mixed use property located at Nguyen Trai Street, Thanh Xuan district, Hanoi.

The joint venture between the Company and Vietnam Tourism in Ho Chi Minh City JSC has also completed the development of the office building located at Nguyen Cong Tru Street, Ho Chi Minh City. The sale of this office building was also completed in the last quarter of 2010.

Restructure of the Group's non-core businesses

On 20 December 2010, the shareholders of five entities namely: Ecology Investment and Development JSC ("Sinh Thai"), Thien An Investment Trading and Development JSC ("Thien An"), Lucky Investment Group JSC ("LIG"), Ngoc Viet Real Estate JSC ("Ngoc Viet"), and Investment General Services JSC ("IGS"), have completed the merger of these five entities. The merger was carried out to reduce management burden since these five entities are not operating in the Group's core businesses.

According to the merger agreement, all shareholders of four entities (Ngoc Viet, LIG, IGS, Thien An) agreed to swap their shares in these four entities for new shares in Sinh Thai. In return, Sinh Thai has issued new shares to the shareholders of these four entities in exchange for 100% ownership interests over these four entities. The swap rate determined by the shareholders is 1:1. All four entities were dissolved and their assets and liabilities were merged to Sinh Thai on the merger date, 20 December 2010.

Prior to the merger, the Group was the controlling shareholders in Ngoc Viet and Thien An and it also held significant influence in LIG and Sinh Thai. After the merger, the Group lost control in Ngoc Viet and Thien An, and also lost significant influence in LIG. In return, the Group increased its ownership interest in Sinh Thai to 44.98%.

Planned divestment of the Group's non-core businesses

On 26 October 2010, the Company's management has approved a plan to dispose the entire investment in VSC, which is the securities brokerage subsidiary. The sale has not been completed as at the date of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

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 2010

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 2010.

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 2009 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 2010, the Group has changed its accounting policy with respect to treatment of foreign exchange difference following the guidance set out under VAS 10, Effects of Changes in Foreign Exchange Rates ("VAS 10"), rather than following the guidance under Circular 201/2009/TT-BTC issued on 15 October 2009 by the Ministry of Finance ("Circular 201") as adopted in previous year.

The differences between VAS 10 and Circular 201 are as follows:

<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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

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 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 has decided not to retrospectively apply this change in accounting policy for the previous year's financial statements since the impact of a retrospective application is not significant. The balance of foreign exchange difference of VND 11,706,526,412 that was reported in Owners' equity as at 31 December 2009 under the requirement of Circular 201 was charged in full to the consolidated income statement for the year ended 31 December 2010.

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 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

Cost includes:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction;
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and less costs to completion and the estimated costs of sale.

The cost of inventory recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the inventory property sold.

Other 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

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 rights	20 years
Computer software	3 years

No amortisation is charged on 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
Machinery and equipment	9 - 10 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Investment properties* (continued)

Land use rights presented as investment properties include definite land use rights granted to the Group for the development of its investment properties. Such definite land use rights are amortised over the use term.

Land use rights presented as investment properties also include indefinite land use rights granted to the Group for the development of its investment properties. Such indefinite land use rights are not amortised.

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.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Business combinations and goodwill (continued)

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.

Property acquisitions and business combinations

The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property. More specifically, consideration is made of the extent to which significant processes are acquired and, in particular, the extent of ancillary services provided by the subsidiary (e.g., maintenance, cleaning, security, bookkeeping, hotel services, etc.). The significance of any process is judged with reference to the guidance in VAS 5 about ancillary services.

When the acquisition of subsidiaries does not represent a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

Changes in ownership interest in subsidiaries without loss of control

When the Company acquires a minority interest in an existing subsidiary, the difference between the consideration paid and the carrying value of net assets acquired is presented as goodwill in the consolidated balance sheet.

Where there is a partial disposal of ownership interest in an existing subsidiary without loss of control, a gain or loss is recognised in the consolidated income statement at the difference of the consideration received and the carrying value of net assets disposed.

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 2010

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*

As disclosed in Note 3.1.1, the Group has changed its accounting policy with respect to treatment of foreign exchange difference following the guidance set out under VAS 10, Effects of Changes in Foreign Exchange Rates ("VAS 10"), rather than following the guidance under Circular 201/2009/TT-BTC issued on 15 October 2009 by the Ministry of Finance ("Circular 201") as adopted in previous year.

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 consolidated balance sheet date. All realised and unrealised foreign exchange differences are taken to the consolidated income statement.

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 inventory property

Revenue from sale of inventory property 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 2010

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 2010

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 operations: include the operations of investment properties held to earn rental income and the development of inventory properties for sale;
- ▶ 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 2010</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	3,843,508,683,856	29,471,097,410	-	3,872,979,781,266
Inter-segment	<u>15,896,032,642</u>	-	<u>(15,896,032,642)</u>	
Total revenue	<u>3,859,404,716,498</u>	<u>29,471,097,410</u>	<u>(15,896,032,642)¹</u>	<u>3,872,979,781,266</u>
Results				
Depreciation and amortization	67,088,259,443	4,048,828,223	-	71,137,087,666
Share of profit of an associate	<u>286,822,346</u>	<u>65,249,118,327</u>	-	<u>65,535,940,673</u>
Segment profit before tax	<u>2,642,597,463,644</u>	<u>207,452,373,947</u>	<u>293,004,965,349²</u>	<u>3,143,054,802,940</u>
Assets				
Investment in associates and joint venture	503,212,116,695	2,792,708,823,551	-	3,295,920,940,246
Capital expenditure	4,342,361,450,593	221,654,100	-	4,342,583,104,693
Operating assets	<u>18,098,862,758,938</u>	<u>3,059,701,772,911</u>	<u>4,988,284,715,570³</u>	<u>26,146,849,247,419</u>
Operating liabilities	<u>4,013,757,549,686</u>	<u>10,869,405,858</u>	<u>12,568,582,145,686⁴</u>	<u>16,593,209,101,230</u>

1. Inter-segment revenues are eliminated on consolidation.
2. Profit for each operating segment does not include finance income (VND1,280,461,859,797) and finance costs (VND987,456,894,447).
3. Segment assets do not include goodwill (VND242,876,414,681), deferred tax assets (VND14,586,915,040), short-term investments (VND3,817,746,809,398), loans and interest receivable from related parties (VND622,361,833,684), other receivables (VND278,312,742,766) and other long-term investments (VND12,400,000,000) as these assets are managed on a group basis.
4. Segment liabilities do not include long-term borrowings (VND11,190,346,230,241), statutory obligations (VND695,553,737,318), short-term loans (VND294,320,590,034), other liabilities (VND370,743,439,148), and deferred tax liabilities (VND17,618,148,945) 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 2010

4. SEGMENT INFORMATION (continued)

Year ended 31 December 2009	Real estate operations VND	Financial services and other activities VND	Adjustments and eliminations VND	Total VND
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	1,950,787,364,516	32,448,811,948	(8,789,934,861)¹	1,974,446,241,603
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	1,335,836,031,637	(6,374,680,508)	54,740,870,762²	1,384,202,221,891
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	8,284,258,829,093	398,045,058,004	5,631,061,169,710³	14,313,365,056,807
Operating liabilities	677,426,017,345	12,153,205,374	9,988,051,220,252⁴	10,677,630,442,971

- Inter-segment revenues are eliminated on consolidation.
- Profit for each operating segment does not include finance income (VND422,272,938,364) and finance costs (VND367,532,067,602).
- 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.
- 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.

5. BUSINESS COMBINATION

Acquisition of Thien An JSC

The Group, through Royal City, a subsidiary, acquired 50% voting shares in Thien An on 18 January 2010. Subsequently, the Group acquired an additional 0.8% voting shares in Thien An on 15 March 2010.

Management has assessed that the acquisition of Thien An is an 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 relative fair value of the acquired assets on acquisition date. A minority interest is also recognized at their proportion of the interest in the assets acquired.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

5. BUSINESS COMBINATION (continued)

Partial disposal of Lucky Investment Group ("LIG")

On 8 June 2010, the Group, through PFV, a subsidiary, disposed 25% voting shares in LIG and reduced the Group's voting shares in LIG from 66% to 41%. The Group therefore lost control in LIG on that date. A gain of VND21,277,727,728 was recognised in the consolidated income statement on the disposal date.

On 23 November 2010, the Group, through Royal City, disposed an additional 18% voting shares in LIG and reduced the Group's voting shares in LIG to 23%. A gain of VND78,084,393,429 was recognised in the consolidated income statement on the disposal date.

Acquisition of additional interest in Ngoc Viet JSC

On 4 June 2010, the Group, through Hai Phong Land, a subsidiary, acquired 10% equity interest in Ngoc Viet and increase the Group's shares in this associate from 35.8% to 45.8%. On 14 September 2010, the Group acquired 34.2% shares in Ngoc Viet to increase the Group's shares in Ngoc Viet to 80%.

Management has assessed that the acquisition of Ngoc Viet is an 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 relative fair value of the acquired assets on acquisition date. A minority interest is also recognized at their proportion of the interest in the assets acquired.

