



Add: Hon Tre Island, Nha Trang, Vietnam
Tel: +84 58 3 590 611
Fax: +84 58 3 590 613
Email: info@vinpearl.com
Website: www.vinpearl.com

Investor Relations Department
Email: ir@vinpearlland.com



VINPEARL

VINPEARL JOINT STOCK COMPANY

2010

ANNUAL REPORT

OUTSTANDING STATURE

2010 ANNUAL REPORT

Nha Trang - Viet Nam, 2010

OVERVIEW

Starting in the first year of the 21st century, Vinpearl Joint Stock Company immediately manifested its strategic vision and direction by choosing Nha Trang in the Khanh Hoa Province as the seminal focus for its endeavors. Over the past ten years, Vinpearl has overcome many difficulties on its way to establishing its position as an international and domestic brand name in the tourism, resort, and recreation industry. Vinpearl is popular with both foreign and native tourists for its premium products and services. In the future, the Company plans to make further purposeful and effective investments into tourism infrastructure and property. Vinpearl strives to continue building a brand of international standing at the forefront of the Vietnamese travel and tourism industry.



TABLE OF CONTENTS

VISION, MISSION AND CORE VALUES	04	46	SUSTAINABLE DEVELOPMENT
		48	Human resources
		50	Community activities
MESSAGE FROM THE CHAIRMAN OF THE BOARD OF MANAGEMENT	06		
ELEGANT & UNIQUE	08	52	GREEN BRAND NAME
		54	Environment protection policy
History and development	10		
Business Activities	12	56	HOLIDAY PARADISE
Subsidiaries and associates	14		
2010 Highlights	16		
Development Strategy	18	58	Completed and operational developments
		60	Projects under development
ESTABLISHING A VIETNAMESE BRAND NAME	22		
Organizational chart	24	64	FINANCIAL REPORT
Introduction of the Board of Management, the Board of Directors, and the Inspection Committee	26		
The Board of Management Report	30	66	Report of Board of Management
The Board of Directors Report	34	68	Independent Auditors' Report
Corporate Governance	38	69	Consolidated Balance Sheet
Risk Management	40	71	Consolidated Income Statement
Investor Relations	42	72	Consolidated Cash flow Statement
Shareholders' Information	44	74	Notes to the Consolidated Financial Statements



VISION MISSION AND CORE VALUES

VISION

With a strategic focus on tourism investment and trading, Vinpearl strives to be one of the leading companies in Vietnam, exemplifying outstanding vision and stature in its determination to establish the Company as a strong international tourism brand.

MISSION

Regarding the Market: To provide unique, high-end, international standard quality at Vinpearl and create tourism products and services that best accommodate customer needs

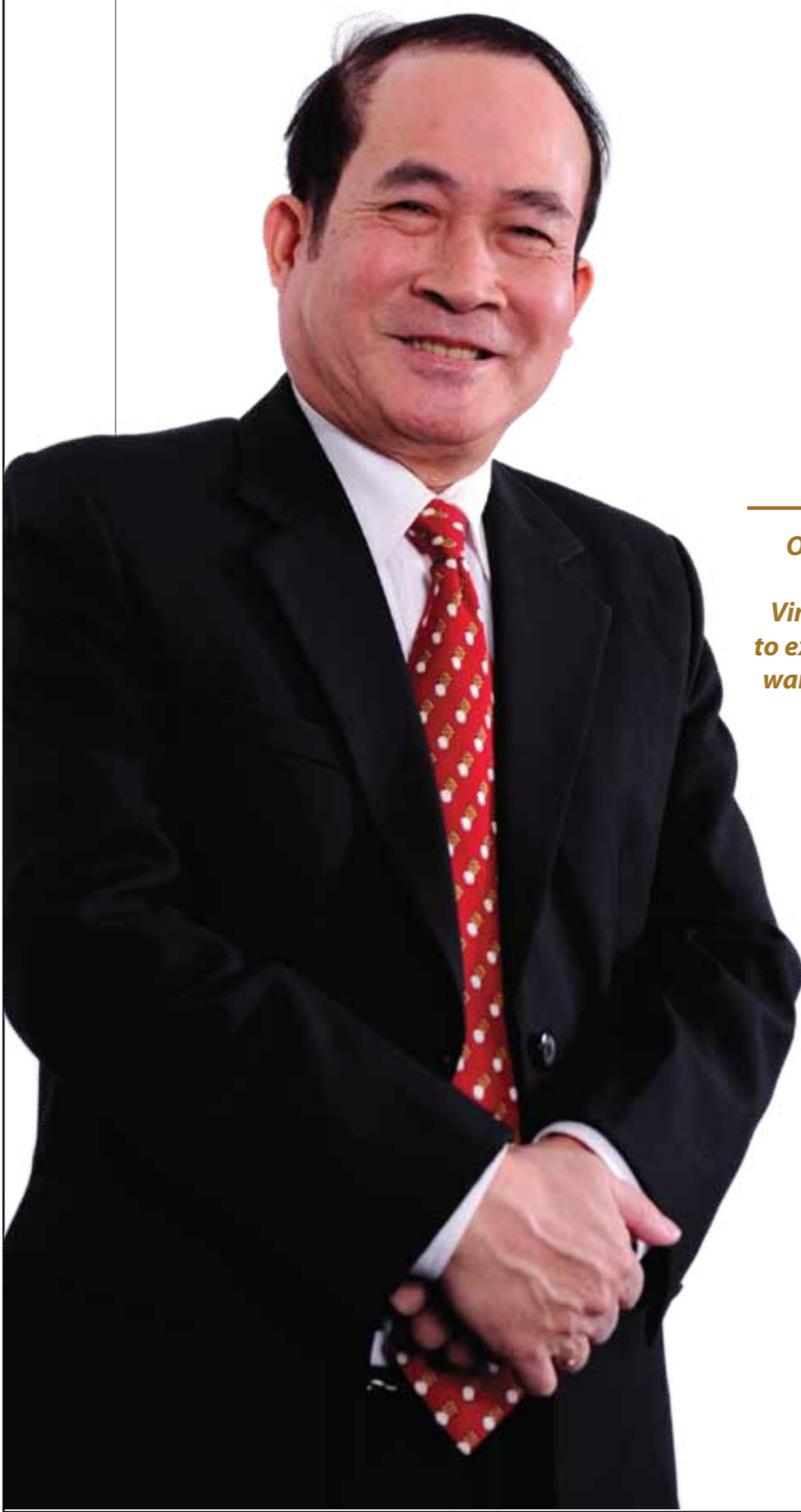
Regarding Employees: To build a professional, dynamic, creative and competitive working environment that delivers attractive remuneration and provides equal opportunities for career development to staff

Regarding Shareholders: To assure harmonization with short-term and long-term benefits, as well as promote attractive and sustainable values for shareholders

Regarding Society: To harmonize the Company's own benefits with those of society, actively contributing to community development and environmental protection efforts, and sparing no effort in promoting a positive image of the country while, in particular, developing the Vietnamese tourism industry

CORE VALUES

Ensure sustainable and customer centered development;
Provide distinctive products that are of the highest quality;
Prioritize speed and effectiveness;
Appreciate creativity;
Understand the Company's mission of services;
Create a united, respectful organization that values loyalty;
Strictly observe laws and regulations;
Build a corporate culture that values diverse viewpoints and evokes the unique character of Vietnamese culture, and takes pride in the Vietnamese people.



Dear Shareholders,

On behalf of the Board of Directors (BoD) and the Board of Management (BoM) of Vinpearl Joint Stock Company, I would like to extend our most respectful greetings and warmest wishes of good health, happiness, and success to you and your families!

The year 2010 was a memorable year for the Vietnamese economy. Despite internal weaknesses, Vietnam has stepped out of the crisis to achieve a growth rate of 6.78 percent. Along with that growth, in 2010, Vietnamese tourism has recovered, receiving more than 5 million foreign visitors and 28 million domestic visitors. Vietnam was ranked as one of the top ten countries in the world in terms of tourism growth with aggregate revenues of over VND 96 trillion.

2010 was also a remarkable year for Vinpearl Joint Stock Company (JSC). Most of the development indicators for 2010 set during Vinpearl JSC's General Shareholder's Meeting were successfully achieved by the Company's leaders and staff. Vinpearl's total revenue from the sale of goods and rendering of services increased by 36.92% compared to that of 2009, and Vinpearl received a record number of nearly 900,000 visitors. In the same year, Vinpearl elevated its prestige and brand name to a higher level by successfully implementing many large projects and organizing two major cultural events, Miss Vietnam World and Miss Earth.

In 2010, with the objective of establishing Vinpearl as "Vietnam's Holiday Paradise", Vinpearl JSC effectively managed its completed projects by designing attractive and reasonable service packages, suitable for all customers. Therefore, this strategic focus has helped Vinpearl retain its position as one Vietnam's top tourist destinations overall, particularly in Nha Trang, despite keen competition in the high-end tourism sector.

Along with strengthening its capacity to provide resort and recreational services, Vinpearl has continuously expanded its investments in high-end tourism properties. In 2010, the Company expedited the construction of key projects such as Vinpearl Nha Trang Luxury Resort, Vinpearl Nha Trang Golf Course & Residences, Vinpearl Da Nang Resort & Residences, and Vinpearl Hoi An Resort & Spa. Once completed, these projects will contribute to making the Vinpearl Nha Trang Complex and the chain of Vinpearl Hotels a leading brand name for unique, large-scale entertainment resorts in Vietnam and throughout Asia. In addition, the Company, as part of its strategy of extending its investment into real estate, has contributed capital to other high-end hospitality property projects in Hanoi, Ho Chi Minh City, and other urban areas. These projects are all on schedule and promise to generate significant economic and reputational benefits for the Vinpearl brand.