Merger of Sinh Thai, Thien An, LIG, Ngoc Viet and IGS

On 20 December 2010, the shareholders of five entities, including Sinh Thai, Thien An, LIG, Ngoc Viet and IGS, have completed the merger of these five entities. The merger was carried out to reduce management burden since these five entities are not operating in the Group's core businesses.

According to the merger agreement, all shareholders of four entities (Ngoc Viet, LIG, IGS, Thien An) agreed to swap their shares in these four entities for new shares in Sinh Thai. In return, Sinh Thai has issued new shares to the shareholders of these four entities in exchange for 100% ownership interests over these four entities. The swap rate determined by the shareholders is 1:1. All four entities were dissolved and their assets and liabilities were merged to Sinh Thai on the merger date, 20 December 2010.

Prior to the merger, the Group was the controlling shareholders in Ngoc Viet and Thien An and it also holds significant influence in LIG and Sinh Thai. After the merger, the Group lost control in Ngoc Viet and Thien An, lost significant influence in LIG and in return, the Group increased its ownership interest in Sinh Thai to 44.98%.

Management has assessed that all five entities involved in the merger do not meet the definition of a business, but groups of assets and therefore, the merger is not a business combination, but an exchange of Group's interest in certain groups of assets for interest in another group of assets. A gain of VND84,327,237,669 was recognised in the consolidated income statement on the merger date as a result of this exchange transaction.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

5. **BUSINESS COMBINATION** (continued)

Changes in ownership interest in an existing subsidiary, Hanoi South

During 2010, the Group obtained a controlling interest in Hanoi South through its direct holding of 44.15% voting shares and indirect holding through other subsidiaries (LIG: 11.8% and Ngoc Viet: 33.2% voting shares). Following are changes in ownership interest in Hanoi South during the year 2010 due to the equity transactions involving LIG and Ngoc Viet:

- ▶ On 8 June 2010, the Group has disposed 25% voting shares in LIG and thereby, lost control in this entity, including the 11.8% voting shares in Hanoi South. The Group's ownership interest in Hanoi South dropped to 44.15%;
- ▶ On 14 September 2010, the Group obtained control in Ngoc Viet, and therefore, the 33.2% voting shares in Hanoi South owned by Ngoc Viet. The Group's ownership interest in Hanoi South increased to 77.35%;
- ▶ On 20 December 2010, following the Sinh Thai merger, the Group again lost control over the 33.2% voting shares in Hanoi South owned by Ngoc Viet. The Group's ownership interest in Hanoi South again dropped to 44.15%;
- ▶ On 28 December 2010, the Group directly acquired 7.8% voting shares in Hanoi South from a non-controlling shareholder to increase its ownership interest in Hanoi South to 51.95%.

Management has assessed that the Group has been retaining control in Hanoi South as a subsidiary throughout the year 2010, even when its ownership interest in Hanoi South dropped to 44.15%, since it has the power to appoint majority positions in the Board of Management of Hanoi South, as well as the General Director and the Chief Accountant.

A goodwill of VND166,599,625,220 and a loss of VND158,940,026,466 was recognized in the consolidated financial statements on these equity transactions involving Hanoi South.

6. **CASH AND CASH EQUIVALENTS**

	<i>Ending balance VND</i>	<i>Beginning balance VND</i>
Cash	821,683,976,492	436,412,687,932
Cash equivalents	693,325,000,000	990,526,640,000
	<u>1,515,008,976,492</u>	<u>1,426,939,327,932</u>

Cash equivalents include term deposit with term of 15 days to 1 month and bearing an interest rate from of 14% to 14.7% per annum for Vietnam dong (2009: 1.5% to 3.4% per annum for United States dollar and 6.8% to 9% per annum for Vietnam dong).

7. **OTHER RECEIVABLES**

	<i>Ending balance VND</i>	<i>Beginning balance VND</i>
Receivables from transfer of shares in subsidiaries, associates and other equity investments	83,000,000,000	-
Interest receivables	278,312,742,765	39,400,099,982
Other receivables	13,850,362,840	1,758,646,359
	<u>375,163,105,605</u>	<u>41,158,746,341</u>

Interest receivables are mainly derived from term deposits maintained 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

8. INVENTORIES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
<i>Inventory property</i>		
Completed inventory properties	209,754,922,968	-
Residential properties under construction	2,053,646,285,524	886,246,659,010
	<u>2,263,401,208,492</u>	<u>886,246,659,010</u>
<i>Other inventories</i>		
Other construction materials	72,954,047	703,864,750
Tools and supplies	695,596,625	231,557,798
Goods in transit	-	13,415,664,237
Steel for Eden Project	-	455,188,487
Provision for diminution in value of inventories	-	(403,246,082)
	<u>768,550,672</u>	<u>14,403,029,190</u>
	<u>2,264,169,759,164</u>	<u>900,649,688,200</u>

Completed inventory properties represent costs of residential apartment units at Vincom Center, which have been completed and ready for sale in 2010, costs of other apartments units acquired for re-sale, and costs of land use rights in An Vien Eco Tourist project (located in Vinh Nguyen and Vinh Truong wards, Nha Trang City, Khanh Hoa province) which are held for sale.

In accordance with the agreement dated 21 May 2009, Vincom JSC agreed to provide guarantee for the VND500 billion bonds issued by Ecology Investment and Development JSC ("Sinh Thai") for the development of Green City, which is a real estate project in Ho Chi Minh City. Subsequently, on 11 June 2009, the Company has pledged the land use rights in An Vien Eco Tourist project as guarantee for the bonds raised by Sinh Thai.

Residential properties under construction represent costs of residential apartment units and housing units at Royal City and Eco City projects, which are still under development at 31 December 2010.

9. OTHER CURRENT ASSETS

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Advances to employees	1,314,823,257	151,202,398,869
Other receivables	1,159,046,750	21,000,000
	<u>2,473,870,007</u>	<u>151,223,398,869</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

10. TANGIBLE FIXED ASSETS

	Buildings & structures	Machinery & equipment	Motor vehicles	Office equipment	Other	Total
	VND	VND	VND	VND	VND	VND
Cost:						
Beginning balance	8,130,363,636	9,443,208,206	11,540,064,162	25,087,495,463	1,625,560,584	55,826,692,051
Increases	83,039,958,970	45,771,668,031	4,740,508,670	9,426,325,123	60,894,600	143,039,355,394
<i>In which:</i>						
<i>Newly purchased</i>	-	45,771,668,031	4,175,964,545	9,426,325,123	60,894,600	59,434,852,299
<i>Newly constructed</i>	83,039,958,970	-	-	-	-	83,039,958,970
<i>Other additions</i>	-	-	564,544,125	-	-	564,544,125
Decreases	(5,494,000,000)	(145,545,356)	(23,718,182)	(972,431,529)	-	(6,635,695,067)
<i>In which:</i>						
<i>Sold, disposed</i>	(5,494,000,000)	(145,545,356)	(23,718,182)	(407,887,404)	-	(6,071,150,942)
<i>Other reduction</i>	-	-	-	(564,544,125)	-	(564,544,125)
Ending balance	85,676,322,606	55,069,330,881	16,256,854,650	33,541,389,057	1,686,455,184	192,230,352,378
Accumulated depreciation:						
Beginning balance	816,143,373	3,632,218,399	4,603,887,928	6,982,685,768	678,208,647	16,713,144,115
Additions	502,164,504	5,922,298,407	1,845,667,230	4,446,626,688	384,661,869	13,101,418,698
Decreases	(439,519,996)	(586,545,890)	(4,010,592)	(240,351,995)	-	(1,270,428,473)
<i>In which:</i>						
<i>Sold, disposed</i>	(439,519,996)	(586,545,890)	(4,010,592)	(240,351,995)	-	(1,270,428,473)
Ending balance	878,787,881	8,967,970,916	6,445,544,566	11,188,960,461	1,062,870,516	28,544,134,340
Net carrying amount:						
Beginning balance	7,314,220,263	5,810,989,807	6,936,176,234	18,104,809,695	947,351,937	39,113,547,936
Ending balance	84,797,534,725	46,101,359,965	9,811,310,084	22,352,428,596	623,584,668	163,686,218,038

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

11. INTANGIBLE FIXED ASSETS

Cost:	Computer software	Land use rights	Land rental right	Land development right	Total
	VND	VND	VND	VND	VND
Beginning balance	7,691,610,361	92,941,362,572	184,938,875,055	250,341,308,795	535,913,156,783
Additions	4,134,244,192	-	-	-	4,134,244,192
<i>In which:</i>					
<i>Newly purchased</i>	3,409,795,620	-	-	-	3,409,795,620
<i>Other additions</i>	724,448,572	-	-	-	724,448,572
Sold, disposed, reclassifications	(20,646,036)	(92,941,362,572)	-	(250,341,308,795)	(343,303,317,403)
Ending balance	11,805,208,517	-	184,938,875,055	-	196,744,083,572
Accumulated amortisation:					
Beginning balance	2,259,542,135	-	4,015,469,225	-	6,275,011,360
Additions	1,720,945,119	-	9,217,901,051	-	10,938,846,170
Decreases	(12,387,600)	-	-	-	(12,387,600)
Ending balance	3,968,099,654	-	13,233,370,276	-	17,201,469,930
Net carrying amount:					
Beginning balance	5,432,068,226	92,941,362,572	180,923,405,830	250,341,308,795	529,638,145,423
Ending balance	7,837,108,863	-	171,705,504,779	-	179,542,613,642

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

12. CONSTRUCTION IN PROGRESS

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>VND</i>	<i>VND</i>
Eden A	1,449,372,526,342	2,507,263,343,072
Eco City Project	447,282,464,580	232,125,115,633
Royal City Project	878,757,821,734	166,823,275,269
Sai Dong New Urban City Project	1,407,650,122,496	72,068,100,000
Vincom Hai Phong Project	10,159,485,630	8,329,917,901
Urban City Yen Phu - Ha Tay	1,420,144,690	1,420,144,690
Ho Tay Project	42,043,914,545	-
233B Nguyen Trai project (Xavinco)	103,104,833,409	-
Viettronics Project	30,250,000,000	-
Other	1,115,707,361	1,406,559,435
	<u>4,371,157,020,787</u>	<u>2,989,436,456,000</u>

Construction in progress comprises of capital expenditures, such as construction costs, land compensation and site clearance costs, capitalised borrowing costs, planning and design fee, construction overheads and other related costs, incurred in connection with the development of the Eden A, Eco City, Royal City, Sai Dong New Urban City, and other real estate projects.

13. CAPITALIZED BORROWING COSTS

During the year, the Group capitalized borrowing costs amounting to VND755,206,750,006 (2009: VND321,961,160,654). These costs relate to general borrowings to finance the construction of the Vincom Center, Eco City, Royal City, Sai Dong New Urban City, and other real estate projects. The rate used to determine the amount of borrowing costs eligible for capitalisation in 2010 was 13.42% (2009: 11.95%), which is the weighted average of the borrowings of the Group that are outstanding during the construction period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

14. 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	136,448,739,753	348,982,649,805	114,582,449,554	600,013,839,112
Additions	1,079,395,898,903	1,871,082,634,931	213,408,183,920	3,163,886,717,754
Decreases	-	-	480,419,066	480,419,066
Ending balance	<u>1,215,844,638,656</u>	<u>2,220,065,284,736</u>	<u>327,510,214,408</u>	<u>3,763,420,137,800</u>
Accumulated depreciation:				
Beginning balance	4,976,948,593	20,875,115,335	43,727,627,142	69,579,691,070
Additions	8,301,385,890	20,245,621,030	18,549,815,877	47,096,822,797
Decreases	-	-	-	-
Ending balance	<u>13,278,334,483</u>	<u>41,120,736,365</u>	<u>62,277,443,019</u>	<u>116,676,513,867</u>
Net carrying amount:				
Beginning 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>
Ending balance	<u>1,202,566,304,173</u>	<u>2,178,944,548,371</u>	<u>265,232,771,389</u>	<u>3,646,743,623,933</u>

Increase in investment properties represents the construction costs of the retail and office area of the Vincom Center building, which was completed and put into operations in 2010.

Market value as at 31 December 2010 of the Group's investment properties as determined by an independent valuer is as follows:

- ▶ Vincom City Tower building (office and retail area): USD112,600,000;
- ▶ Vincom Park Place building (retail area only): USD43,500,000;
- ▶ Vincom Center building (office and retail area): USD546,663,701.

As disclosed in Note 23, assets formed at the Vincom Center are used as security for the loans obtained from the Bank for Investment and Development of Vietnam.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

15. INVESTMENTS**15.1. Short-term investments**

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Loans to related parties	502,410,000,000	2,341,431,035,203
Other loans	1,404,009,943,518	1,239,782,272,136
Short-term deposits	1,600,000,000,000	1,050,000,000,000
Short-term investments in securities	<u>322,754,846,703</u>	<u>296,072,001,096</u>
Total short-term investment	3,829,174,790,221	4,927,285,308,435
Provision for short-term investments in securities	<u>(10,242,485,500)</u>	<u>(29,275,547,847)</u>
	<u>3,818,932,304,721</u>	<u>4,898,009,760,588</u>

Loans related parties include those provided to associates of the Company and an institutional shareholder of the subsidiary. Further details on these loans are disclosed in Note 32.

Loans to others comprise loans provided to Sun City Joint Stock Company, Cu Lao Cham Tourism and Trading JSC, Phong Phu Corporation and other individuals.

Loans to Sun City Joint Stock Company generate interest at rates ranging from 12.6% to 16% per annum and are secured by financial investments held by the borrower. Loans to Cu Lao Cham Tourism and Trading JSC generate interest at 12.6% per annum and are partially secured by investment held by the borrower. The loan to Phong Phu Corporation generates interest at 12.5% per annum and is unsecured.

Loans to others generate interest at rates ranging from 7% to 14.5% per annum and are secured by securities investments held by the borrowers.

Short-term deposits represent term deposits placed at Petro Vietnam Finance Corporation (VND 300 billion and VND 300 billion at interest rates of 11.5% and 10.9% per annum, respectively) and at EVN Finance Joint Stock Company (VND 300 billion, VND 500 billion and VND 200 billion at interest rates of 11.5% and 10.49% per annum, respectively).

Short-term investments in securities represent investments in listed 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 2010.

15.2. Long-term investments

	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
		VND	VND
Investment in associates and jointly controlled operations	15.2.1	3,295,920,940,246	856,932,527,070
Other long-term investments	15.2.2	<u>560,540,964,826</u>	<u>694,831,856,363</u>
Total long term investments		3,856,461,905,072	1,551,764,383,433
Provision for other long-term investments		<u>(1,362,527,211)</u>	<u>(105,040,000,000)</u>
		<u>3,855,099,377,861</u>	<u>1,446,724,383,433</u>

Vincom Joint Stock Company

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at and for the year ended 31 December 2010

15. INVESTMENTS (continued)

15.2. Long-term investments (continued)

15.2.1 Investment into associates and jointly controlled operations

	Vinpearl Hoi An	Vietnam Tourism	CFT	Sinh Thai	Green City	Ngoc Viet	Thang Long	Others (*)	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND
As at 1 January 2010	229,017,602,499	80,388,188,407	11,110,460,329	-	-	165,417,681,879	-	370,998,593,956	856,932,527,070
Investment during the year	-	-	-	839,300,000,000	480,000,000,000	30,000,000,000	-	147,993,754,679	1,497,293,754,679
Transfer from long-term investments	-	-	-	-	-	-	17,500,000,000	-	17,500,000,000
Transferred from investment in subsidiary upon loss of control	-	-	-	-	-	-	-	530,882,913,727	530,882,913,727
Increase upon Sinh Thai merger	-	-	-	1,674,559,586,506	-	(197,789,188,973)	-	-	1,476,770,397,533
Disposed during the year	(79,738,285,801)	-	-	-	-	-	-	(997,246,966,060)	(1,076,985,251,861)
Liquidated during the year	-	-	-	-	-	-	-	(68,219,160,224)	(68,219,160,224)
Amortization of goodwill	(7,837,417,152)	-	-	-	-	(1,244,455,321)	-	(2,320,870,401)	(11,402,742,874)
Share of profit/(loss) from associates	(2,948,459,008)	(40,401,235,679)	1,063,996,677	88,194,386,775	5,708,545,468	3,615,962,415	3,571,225	17,911,734,323	73,148,502,196
As at 31 December 2010	138,493,440,538	39,986,952,728	12,174,457,006	2,602,053,973,281	486,708,545,468	-	17,503,571,225	-	3,295,920,940,246

(*): comprises investments in associates that were either disposed or dissolved in 2010

Vincom Joint Stock Company

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) as at and for the year ended 31 December 2010

	Vinpearl Hoi An	Vietnam Tourism	CFT	Hai Phong Land	Hanoi South	Ngoc Viet	Others (*)	Total
	VND	VND	VND	VND	VND	VND	VND	VND
15. INVESTMENTS (continued)								
15.2. Long-term investments (continued)								
15.2.1 Investment into associates and jointly controlled operations (continued)								
As at 1 January 2009	60,465,690,397	64,317,042,010	9,465,406,176	171,042,355,904	47,695,392,174	70,960,670,708	176,937,872,643	600,884,430,012
Investment during the year	174,000,000,000	-	-	-	-	84,745,448,000	270,436,694,800	529,182,142,800
Transferred to investment in subsidiary	-	-	-	(164,328,556,750)	(47,695,392,174)	-	-	(212,023,948,924)
Disposal during the year	-	-	-	-	-	-	(72,916,668,000)	(72,916,668,000)
Dividends received	-	(794,682,684)	(900,000,000)	-	-	-	-	(1,694,682,684)
Amortization of goodwill	(7,837,417,152)	-	-	-	-	(147,068,196)	(1,188,141,882)	(9,172,627,230)
Share of profit/(loss) from associates	2,389,329,254	16,865,829,081	2,545,054,153	(6,713,799,154)	-	9,858,631,367	(2,271,163,605)	22,673,881,096
As at 31 December 2009	229,017,602,499	80,388,188,407	11,110,460,329	-	-	165,417,681,879	370,998,593,956	856,932,527,070

(*): comprises investments in associates that were either disposed or dissolved in 2010

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**15. INVESTMENTS (continued)****15.2. Long-term investments (continued)****15.2.1 Investment into associates and jointly controlled operations (continued)***(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 2010.