Vinpearl JSC was also honored with a number of prestigious awards, including the "Vietnam Golden Star 2010 Award," "Top Trade and Services Award," "Top Ten 5-star Hotel," and "The ASEAN Green Hotels Award."

Distinguished Shareholders,

One of Vietnam's strengths in tourism, specifically Sea and Island Tourism. Moreover, the Vietnamese Government designated 2011 as "National Tourism Year" with the theme entitled "Sea and Island Tourism," which was observed along the South Central coast to promote this Tourism segment. Ready to seize opportunities and strongly determined to accept any challenge, the BoM of Vinpearl JSC has set aggressive targets in 2011 and beyond.

Since late 2010, the Company began researching and launching a number of policies and attractive tourism product packages in order to further enhance its service quality and capacity. The Company is also aggressively completing major projects to be brought into operation in 2011, including Vinpearl Nha Trang Luxury Resort, Vinpearl Nha Trang Golf Course & Residences, and Vinpearl Da Nang Luxury Resort & Residences.

Distinguished Shareholders,

On behalf of the BoM, once again, I would like to express our heartfelt gratitude for your trust and support. We strongly believe that with a sustainable development strategy and the incremental introduction of new services, Vinpearl JSC will successfully realize its goals and plans for 2011 as well as those for subsequent years, thereby elevating the Company to a higher level. At the same time, the Company will help preserve and increase your long-term interests and make greater contributions to society.

Sincerely yours,

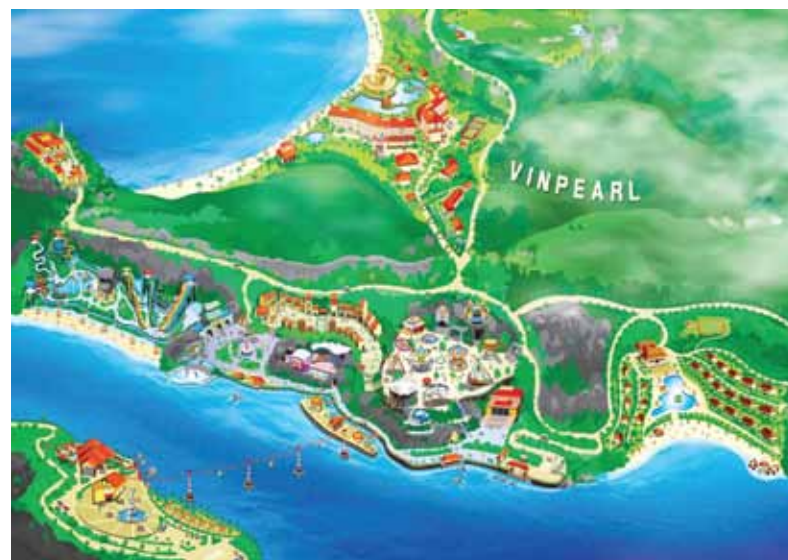
CHAIRMAN OF THE BOM
NGUYEN TRONG HIEN

ELEGANT & UNIQUE

Officially launched in 2003, Vinpearl Nha Trang Resort & Spa is known as **"A Tropical Paradise"**.



Vinpearl JSC, formerly known as Hon Tre Tourism Investment & Development, Trading and Services Co., Ltd, was established on July 25, 2001 with initial charter capital of VND 60 billion and is based in Nha Trang, Khanh Hoa.



December 2003: After just 20 months of construction in very difficult conditions, the Company successfully completed the Executive building and other amenities, officially putting Nha Trang Resort & Spa into operation. This event marked the successful transformation of pristine Hon Tre Island into a leading high-end resort in Vietnam and made a significant contribution towards the development of tourism in Khanh Hoa.

2006: The Company changed its name to Vinpearl Tourism and Trading Joint Stock Company with charter capital of VND 290 billion. In the same year, Vinpearl Amusement Park (Vinpearl Land) was constructed and put into operation. By successfully organizing high profile events like Miss Vietnam 2006, Vinpearl demonstrated its capability for holding large-scale cultural events.

March 2007: Vinpearl launched the world's longest sea-crossing cable car system measuring 3,320 meters, connecting the coastal city of Nha Trang to Hon Tre Island. In August, the Deluxe building was put into operation, increasing the total capacity of the resort to 485 rooms. 2007 also marked a successful year for Vinpearl in terms of its brand name development strategy by serving as an official founder and organizer of the Miss Vietnam World beauty contest. The Company raised its charter capital to VND 1,000 billion.

31 January 2008: Vinpearl's shares (Securities code: VPL) were officially listed on the Ho Chi Minh Stock Exchange. VPL was regarded as a leading company in the tourism industry and had one of the top ten largest



market capitalizations on the Ho Chi Minh City Stock Exchange. In October 2008, the Company commenced construction of Vinpearl Hoi An, marking a new milestone in its strategy to build a chain of integrated hospitality properties in Vietnam's larger cities.