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 to develop an office building on this land area. The construction of this office building was completed, and the building was sold, in 2010.

(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 24% at 31 December 2010.

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.

(iii) Ngoc Viet Land Joint Stock Company ("Ngoc Viet")

Ngoc Viet, previously known as BIDV-Land, is a joint stock company established in accordance with Business License No. 0103021244 dated 11 December 2007, and the 7th amended business license dated 4 January 2010, with a registered chartered capital of VND500 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 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi, Vietnam.

As at 31 December 2009, the Group's equity interest in Ngoc Viet is 35.8%. As disclosed in Note 5, the Group directly acquired an additional 34.2% voting rights on 14 September 2010 and indirectly acquired, through Hai Phong Land, a subsidiary, an additional 10% voting rights on 4 June 2010 and turned Ngoc Viet into a legal subsidiary. Subsequently, on 20 December 2010, Ngoc Viet was dissolved and its assets and liabilities were merged into Sinh Thai (See Note 5).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**15. INVESTMENTS** (continued)**15.2. Long-term investments** (continued)**15.2.1 Investment into associates and jointly controlled operations** (continued)*(iv) Foreign Trade Concrete JSC ("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 2010.

(v) Ecology Developing and Investment JSC ("Sinh Thai")

Sinh Thai is a joint stock company established in accordance with Business License No. 0900222333 issued by Hung Yen's Department of Planning and Investment on 31 March 2008, and the 7th amendment on 20 December 2010, with a registered chartered capital of VND 4,410 billion. Its principal activities are to trade real estates and other activities. The registered office address of this company is at K6+200 Highway 39A Yen My town, Yen My district, Hung Yen. The Group has voting rights in this associate of 44.98% at 31 December 2010.

(vi) Green City Development JSC ("Green City")

Green City Development Joint Stock Company is a joint stock company established in accordance with Business License No.4103008366 issued by Ho Chi Minh's Department of Planning and Investment on 16 September 2010, with a registered chartered capital of VND 1,000 billion. Its principal business activities are to trade real estates and other activities. The registered office address of this company is at 72 Le Thanh Ton, Ben Nghe Precinct, One District, Ho Chi Minh City. The Group's voting rights in this associate is 24% at 31 December 2010.

(vii) Thang Long Real Estate Trading Investment JSC ("Thang Long")

Thang Long is a joint stock company established in accordance with Business License No. 0104782591 issued by Hanoi Department of Planning and Investment on 30 June 2010, with a registered chartered capital of VND 50 billion. Its principal business activities are to trade real estate properties including office department, service and trade centre and flats. As at 31 December 2010, the Group holds 35% voting rights in this associate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**15. INVESTMENTS** (continued)**15.2. Long-term investments** (continued)**15.2.1 Investment into associates and jointly controlled operations** (continued)*(viii) Other associates**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 VND175 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.

In 2010, MGC had been liquidated in accordance with approval of Board of Management of Vincom JSC on 18 July 2009.

PCM Joint Stock Company ("PCM")

PCM, previously known as 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 construct civil, industrial and infrastructure projects in urban area; 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, Hanoi, Vietnam.

On 6 September 2010, the Company disposed all of 20% voting rights in this associate to an individual with total consideration of VND 11 billion.

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.

On 26 July 2010, the Company disposed all of 30% voting rights in this associate to an individual for a total consideration of VND 6.75 billion.

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.

On 14 September 2010, the Company disposed all of 40% voting rights in this associate to an individual for a total consideration of VND 200 billion.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

15. INVESTMENTS (continued)

15.2. Long-term investments (continued)

15.2.2 Other long-term investments

	Ending balance	Beginning balance
	VND	VND
Investment in Vinpearl shares (VPL)	-	492,880,000,000
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	26,460,980,000	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	5,320,856,363
Investment in Nguyen Trai project	-	17,500,000,000
Long-term loan to Global Link Limited company	51,687,634,911	-
Long-term loan to Mai Son JSC	81,323,178,567	-
Long-term loan to Thai Kieu Limited company	175,713,314,985	-
Long-term loan to Hanel	150,000,000,000	-
Investment in Tay Tang Long project	635,000,000	-
Investment in 8/3 Investment JSC	3,000,000,000	-
Bonds	-	1,000,000
	560,540,964,826	694,831,856,363
Provision for long-term investments	<u>(1,362,527,211)</u>	<u>(105,040,000,000)</u>
	<u>559,178,437,615</u>	<u>589,791,856,363</u>

Long-term loans include lending to Hanoi Electronics Corporation, Thai Kieu Company Limited, Mai Son JSC and Global Link Company Limited. These loans generate interest at rates ranging from 12.5% per annum to 15% per annum which can be revised based on the lending interest rate offered by the Bank for Investment and Development of Vietnam.

The loan to Thai Kieu Company Limited is secured by 30% chartered capital owned by Mr. Thai Phi Diep in Viet Thai International Joint Stock Company as per the Pledge contract No. 2010/HDCC dated 8 February 2010 and the Appendix dated 12 May 2010, and the Certificate of share ownership No. 01/2008 and 01-2/2008, and by 100% chartered capital owned by Viet Thai International Joint Stock Company in Thai Kieu Company Limited under the Certificate of share ownership No. 01/GCN.

The loan to Global Link Company Limited is secured by at least 49% of the chartered capital in Global Link Company Limited, equivalent to VND 13,688,036,077. These collaterals have been guaranteed by Ms Tran Thi Hoai Anh under an agreement signed between three (3) parties on 20 December 2009.

The loans to Mai Son JSC are secured by 2 million Mai Son shares owned by Mr. Trinh Xuan Vy and Ms. Pham Thi Mai Son in accordance with the Pledge contract No. 01CC/MS-HD dated 11 December 2009.

The loan to Hanoi Electronics Corporation is not secured.

Other long-term investments also include unquoted shares such as Dong Da Electronics JSC, Thanh Nien Media JSC, 8/3 Investment JSC and Tay Tang Long Real Estate JSC.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

16. LONG-TERM PREPAID EXPENSES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Bond issue costs	129,629,614,106	140,449,048,480
Prepaid land rentals	112,182,784,078	116,420,908,859
Commission fees on operating leases	51,888,789,681	-
Other long-term prepaid expenses	51,388,032,736	10,750,192,295
	<u>345,089,220,601</u>	<u>267,620,149,634</u>

17. GOODWILL

	<i>Goodwill on Hanoi South</i>	<i>Goodwill on PFV</i>	<i>Goodwill on Vincom Securities</i>	<i>Total</i>
	VND	VND	VND	VND
Cost:				
Beginning balance	-	131,725,993,204	309,644,225	132,035,637,429
Additions	166,599,625,220	-	-	166,599,625,220
Ending balance	<u>166,599,625,220</u>	<u>131,725,993,204</u>	<u>309,644,225</u>	<u>298,635,262,649</u>
Accumulated amortisation:				
Beginning balance	-	44,295,337,270	15,482,211	44,310,819,481
Amortization	1,131,104,542	10,285,959,522	30,964,423	11,448,028,487
Sold, disposed	-	-	-	-
Ending balance	<u>1,131,104,542</u>	<u>54,581,296,792</u>	<u>46,446,634</u>	<u>55,758,847,968</u>
Net carrying amount:				
Beginning balance	-	87,430,655,934	294,162,014	87,724,817,948
Ending balance	<u>165,468,520,678</u>	<u>77,144,696,412</u>	<u>263,197,591</u>	<u>242,876,414,681</u>

18. SHORT-TERM LOANS

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Short-term loans from Dai A Bank	94,200,000,000	100,000,000,000
Current portion of long-term loans and debts from BIDV	171,754,090,034	-
Short-term loans from BIDV	-	142,288,185,273
Other short-term loans	28,366,500,000	-
	<u>294,320,590,034</u>	<u>242,288,185,273</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

18. SHORT-TERM LOANS (continued)

Details of short-term loans are as below:

<i>Lender</i>	<i>Ending balance VND</i>	<i>Maturity</i>	<i>Maturity date</i>	<i>Interest rate (% per annum)</i>	<i>Collateral</i>
Dai A bank	94,200,000,000	15 months	2 July 2011	16.0	400,000 VPL shares owned by Sinh Thai + 2,559,000 VPL shares owned by Vingroup and 1,493,250 VIC shares owned by Vingroup
Anh Duong Construction and Consultancy Limited Company	6,775,892,196	12 months	14 December 2011	13.5	No collateral
Sun City Joint Stock Company	14,590,607,804	12 months	1 August 2011	13.5	No collateral
Oversea Vietnamese Entrepreneur JSC	7,000,000,000	3 months	28 February 2011	13.5	No collateral
	<u>122,566,500,000</u>				

19. STATUTORY OBLIGATIONS

	<i>Ending balance VND</i>	<i>Beginning balance VND</i>
Value added tax payable	309,987,174,932	94,532,106,443
Personal income tax	975,459,959	213,693,590
Corporate income tax (Note 31.1)	695,553,737,318	248,794,223,526
Foreign contract withholding tax	-	3,071,990,342
Others	134,259,226	36,691,511
	<u>1,006,650,631,435</u>	<u>346,648,705,412</u>

20. ACCRUED EXPENSES

	<i>Ending balance VND</i>	<i>Beginning balance VND</i>
Accrued bond and loan interests	370,150,759,148	243,075,840,404
Accrued cost for inventory properties sold	135,053,651,234	29,215,252,502
Other accrued expenses	29,327,751,542	40,689,790,297
	<u>534,532,161,924</u>	<u>312,980,883,203</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

21. OTHER PAYABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Social insurance	654,499,688	550,188,891
Deferred revenue to be realised within the next 12 months (Note 22)	26,857,741,555	31,292,400,538
Deposits from tenants to be refunded within the next 12 months (Note 22)	13,523,430,617	14,807,082,970
Payables for investment activities	90,000,000,000	-
Downpayment from customers	2,173,722,817,202	-
Maintenance fund held on behalf of apartment tenants	32,509,700,339	-
Interest payable	-	34,214,013,300
Other payable	10,153,327,745	10,474,275,822
	<u>2,347,421,517,146</u>	<u>91,337,961,521</u>

Maintenance fund held on behalf of apartment tenants represent the fund contributed by the apartment tenants to be used for maintenance works of the apartment building. Such fund is held by the Group on behalf of the tenants until such time as the Property management board is appointed by the tenants.

22. OTHER LONG-TERM LIABILITIES

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Deferred revenue	28,407,969,180	40,823,019,930
Deferred revenue to be realised within the next 12 months (Note 21)	<u>(26,857,741,555)</u>	<u>(31,292,400,538)</u>
	1,550,227,625	9,530,619,392
Deposits from tenants	144,852,818,383	63,217,909,595
Deposits from tenants to be refunded within the next 12 months (Note 21)	<u>(13,523,430,617)</u>	<u>(14,807,082,970)</u>
	131,329,387,766	48,410,826,625
Other long term liabilities	448,500	-
	<u>132,880,063,891</u>	<u>57,941,446,017</u>

23. LONG-TERM LOANS

	<i>Ending balance</i>	<i>Beginning balance</i>
	VND	VND
Loans from banks	1,202,278,630,241	898,691,841,949
Loans from Vinpearl Land	1,809,400,000,000	1,871,600,000,000
Loans from Ecology Developing and Investment JSC	1,406,000,000,000	-
Corporate bonds	6,772,667,600,000	6,244,100,000,000
	<u>11,190,346,230,241</u>	<u>9,014,391,841,949</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**23. LONG-TERM LOANS (continued)****23.1 Corporate bonds**

As at 31 December 2010, the Company has the following bonds:

- ▶ The first bond has a face value of VND 1,000,000,000,000, unsecured, with a maturity date of 22 October 2012 and bears coupon rate of 10.3% per annum. The effective interest rate for this bond is 10.66% per annum.
- ▶ The second bond has a face 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 at the average 1-year savings account interest rates of four banks namely: Agribank, Vietcombank, BIDV and Vietinbank, plus 4% (for the period from 6 May 2009 to 6 May 2010: 11.725% per annum and from 7 May 2010 to 7 May 2011: 15.4%).
- ▶ The third bond has a face 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 at the average 1-year saving rate of Maritime Joint Stock Bank (MSB), plus 4%. This bond is secured by (i) the land use right and the assets on the land of Vincom City Tower (Tower B) located at No. 191, Ba Trieu Street, Hanoi; (ii) 2.8 million Vincom shares owned by related individuals; (iii) 12.7 million shares of Vinpearl JSC ("VPL") owned by Vietnam Investment Group JSC ("Vingroup JSC"), an entity that is under common owners with the Company and 4.3 million VPL shares owned by Ecology Developing and Investment JSC, an associate of the Company.
- ▶ The fourth bond has a face value of VND 1,000,000,000,000, issued on 11 May 2010 with a term of five years. This bond bears initial interest rate in the first year of 16% per annum (from 11 May 2010 to 11 May 2011). The interest rate will be revised on an semi-annual basis, equal to the average 1-year savings account rate of Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi branch (Vietinbank) + 5.5%. The bond proceeds are maintained in an account opened at Vietinbank – Hanoi branch and fully disbursed on demand. The Company is under an obligation to submit the land use right certificate for the "Hotel - Office - Basement complex at Eden quadrangle" project as pledge asset for this bond within nine months since the issue date, 11 May 2010.
- ▶ The fifth bond has a face value of VND 650 billion (in which VND 300 billion, VND 150 billion and VND 200 billion were issued on 9 September 2009, 26 October 2009 and 29 April 2010 respectively), with a term of three years from issue date. 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 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.
- ▶ The sixth bond represents the USD100,000,000 convertible bonds 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 ordinary shares of the Company 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;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

23. LONG-TERM LOANS (continued)

23.1 Corporate bonds (continued)

- 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 ordinary share of the Company (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 Company's ordinary 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 bondholder 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.

During the year ended 31 December 2010, the bondholders have converted USD40,700,000 bonds into 12,735,701 ordinary shares of the Company. The outstanding principal balance of the bonds as at 31 December 2010 is USD59,300,000 (31 December 2009: USD100,000,000) with the exercise price of VND60,000 per share.

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 2010

23. LONG-TERM LOANS (continued)

23.2 Long-term loans

Lender	Ending balance	Maturity	Maturity date	Interest rate (% per annum)	Collateral
	VND				
Bank for Investment and Development of Vietnam – Quang Trung Branch ("BIDV")	1,374,032,720,275	72 months from the date of first loan	23 January 2015	Reference rate + 4.5%/year, and not greater than lending rate quoted by State Bank of Vietnam and BIDV	▶ 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.
Less: Current portion of loan from BIDV	(171,754,090,034)				▶ Machines, equipments, vehicles and other properties directly relating to the Project.
Vinpearl Land JSC	1,809,400,000,000	36 months from contract date	24 September 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
Ecology Investment and Development JSC	1,406,000,000,000	36 months from contract date	23 November 2013	First year is 16.78%. Following year to 23 November 2013: average of 12 months time deposit as noticed by Bank for Industry and Trade + 5.78%	▶ No collateral
	<u>4,417,678,630,241</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 2010

24. OWNERS' EQUITY

24.1 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
Previous year								
Beginning balance	1,199,831,560,000	773,354,590,000	(869,327,434,323)	4,165,459	4,165,459	-	394,067,232,960	1,497,934,279,555
Increase during the year	796,440,820,000	-	-	-	-	-	-	796,440,820,000
Treasury shares	-	-	(1,028,837,299,390)	-	-	-	-	(1,028,837,299,390)
Supplementary capital reserve fund	-	-	-	1,758,880,432	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)	-	(11,706,526,412)
Profit for the year	-	-	-	-	-	-	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)
Dividends declared	-	-	-	-	-	-	(54,595,630,500)	(54,595,630,500)
Other decrease	-	-	-	(208,273)	(208,273)	-	-	(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	(11,706,526,412)	1,203,661,666,297	2,066,943,051,408
Current year								
Beginning balance	1,996,272,380,000	773,354,590,000	(1,898,164,733,713)	1,762,837,618	1,762,837,618	(11,706,526,412)	1,203,661,666,297	2,066,943,051,408
Increase during the year	1,729,978,990,000	730,801,641,287	-	-	1,000,000,000	-	(1,000,000,000)	2,460,781,631,287
Re-issuance of treasury shares	-	-	884,630,498,487	-	-	-	-	1,169,939,252,198
Purchase of treasury shares	-	285,308,753,711	(415,507,827,900)	-	-	-	-	(415,507,827,900)
Net decrease in treasury shares due to business combination	-	-	708,842,647,138	-	-	-	-	708,842,647,138
Reduction due to disposal of subsidiaries	-	(267,205,542,775)	-	-	-	-	-	(267,205,542,775)
Foreign exchange differences	-	-	-	-	-	11,706,526,412	-	11,706,526,412
Profit for the year	-	-	-	-	-	-	2,306,898,786,227	2,306,898,786,227
Dividends declared	-	-	-	-	-	-	(1,199,747,240,000)	(1,199,747,240,000)
Ending balance	3,726,252,370,000	1,522,259,442,223	(720,199,415,988)	1,762,837,618	2,762,837,618	-	2,309,813,212,524	6,842,651,263,995

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

24. OWNERS' EQUITY (continued)

24.2 Ordinary and convertible preference shares

	31 December 2010	31 December 2009
Number of shares registered to issue	372,625,237	199,627,238
Number of shares issued to public	372,625,237	199,627,238
<i>Ordinary shares</i>	372,625,237	199,627,238
<i>Convertible preference shares</i>	-	-
Number of outstanding shares	372,625,237	179,725,153
<i>Ordinary shares</i>	372,625,237	179,725,153
<i>Convertible preference shares</i>	-	-

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

24.3 Treasury shares

Re-issue of treasury shares

In December 2010, Royal City, Thien An and Ngoc Viet, all subsidiaries, re-issued 18,042,440 of the Company's shares to the stock market and the difference between the re-issue price and acquisition cost of VND285,308,753,711 was accounted for as an increase in share premium.