2009: the Company continued to expand in scope and geographical coverage by investing in the Vinpearl Da Nang Luxury Resort & Residences Project. At the same time, in Nha Trang, Vinpearl continued to enhance its operational capabilities by completing the first 220KV submarine power cables in Vietnam, which help supply electricity to Vinpearl Nha Trang Resort & Spa.

2010: the Company officially changed its name to Vinpearl Joint Stock Company. This was a memorable year for Vinpearl with a series of events such as officially introducing the high-end hospitality product named Vinpearl Luxury and successfully organizing two big beauty pageants: Miss Vietnam World 2010 and Miss Earth 2010.





In accordance with the business sectors licensed in the Company's Business Registration Certificate, Vinpearl's business activities include:

Hotel and Tourism Business:

- Eco-tourism, tourist villages, restaurants;
- Domestic travel business;
- Discotheque, art performance, computer games for foreigners, and other recreational services;
- Sports entertainment services – tennis, trekking, parasailing, canoeing, boat sailing, boat rowing, surfing, and motor sliding;
- Movie theatre;
- Laundry service;
- Fresh and processed groceries, beverages, locally produced cigarettes, and souvenirs and other merchandise;
- Beauty salon (non-bleeding services only); and
- Massage service.

Property-related business

- Real estate trading, leasing of facilities installed with special technical equipment;
- Industrial and civil engineering;
- Wholesale of machinery, equipment, and spare parts; and
- Wholesale of material and other fittings required for construction.

Other lines of business that support the Company's business activities

- Inland passenger transportation;
- Water passenger transportation;
- Cable-car passenger transportation;

- Inland goods transportation;
- Water goods transportation;
- Plane, train, and bus ticket agencies;
- Printing material and food wrapping and packaging material;
- Trade brokerage;
- Aquaculture;
- Afforestation; and
- Traditional handicraft.



SUBSIDIARIES

Green City Development JSC

Date of incorporation: 8 November 2007
Principal activities: Real Estate
Charter Capital: VND 1,000 billion
Voting rights: 50%
Project: Phuoc Thien Residences & Park in District 9, Ho Chi Minh City (Green City)

Hon Mot Tourism JSC

Date of incorporation: 28 July 2010
Principal activities: Tourism and Hotel Services
Charter Capital: VND 167.4 billion
Voting rights: 83.64%
Project: Hon Mot Tourism Resort

Vietnam Nha Trang Tourism JSC

Date of incorporation: 12 June 2008
Principal activities: Tourism Services
Charter Capital: VND 10 billion
Voting rights: 80%
 The BoM has approved a plan for dissolution and all the current business activities of Vietnam Nha Trang JSC will be transferred to Vinpearl in March 2011.

Nam Qua Ecotourism Company Limited

Date of incorporation: 8 August 2008
Principal activities: Ecotourism and Hotel Services
Charter Capital: VND 110 billion
Voting rights: 80%



ASSOCIATES

Vitours JSC

Date of incorporation: 02 January 2008
Principal activities: Tourism Services
Charter Capital: VND 29.1 billion
Voting rights: 29.13%

Vietnam Tourism in Ho Chi Minh City JSC

Date of incorporation: 18 May 2007
Principal activities: Tourism services
Charter Capital: VND 31.5 billion
Voting rights: 25.28%

Royal City Real-estates Investment and Development JSC

Date of incorporation: 11 June 2009
Principal activities: Real Estate
Charter Capital: VND 3,200 billion
Voting rights: 21.25%
Project: Royal City

Tay Tang Long Real Estate Company Limited

Date of incorporation: 28 August 2008
Principal activities: Real Estate
Charter Capital: VND 300 billion
Voting rights: 49%
Project: Tay Tang Long

Vinpearl Hoi An Tourism and Investment JSC *

Date of incorporation: 01 April 2008
Principal activities: Hotel Services
Charter Capital: VND 300 billion
Voting rights: 30%
Project: Vinpearl Hoi An Resort & Spa

Vincharm Development and Services JSC *

Date of incorporation: 12 July 2005
Principal activities: House trading, massage and sauna services, fitness and gym equipment
Charter Capital: VND 400 billion
Voting rights: 20%

Vinpearl Da Nang JSC *

Date of incorporation: 25 December 2009
Principal activities: Real Estate and Hotel Services
Charter Capital: VND 288 billion
Voting rights: 40%
Project: Vinpearl Da Nang Luxury Resort & Residences

(*) Expected completion of merger into Vinpearl: March 2011

2010 ANNUAL GENERAL MEETING OF SHAREHOLDERS:

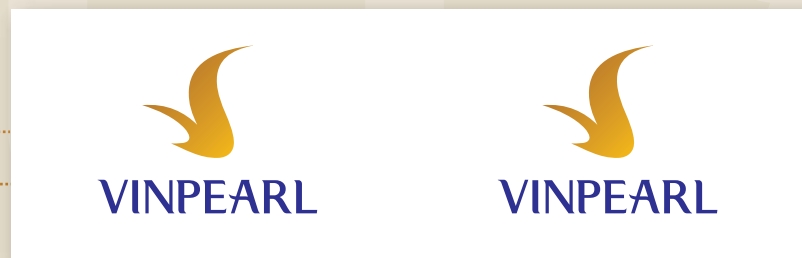
On April 3, 2010, Vinpearl JSC successfully organized its 2010 Annual General Shareholders Meeting to ratify the report on its 2009 business performance, profit sharing plan, and direction for 2010.