Treasury shares held by subsidiaries, associates and other investees

As at 31 December 2010:

- ▶ Royal City, a subsidiary, held 14,062,170 Vincom shares at a cost of VND720,199,415,988.
- ▶ Sinh Thai, an associate, held 24,606,242 Vincom shares at a cost of VND931,258,136,061.
- ▶ Vinpearl Hoi An, an associate, held 4,316,910 Vincom shares at a cost of VND210,941,597,681.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

25. REVENUE**25.1 Revenue from rendering of services**

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Gross revenue	3,872,979,781,266	1,974,446,241,603
<i>Of which:</i>		
<i>Revenue from leasing of investment properties and provision of related services</i>	715,424,584,004	279,495,604,674
<i>Revenue from sale of inventory properties</i>	3,128,084,099,852	1,662,956,370,435
<i>Revenue from securities brokerage services and other investment consulting activities</i>	29,471,097,410	31,994,266,494
Less		-
Sales allowance	-	-
Revenue reduction	-	-
Net revenue	<u>3,872,979,781,266</u>	<u>1,974,446,241,603</u>
<i>Of which:</i>		
<i>Revenue from leasing of investment properties and provision of related services</i>	715,424,584,004	279,495,604,674
<i>Revenue from sale of inventory properties</i>	3,128,084,099,852	1,662,956,370,435
<i>Revenue from securities brokerage services and other investment consulting activities</i>	29,471,097,410	31,994,266,494

Revenue from sale of inventory properties in 2010 include wholesale revenue of part of the residential apartments and office area at Vincom Center building to a corporate customer, totalling VND2,295,296,968,395. The amount receivable from this customer as at 31 December 2010 is VND1,917,153,315,671.

25.2 Income from financial activities

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Interest income	123,819,672,260	15,608,374,220
Interest income on loans	409,873,115,549	211,317,191,497
Realised foreign exchange gains	41,472,193,847	27,325,308,626
Income from investment activities	3,826,102,609	1,199,299,068
Gain from disposal of the shares in subsidiaries and associates	490,592,995,320	160,483,120,829
Gain on disposal of investments in other entities	199,746,752,384	-
Other financial income	11,131,027,828	16,927,940,867
	<u>1,280,461,859,797</u>	<u>432,861,235,107</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

26. SHARES IN PROFIT/(LOSS) OF ASSOCIATES

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Vietnam Tourism in Ho Chi Minh City	(40,401,235,679)	16,865,829,081
Vinpearl Hoi An Tourism - Investment JSC	(10,785,876,160)	(5,448,087,898)
Ha Noi Investment and General Services JSC	-	(1,267,608,534)
Mega Global Corporation Investment and Trading	(1,428,695,239)	849,134,895
Ngoc Viet Joint Stock Company (previously known as BIDV-Land)	2,371,507,094	9,711,563,171
Foreign Trade Concrete JSC	1,063,996,677	2,527,816,789
Hai Phong Land Development and Investment	-	(6,713,799,154)
Entertainment World JSC	(755,537,601)	(528,432,286)
Vincharm Service & Development JSC	(3,776,636,700)	(4,295,514,536)
PCM Joint Stock Company (previously Vincom Construction Consultancy and Management JSC)	251,535,139	356,178,715
Lucky Investment Group JSC	21,459,526,048	-
Green City Development JSC	5,708,545,468	-
Ecology Investment and Development JSC	91,825,240,401	-
Thang Long Real Estate Trading Investment JSC	3,571,225	-
	<u>65,535,940,673</u>	<u>12,057,080,243</u>

27. COST OF GOODS SOLD AND 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	203,369,924,925	68,785,087,326
Cost of inventory properties sold	690,991,332,411	447,448,780,575
Other cost of services rendered	32,664,850,741	21,077,085,425
	<u>927,026,108,077</u>	<u>537,310,953,326</u>

28. EXPENSES FROM FINANCIAL ACTIVITIES

	<i>Current year</i>	<i>Previous year</i>
	VND	VND
Loan interests	511,476,475,135	244,415,376,742
Realised foreign exchange losses	9,222,347,309	247,484,102
Unrealised foreign exchange losses	93,080,594,960	1,447,428,428
Provision for decline in value of investments	3,516,479,211	120,506,350,240
Allocation of bond issuance fees	40,841,203,731	11,352,830,924
Loss on disposal of investments in subsidiary	320,387,536,668	-
Loss on disposal of investments in other entities	8,345,999,655	-
Other expenses from financial activities	586,257,778	150,893,909
	<u>987,456,894,447</u>	<u>378,120,364,345</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

29. OTHER INCOME AND EXPENSES

	<i>Current year</i> VND	<i>Previous year</i> VND
Other income	179,241,332,230	5,955,612,257
Proceeds from disposal of fixed assets and tools	66,348,737,887	1,727,089,650
Contract penalties	10,088,766,606	-
Gain on Sinh Thai merger	84,327,237,669	-
Others	18,476,590,068	4,228,522,607
Other expenses	(71,549,951,611)	(3,654,287,015)
Cost of disposal of fixed assets and tools	(64,335,753,092)	(2,540,248,333)
Contract penalties	(653,769,558)	-
Others	(6,560,428,961)	(1,114,038,682)
	<u>107,691,380,619</u>	<u>2,301,325,242</u>

30. PRODUCTION AND OPERATING COSTS

	<i>Current year</i> VND	<i>Previous year</i> VND
Labour costs	90,362,346,271	49,239,696,838
Depreciation and amortization expenses	82,572,870,101	40,822,534,793
Expenses for external services	1,956,140,211,276	766,194,474,636
Other expenses	54,538,731,767	181,206,954,037
	<u>2,183,614,159,415</u>	<u>1,037,463,660,304</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

31. CORPORATE INCOME TAX

In accordance with the minutes of tax assessment issued by the Hanoi 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 prevailing CIT rate for the subsidiaries 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.

31.1 Current corporate income tax

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Current corporate income tax expense	715,384,462,026	289,768,877,103
Adjustment for under/(over) accrual of tax from previous periods	(14,679,703,493)	-
Deferred corporate income tax expenses/ (income)	10,335,047,030	(7,303,813,125)
	<u>711,039,805,563</u>	<u>282,465,063,978</u>

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

31. CORPORATE INCOME TAX (continued)

31.1 Current corporate income tax (continued)

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

	<i>Current year</i> VND	<i>Previous year</i> VND
Profit before tax	3,143,054,802,940	1,384,202,221,891
<i>Adjustments to increase (decrease)</i>	<i>(121,644,650,168)</i>	<i>180,232,500,898</i>
Donations	18,736,888,078	11,863,221,345
Accrual for cost of apartments sold	58,347,660,161	29,215,252,502
Interest expenses on loans incurred on un-contributed chartered capital	60,116,051,125	38,108,395,442
Non-assessable losses of subsidiaries	-	104,522,610,096
Amortization of goodwill	11,448,028,487	11,744,761,632
Amortization of land rental right	9,217,901,051	4,015,469,225
Dividend income	(386,524,959,917)	(1,199,299,068)
Shares in profit of associates	(65,535,940,673)	(12,057,080,243)
Others	172,549,721,520	(5,980,830,033)
Adjusted net profit before loss carry forward and tax	3,021,410,152,772	1,564,434,722,789
Tax loss carried forward	-	(3,494,265,707)
Estimated current taxable profit	3,021,410,152,772	1,560,940,457,082
Estimated current corporate income tax	715,384,462,026	389,943,084,331
Adjustment for different applicable tax rates (*)	-	(100,174,207,228)
Net estimated current corporate income tax	715,384,462,026	289,768,877,103
CIT payables at the beginning of the year	248,794,223,525	8,509,880,986
Other adjustments	40,097,667,281	411,250,753
Adjustment for over accrual of tax from previous periods	(14,679,703,493)	-
Provisional CIT for down payment	18,549,500,165	-
CIT paid during the year	(312,592,412,186)	(49,895,785,316)
CIT payable at the end of the year	695,553,737,318	248,794,223,526

(*) 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)
as at and for the year ended 31 December 2010

31. CORPORATE INCOME TAX (continued)

31.2 Deferred corporate 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.

	<i>Consolidated statement of financial position</i>		<i>Credit/(charge) to consolidated income statement</i>	
	<i>2010</i>	<i>2009</i>	<i>2010</i>	<i>2009</i>
	<i>VND</i>	<i>VND</i>	<i>VND</i>	<i>VND</i>
Accrued expenses for apartments sold - Vincom	14,586,915,040	-	14,586,915,040	-
Accrued expenses for apartments sold - PFV	2,625,861,253	7,303,813,125	(4,677,951,872)	7,303,813,125
Deferred tax liability arising from acquisition of assets	-	(136,640,382,500)	-	-
Difference between carrying amount and tax base of Vincom Park Place tower	(20,244,010,198)	-	(20,244,010,198)	-
Net deferred tax assets/(liabilities)	(3,031,233,905)	(129,336,569,375)		
Deferred tax (expense)/income			(10,335,047,030)	7,303,813,125
<i>Reflected in the consolidated financial statements as follows:</i>				
Deferred tax assets	14,586,915,040	7,303,813,125		
Deferred tax liabilities	(17,618,148,945)	(136,640,382,500)		
Deferred tax (liabilities)/asset, net	(3,031,233,905)	(129,336,569,375)		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

32. TRANSACTIONS WITH RELATED PARTIES

For the year ended 31 December 2010

Related parties	Relationship	Sales to related parties	Purchases from related parties	Collection from sale to related parties	Payment for purchase from related parties	Capital contribution to/(from) related parties	Other payments to/receivables from related parties	Other receipts from/payables to related parties
		VND	VND	VND	VND	VND	VND	VND
Vincharm Service and Development JSC	Associate (until 14 September 2010)	8,907,314,737	-	(8,000,000,000)	-	-	-	-
Vietnam Investment Group JSC	Common owners	(*) 733,700,000,000	-	(420,500,000,000)	-	-	528,838,992	(1,241,572,510)
Vietnam Tourism in Ho Chi Minh City	Associate	106,227,338	-	(106,227,338)	-	147,993,754,679	614,459,201,326	(235,281,635,222)
PCM JSC	Associate (until 6 September 2010)	-	(8,158,333,330)	-	11,831,250,601	-	11,914,266,391	(67,585,710)
Ecology Investment and Development JSC	Associate	(**) 200,000,000,000	-	(10,000,000,000)	-	(95,000,000,000)	202,000,000,000	(16,000,000,000)
Ngoc Viet Land JSC	Associate	-	-	-	-	(54,778,823,556)	8,469,902,000	-
Ngoc Viet Land JSC	Associate	-	-	-	-	30,000,000,000	-	-
Foreign Trade Concrete JSC	Associate	-	(4,033,297,587)	-	4,033,297,587	-	-	-
Entertainment World JSC.	Associate (until June 2010)	8,779,170,541	-	(11,622,997,818)	-	-	-	-
Vinpearl Land JSC	Common Owners	67,461,186,448	(1,896,087,176)	(69,426,886,705)	6,391,037,646	(305,900,000,000)	1,552,642,000	(1,586,755,093)
Hanoi Electronics Corporation	Major shareholder of Sai Dong	-	-	-	-	(150,000,000,000)	-	-
Hanoi Soap JSC	Major shareholder of Xavinco	-	-	-	-	-	-	(77,000,000,000)
Vietronics Dong Da	Major shareholder of Viettronics	-	-	-	-	-	-	(20,000,000,000)
Lucky Investment Group	Associate (from June to December 2010)	-	-	-	-	(4,500,000,000)	-	-
Key members of management	Related parties	32,972,467,077	(4,800,000,000)	(84,965,381,534)	4,800,000,000	-	57,016,898,094	(5,029,898,094)
Family members of management	Related parties	1,649,907,622	(100,000,000,000)	(53,210,981,562)	100,000,000,000	-	747,389,512	(747,389,512)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

32. TRANSACTIONS WITH RELATED PARTIES (continued)

For the year ended 31 December 2010 (continued)

Related parties	Relationship	Loans to related parties	Borrowings from related parties	Principal repayment to related parties	Principal repayment from related parties	Interest receivable from related parties	Interest payable to related parties	Interest paid to related parties	Interest received from related parties
		VND	VND	VND	VND	VND	VND	VND	VND
Vincharm Service and Development JSC	Associate (until 14 September)	200,000,000,000	-	-	(200,000,000,000)	3,941,944,400	-	-	(3,941,944,400)
Vietnam Investment Group JSC	Common owners	-	(7,300,000,000)	7,300,000,000	-	-	(27,253,300)	27,253,300	-
Vietnam Tourism in Ho Chi Minh City	Associate	-	-	-	-	1,893,997,555	-	-	(1,893,997,555)
Ecology Investment and Development JSC	Associate	95,000,000,000	(1,500,000,000,000)	94,000,000,000	(95,000,000,000)	4,526,527,778	(23,592,680,000)	23,000,000,000	(4,526,527,778)
Vinpearl Land JSC	Common Owners	-	-	62,200,000,000	-	-	(268,147,159,800)	302,361,173,100	-
Hanoi Electronics Corporation	Major shareholder of Sai Dong	350,000,000,000	-	-	-	21,777,777,734	-	-	-
Mega Global Corporation	Associate	-	-	68,646,733,300	-	-	-	-	-
Vinpearl Hoi An JSC	Associate	35,000,000,000	-	-	(29,200,000,000)	30,678,069,400	-	-	-
Key members of management	Related parties	-	(335,916,775,370)	331,307,060,750	(776,035,663,025)	47,524,325,381	(2,839,375,000)	-	(65,438,213,152)
Family members of management	Related parties	-	(5,288,265,078)	1,534,457,274	(664,000,000,000)	62,163,533,374	-	-	(80,671,308,440)

Notes: (*) includes sale of 45% of LIIG shares

(**) includes sale of 40% of Vincharm shares

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Terms and conditions of transactions with related parties

During the year, short-term and long-term loans provided by the Company to its related parties bear interest rates ranging from 10% to 15% per annum.

In 2010, PFV, a subsidiary, provided short-term loans to its shareholders at interest rates ranging from 12.5% to 16% per annum.

Also, Hai Phong Land, a subsidiary, provided short-term and long-term loans to its related parties at interest rates ranging from 1% to 14.4% per annum. At 31 December 2010, the loan with an interest rate of 1% had been fully settled.

In 2010, Royal City, a subsidiary, provided short-term and long-term loans to its related parties at interest rates ranging from 7% to 13.3% per annum.

In 2010, Sai Dong, a subsidiary, provided loans to its related parties at interest rates ranging from 10% to 11.5% per annum.

On 18 January 2010, Royal City, a subsidiary, acquired 10 million shares of Thien An from a related party.

On 15 March 2010, the Company also acquired 480,000 shares of Thien An from another related party.

On 8 June 2010 and 23 November 2010, the PFV and Royal City, two subsidiaries respectively disposed 25% and 18% its equity ownership in LIG to a related party.

On 14 September 2010, the Company acquired another 32.2% shares in Ngoc Viet from a related party.

During the year, the Company has transferred two land lots and the assets on the land in Nha Trang City, Khanh Hoa Province to Vinpearl Joint Stock Company, a company that have common owners with the Company.

During the year, the Group has not made provision for doubtful debts relating to amounts due from related parties (31 December 2009: nil). This assessment is undertaken each financial period 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 2010

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and from related parties at 31 December 2010

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND</i>
Receivables			
Vietnam Tourism in Ho Chi Minh City	Associate	Proceeds from sale of Nguyen Cong Tru project	379,177,656,071
Ecology Investment and Development JSC	Associate	Disposal of shares in Vincharm	190,000,000,000
		Interest	55,980,898,500
Vinpearl Hoi An	Associate	Interest	77,114,958,400
Vietnam Investment Group	Common owners	Disposal of LIG shares	313,200,000,000
Hanoi Electronics Corporation	Shareholder	Interest	21,777,777,734
Pham Khac Phuong	Board member of PFV	Purchase of Vincom Center apartment	20,269,097,550
			<u>1,057,520,388,255</u>

Details of loans and interest receivables from related parties are as following:

<i>Related parties</i>	<i>Relationship</i>	<i>Balance of loans/ trust investments (VND)</i>	<i>Interest rate (p.a.)</i>	<i>Maturity date</i>	<i>Collateral</i>	<i>Interest receivable (VND)</i>
Vinpearl Hoi An JSC.	Associate	177,800,000,000	15.00%	1 March 2011	21 million shares in Vietnam Investment Group of Ms Pham Thu Huong	74,979,472,300
		35,000,000,000	11.50%	28 June 2011	None	2,135,486,100
Ecology Investment and Development JSC	Associate	89,610,000,000	15.00%	19 February 2011	None	55,980,898,500
Hanoi Electronics Corporation	Sai Dong's shareholder	200,000,000,000	10%	5 April 2011	None	9,944,444,434
		150,000,000,000	10%	23 March 2015	None	11,833,333,300
		<u>652,410,000,000</u>				<u>154,873,634,634</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and from related parties at 31 December 2010 (continued)