LAUNCH OF MODEL VILLA IN VINPEARL DA NANG:

In June 2010, by launching the model villa at Vinpearl Da Nang Luxury Resort & Residences, Vinpearl officially introduced the exclusive high-end tourism product named **Vinpearl Luxury** (5+star). Accordingly, this product will be introduced to Vinpearl's upcoming tourism complexes such as Vinpearl Nha Trang Luxury Resort and Vinpearl Da Nang Luxury Resort and Residences.

SUCCESSFULLY RAISED CHARTER CAPITAL TO NEARLY 1,800 BILLION VND:

On August 16, 2010, the Company changed its name to Vinpearl Joint Stock Company. At the same time, the Company completed the issuance of additional shares to raise its charter capital from 1,000 billion VND to approximately 1,800 billion VND.



HOSTING IMPORTANT CULTURAL EVENTS:

In August and December 2010, Vinpearl JSC successfully organized and co-organized Miss Vietnam World 2010 and Miss Earth 2010, respectively. These efforts helped push Nha Trang to second position in the list of the world's leading beauty pageant venues.

PLAN TO MERGE WITH ASSOCIATES:

In late 2010 Vinpearl JSC has launched its plan to merge with its associates, namely Vinpearl Da Nang JSC, Vinpearl Hoi An JSC, and Vincharm Development and Services JSC, in order to further improve its financial strength and projects as well as to improve the value of the company's brand name.

CORPORATE AWARDS:

In 2010, thanks to its outstanding performance and achievements, Vinpearl JSC was honored with a number of prestigious awards including: "Best Products & Services 2010 Award" voted by Saigon Marketing Newspaper's readers; "Top ten 5 star hotels Award"; "ASEAN Green Hotel Award"; "Vietnam Golden Star Award 2010"; "Top Trade Services 2010"; and "Top 100 Representative Trading Enterprises 2010."



Given its strategic orientation towards becoming a strong multi-disciplinary economic corporation with a tourism-focused strategy, Vinpearl strives to be a Vietnamese brand of international standards with a multi-faceted development scheme including the operation of high-end resorts, recreational parks, ecological tourism, world-class golf courses, and the real estate business.

The strategic orientation of Vinpearl is stated below:

- **To pursue a series of high-quality, integrated hospitality and resort development projects in prime locations in key tourism destinations and major cities across Vietnam**

The Company is currently planning to build hotels, resorts, and tourism infrastructure in major provinces and cities that have a high potential for tourism and recreation such as Nha Trang, Da Nang, Hoi An, Ho Chi Minh City, Hanoi, and Da Lat. The immediate objectives of the Company are:

- To make continued investments in hotel properties on Hon Tre Island, Nha Trang, with the aim of attracting affluent customers from tour groups and the MICE market. To complete the remaining III phase projects, which enables Vinpearl Nha Trang to be Vietnam's leading beach resort and recreation complex that is consistent with international standards and generates robust economic profits.

- To develop a chain of luxury properties named Vinpearl Luxury, which meets the growing demands of the ultra high-end sector. **Vinpearl Luxury** is a brand of products

that are differentiated by unrivalled high-class infrastructure and furniture. Built on the most prime sites in Vietnam's leading tourism zones, **Vinpearl Luxury** aims to deliver standards that are consistent with world-leading hotels. Belonging to this brand are Vinpearl Nha Trang Luxury Resort, Vinpearl Da Nang Luxury Resort & Residences, and Vinpearl Saigon Luxury Hotel, all of which are expected to be completed and put into operation in 2011 and 2012.

• Developing a series of services and values

The Company is not only extensively growing in scale by developing investment properties in large provinces and cities, but also by attempting to increase products and services. Alongside developing hotels and resorts, the Company upgrades equipment and game facilities in its amusement park on a regular basis. The Company promptly completed the Vinpearl Nha Trang Golf Course & Residences and other tourism infrastructure on Hon Tre Island, Nha Trang.

One of the Company's unique attributes in high-end hotels and resorts is its commitment to achieving impeccable service for its customers, the Company is driven to introduce attractive service packages to customers in an effort to deliver services with standards equivalent to those of world-renowned brand names.



• Maintaining and constantly generating stable income in order to partially meet the capital needs for its ongoing projects:

- Vinpearl will continue to proactively manage its existing and upcoming hotels and resorts and make use of its "niche" advantage in recreational facilities such as theme parks, water parks, and golf courses to better accommodate the growing demands of residence buyers and hotel guests in order to generate stable and growing income.

- Vinpearl will strengthen its real estate business activities in order to generate strong income from the sale of residential units, including resort villas and high-end apartments to recoup its capital for reinvestment.

• Strengthening cooperation for the promotion of the Vinpearl brand name and hosting national and international cultural and tourism events

Services rendered by Vinpearl outperform in all facets, including brand name, scope and quality of service, technology, and development strategy. As such, Vinpearl Nha Trang on Hon Tre Island are frequently selected to host major national and international cultural events. In the near future, Vinpearl will further enforce its event planning and management capacity and professionalism so as to continue to jointly sponsoring high-magnitude sociocultural events that will truly make Vinpearl a "hot spot" for tourism and other events in the region and the world. In addition, the Company is planning to strongly promote and expand Vinpearl's brand in the international market.

• Applying state-of-the-art management technologies and the industry's most advanced practices

- Vinpearl will continue to bolster corporate governance and encourage transparency in order to strengthen the Company's internal procedures and operations. This in turn would enhance its professional capabilities in developing and managing large-scale resort complexes.

- Vinpearl plans to constantly upgrade its operating projects by applying the latest technologies, using the most efficient designs, and collaborating with internationally recognized consulting firms.

• Maintaining an orientation towards sustainable development on the basis of corporate development alongside active contributions to society and the interests of the community

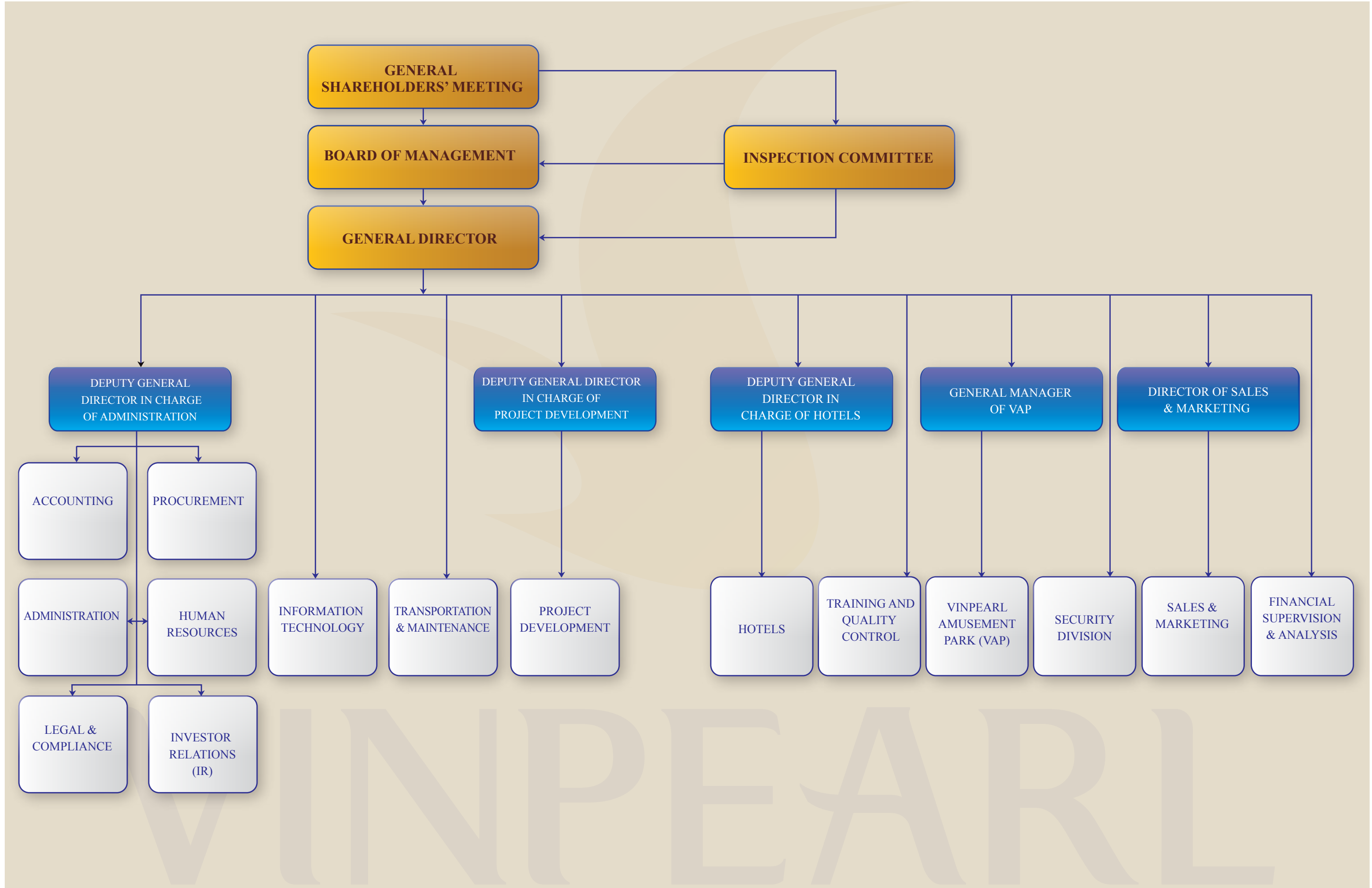
As a Vietnamese enterprise, Vinpearl is always aware of its responsibility to the general development of the entire society and country. Hence, the Company has identified the following criteria as guiding principles: corporate development in an efficient and sustainable manner, making profits while making active contributions to the development of the community, as well as social culture, and to the environment. Since its foundation, the Company has built and maintained a strong tradition of being actively involved in humanitarian and social activities for the community's interest.