Payables

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Receivable/ (payable)</i>
			<i>VND</i>
Ecology Investment and Development JSC	Associate	Interest payable	(592,680,000)
Key members of management	Key members of management	Downpayment for purchase of Royal apartments	(12,444,121,679)
			<u>(13,036,801,679)</u>

Other related party transactions

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

	<i>Current year</i>	<i>Previous year</i>
	<i>VND</i>	<i>VND</i>
Salaries and bonus	3,031,614,708	2,518,660,494
Termination benefit	-	-
	<u>3,031,614,708</u>	<u>2,518,660,494</u>

33. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

33. EARNINGS PER SHARE(continued)

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	2,306,898,786,227	898,642,166,913
Interest on convertible bonds	5,951,078,747	-
Net profit attributable to ordinary equity holders adjusted for the effect of dilution	<u>2,312,849,864,974</u>	<u>898,642,166,913</u>
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	217,461,621	168,656,413
Effect of bonus and right issues	119,974,724	152,072,133
Restated weighted average number of ordinary shares for basic earnings per share	337,436,345	320,728,546
<i>Effect of dilution:</i>		
Convertible bonds	27,359,886	-
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	<u>364,796,231</u>	<u>320,728,546</u>

The USD convertible bonds issued by the Company in December 2009 were included in the calculation of diluted earnings per share for the year 2010 and were not included in that for the year 2009 because they are anti-dilutive for such period.

34. 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	Royal City Development and Investment JSC	3,200,000,000,000	1,663,500,000,000	52	1,250,000,000,000	413,500,000,000
2	Hanoi Southern City Development JSC	2,000,000,000,000	1,039,000,000,000	51.95	775,770,000,000	263,230,000,000
3	Vietronics Land Ltd	300,000,000,000	192,000,000,000	64	43,050,000,000	148,950,000,000
			<u>2,894,500,000,000</u>		<u>2,068,820,000,000</u>	<u>825,680,000,000</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

34. COMMITMENTS AND CONTINGENCIES (continued)

Capital expenditure commitments relating to on-going real estate projects

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 927 billion as at 31 December 2010.

Hanoi South, 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 2,405 billion as at 31 December 2010.

Royal City, 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 11,199 billion as at 31 December 2010.

Sai Dong Urban Development and Investment JSC ("Sai Dong Land"), a subsidiary, has entered into a number of contracts relating to the development of the Vincom Village project at Phuc Loi, Phuc Dong and Gia Thuy wards, Long Bien district, Hanoi. The outstanding commitment on these contracts amounted to approximately VND 342 billion as at 31 December 2010.

Other commitments

Commitments under Business Co-operation Contract with Hanel

In accordance with Business Co-operation Contract dated 5 September 2009 between Vincom JSC and Hanoi Electric Company ("Hanel"), the Company agreed to provide a 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 and Investment JSC, a company which was newly established to develop a potential real estate project in Long Bien District, Hanoi.

In addition, the Company also committed to provide a total amount of VND21.4 billion per year in the next 5 years as financial support for Hanel and an amount of VND6 billion as support to the relocation of the production facility.

Commitments under Business Co-operation Contract with Viettronics Dong Da

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 VDD an amount of VND 138 billion for site clearance to develop a real estate project at 54 Nguyen Chi Thanh Street, Dong Da district, Hanoi. The outstanding site clearance commitment to VDD amounted to VND108 billion as at 31 December 2010.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010**34. COMMITMENTS AND CONTINGENCIES (continued)****Other commitments (continued)***Commitments under Business Co-operation Contract with Haso and Vinaenco*

In accordance with the Business Co-operation Contract dated 4 May 2010 between three (3) parties, including Vincom JSC, Hanoi Soap Joint Stock Company ("HASO") and Vietnam Engineering & Construction Joint Stock Company ("Vinaenco"), the Company agreed to support HASO an amount of VND 119.32 billion provided that the total land area handover is not less than 30,000m². Out of this amount, VND 55.29 billion is considered as land clearance cost to be paid by Xavinco and VND 64.03 billion is the cost that the Company and Vinaenco must pay to HASO to obtain the right to take part in this project.

Commitments under Business Co-operation Contract with Hanosimex and Phong Phu

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 VND 770 billion to Hanosimex for site clearance for the Eco City project. As at 30 December 2010, the committed amount under this agreement is VND403 billion.

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 2010, the committed amount under this agreement is VND 451 billion. The Company also agreed to provide a credit facility of VND 250 billion to Phong Phu, in which VND 200 billion was disbursed up to 31 December 2010.

Commitments under Business Co-operation Contract with Vinataba

In accordance with the Business Co-operation Contract dated 4 August 2008 between seven (7) parties, including Vincom Joint Stock Company, Vietnam National Tobacco Corporation ("Vinataba"), Thang Long Vinataba Limited Company ("Vinataba Thang Long"), Vinataba Trading & Investment Joint Stock Company ("Vinataba JSC"), Dream House Trading - Construction Corporation ("Dream house"), Vietnam Engineering & Construction Joint Stock Company ("Vinaenco") and An Binh Real Estate Development & Investment JSC ("An Binh"), the Company committed to transfer a deposit of VND 105 billion to develop a project at 235 Nguyen Trai Street, Thanh Xuan District, Hanoi. In addition, the Company also committed to compensate VND 105 billion to Vinataba and Vinataba Thang Long for site clearance, relocation and construction of new production facility. This committed amount will be converted to Vincom's equity interest in Thang Long Real Estate Trading Investment Joint Stock Company ("Thang Long"), a company established to develop of the real estate project at 235 Nguyen Trai Street, Thanh Xuan District, Hanoi.

Commitments under Business Co-operation Contract with Hanoi Transerco and Overseas Vietnamese Entrepreneur JSC

In accordance with agreement on compensation signed between Vincom JSC and Hanoi Transportation Service Company ("Hanoi Transerco") and Overseas Vietnamese Entrepreneur JSC ("DVT") on 30 July 2010, the Company agreed to compensate VND 128 billion to Hanoi Transerco for site clearance for the real-estate project located at 69B Thuy Khue, Tay Ho district, Hanoi, Vietnam. As at 31 December 2010, the committed amount under this agreement is VND88 billion.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

34. COMMITMENTS AND CONTINGENCIES (continued)

Other commitments (continued)

Commitment with Vietinbank

On 10 May 2010, the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank") has signed an agreement to accept Vietinbank as the guarantee for the issuance of a VND 1 billion bond. According to which, the Company is under an obligation to submit the land use right certificate for the "Hotel – Office – Basement complex at Eden quadrangle" project as a pledge for the bond within nine months since issue date, 11 May 2010. If the Company can not meet this requirement, it is liable to a penalty equal to (=) the number of bonds actually issued multiplied with 50% current bond coupon rate and multiplied with the overdue period. The overdue period is determined as from the bond issue date to the date Vincom completes necessary procedures to submit the land use right certificate as pledge asset to an agency authorized by laws for management of collateral asset and to the underwriter.

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 2012:

- (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 metres on the 1st floor); and
- (ii) the ownership of 31.156% of the basement 1 and basement 2 of the Towers.

35. MINORITY INTERESTS

	<i>Amount in VND</i>
For the year ended 31 December 2009	
Beginning balance	124,568,824,762
Capital contribution by minority interest	647,320,000,000
Acquisition of minority interest	(16,189,939,230)
Minority interest arising on business combination	790,168,039,738
Disposal of equity interest to minority interest	122,369,089,876
Minority interests' share in Hai Phong Land	(62,725,287,697)
Minority interests' share in Hanoi South	(140,009,494,271)
Share of post-acquisition profit	203,094,991,000
Minority interest' share in land development right/land rental right	138,182,338,250
Dividend declared	(237,987,000,000)
Ending balance	<u>1,568,791,562,428</u>
For the year ended 31 December 2010	
Beginning balance	1,568,791,562,428
Capital contribution by minority interest	1,243,193,823,556
Share of post-acquisition profit	125,116,211,150
Minority interest share in profit from re-issuance of treasury shares	211,600,016,223
Minority interest decrease on Sinh Thai merger	(413,964,131,434)
Decrease in minority interest due to disposal of subsidiaries	(376,843,713,509)
Minority interest arising on business combination	373,567,093,780
Dividend declared	(20,472,000,000)
Ending balance	<u>2,710,988,862,194</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at and for the year ended 31 December 2010

36. CORRESPONDING FIGURES

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

37. EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

Under the terms of the USD 100,000,000 convertible bond issued on 15 December 2009, the bondholders have the option to convert the bonds to the Company's ordinary shares at any time on or after 30 April 2010 up to the close of business on the tenth day prior to 15 December 2014.

For the period from 1 January 2011 to 29 January 2011, the bondholders have converted USD 28,000,000 bonds into 8,761,662 ordinary shares of the Company at the exercise price of VND60,000 per share.

There have been no other significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.



Nguyen Thi Thu Hien
Chief Accountant



Mai Hồng Noi
General Director

29 January 2011