ESTABLISHING A VIETNAMESE BRAND NAME

Vinpearl aims to set the standard in the Vietnamese tourism industry by **developing a brand that is consistent with the highest international standards.**





BOARD OF MANAGEMENT

The Board of Management (BoM) is elected at the General Shareholders Meeting (GSM). It is the supreme body of the Company that determines and implements the rights and obligations that are not dictated by the GSM. The BoM has the followings tasks:

- Determining the medium-term development plans and strategies, and the annual business of the Company;
- Reporting at the GSM on business and financial performance, the profit sharing plan, and the direction of the Company's development;
- Building the organizational structure and business regulations of the Company; and
- Supervising and directing the Board of Directors in the Company's business operations.

CURRENTLY, THE COMPANY'S BOM CONSISTS OF FIVE MEMBERS, INCLUDING ONE CHAIRMAN AND FOUR MEMBERS.

1. MR. NGUYEN TRONG HIEN
CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr. Nguyen Trong Hien was appointed to the BoM of Vinpearl JSC in November 2007. Mr. Hien graduated with a Bachelor of Ship Mechanics from the Hanoi University of Aquiculture in 1968 and Vietnam National University (Faculty of Physics) in 1969. After graduation, Mr. Hien was a lecturer in Hanoi University of Aquiculture from 1969 to 1977. He held different positions such as: the Deputy Director of the Centre for Investment Consulting and Promotion of Hai Phong City, the Director of Phan Gia Investment JSC, the Deputy Director of Cuu Long Vinashin Investment Consulting JSC. In June 2008, Mr. Hien was appointed as the Chief Executive Officer of Vinpearl JSC and remains in this position presently.

2. MR. PHAM NHAT VUONG
MEMBER OF THE BOM

Mr. Pham Nhat Vuong was appointed to the BoM of Vinpearl JSC in June 2006. Mr. Vuong graduated with a Bachelor of Geological Economic Engineering from the Moscow Geology University in Russia in 1992. From August 1993 to June 2009, Mr. Vuong served as a founding member and Chairman of the Technocom Limited Company and Technocom Group (currently known as Vingroup) in Ukraine. He is also a founding member of Hon Tre Tourism and Trading Limited Company (the former of Vinpearl JSC). With his extensive business knowledge, Mr. Vuong has made significant contributions to the Company's development.

3. MR. DANG THANH THUY
MEMBER OF THE BOM AND DEPUTY DIRECTOR OF VINPEARL

Mr. Dang Thanh Thuy was appointed to the BoM of Vinpearl JSC in June 2008. Mr. Thuy graduated with a Master of Business Administration from Southern California University in 2002 and a Bachelor of Arts from Hanoi University (formerly known as Hanoi University of Foreign Studies) in 1994. Mr. Thuy has experience in various positions in other highly competitive environments including Assistant Director of Hanoi Branch at Golden Hope-Nha Be Joint Venture Company; HR Director of Hanoi Daewoo Hotel; and Deputy Manager of HR, Training and Development of Vietnam – France Hospital (L'Hôpital Francais de Hanoi). Mr. Thuy has been working for Vinpearl JSC since April 2004. Mr. Thuy is currently a member of the BoM and is Deputy Chief Executive Officer in charge of Project Development. Mr. Thuy was honored with the "Vietnam Star Award for Excellent Entrepreneurs" in 2009.

4. MRS. MAI THU THUY
MEMBER OF THE BOM

Mrs. Mai Thu Thuy was appointed to the BoM of Vinpearl JSC in November 2007. Mrs. Thuy graduated with a Bachelor of Economics from National Economics University (Faculty of Commercial Economics) in 1996. From 1997 to 2005, Mrs. Thuy worked at the SME - Vietnam Cooperative Alliance Support Center. From 2005 to 2006, Mrs. Thuy held the position as Director of Hon Tre Tourism and Trading Limited Company. Since 2007, Mrs. Thuy has been working for Vinpearl JSC.

5. MRS. VU TUYET HANG
MEMBER OF THE BOM

Mrs. Vu Tuyet Hang was appointed to the BoM of Vinpearl JSC in September 2008. Mrs. Hang graduated with a Bachelor of Accounting from Vietnam Commercial University in 1990 and a Bachelor of External Economics from the Foreign Trade University in 2003. From November 1994 to October 2005, she worked as the Head of Export and Import Department of Schmidt Vietnam JSC in the Ho Chi Minh City Branch. From November 2005 to August 2006, she was the Office Manager of Southern Real Estate JSC (currently known as Vincharm Development and Services JSC). Mrs Hang is now the Vice Director of the Ho Chi Minh City branch of Vincom JSC.

BOARD OF DIRECTORS

The Board of Directors (BoD) are elected during the GSM and currently comprises a General Director, three Deputy General Directors, and the Chief Accountant. The principal responsibilities of the BoD are:

- Implementing the GSM's and BoM's decisions, in particular those relating to the execution of business plans; and
- Determining the performance of the day-to-day business operations which do not require approval from the BoM;

The General Director has additional responsibilities which include:

- The management and supervision of day-to-day operations of the Company;
- The appointment and revocation of appointments of senior managers; and
- The execution of contracts and other documents on behalf of the Company.

1. MR. NGUYEN TRONG HIEN- GENERAL DIRECTOR



2. MR. DANG THANH THUY – DEPUTY GENERAL DIRECTOR

**3. MR. TRAN ANH TUAN
DEPUTY GENERAL DIRECTOR**



Mr. Tran Anh Tuan was appointed as the Deputy General Director of Vinpearl JSC in 2007. Mr. Tuan graduated from the Faculty of Foreign Languages - Vietnam National University in Ho Chi Minh City (Major in French) in 1988. After graduation, Mr. Tuan worked as a manager of travel agencies such as: Deputy Director of the Travel Center - Khanh Hoa Tourism Company, Deputy Director of Blue Sea Joint Venture Company, Director of Tram Huong Tourism Limited Company, Deputy Director of Hon Tre Tourism and Trading Limited Company, and Project Coordinator of Dong Hai Tourism Real Estates JSC. From March 2009 to November 2010, Mr. Tuan worked as General Manager of Vinpearl Nha Trang Resort & Spa Hotel. He is currently Head of Hotels Management and Deputy Director of Vinpearl JSC. In 2010, Mr. Tuan was honored with the "Exceptional Asian Professional Manager Award" which was granted by the Association of Certified Professional Managers.

**4. MRS. NGUYEN THI HUYEN TRAN
DEPUTY GENERAL DIRECTOR**

Mrs. Nguyen Thi Huyen Tran was appointed as the Deputy General Director of Vinpearl JSC in August 2010. Mrs. Tran graduated from Voronhet University - Russia (Major in Law) in 1995. Mrs. Tran joined Technocom Group in Ukraine in 1996 and made significant contributions to Technocom Group's success. From 2004 to 2005, Mrs. Tran worked as the Office Manager of FKS Needle Company (Poland). From May 2008 to August 2010, Mrs. Tran worked for Technocom Group in key positions such as Assistant to the Sales Director, Head of Sales Policy Supervision Department, and Deputy Director of Sales.



**5. MR. NGUYEN THINH
CHIEF ACCOUNTANT**



Mr. Nguyen Thinh was appointed as the Chief Accountant of Vinpearl JSC in December 2008. Mr. Thinh graduated from Ho Chi Minh City University of Finance in 1989. From 1989 to 1998, Mr. Thinh gained experience in various companies such as: PAN VIET Company, Khanh Hoa Tourism Company, and Nha Trang Lodge Hotel Joint Venture Company. From 1999 to November 2008, Mr. Thinh was an Auditor, Head of the Auditing Department, and Deputy Director of the Branch of Auditing and Consultancy Limited Company in Khanh Hoa.

INSPECTION COMMITTEE

The Inspection Committee (IC) is elected at the Annual General Meeting of Shareholders. The Inspection Committee currently consists of three members who serve five-year terms. The IC has the following principal responsibilities:

- To supervise the conduct of the BoM and BoD in the management and operation of the Company;
- To inspect the feasibility, lawfulness, trustworthiness, and carefulness in management operations, accounting activities, statistical analysis, and the preparation of financial statements;
- To evaluate business performance reports, the Company's annual and semi-annual financial statements, and the BoM's management evaluation reports, as well as submit reports on these evaluations at the annual GSM; and
- To propose to the BOM or the General Meeting of Shareholders measures to amend, improve or add to the organizational structure of the company's business activities.

**1. MR. TRAN VIET HUNG
HEAD OF INSPECTION COMMITTEE**



Mr. Tran Viet Hung graduated with a Bachelor of Economics (major in Auditing) from the National Economics University in 2000. Mr. Hung spent 2 years as a general accountant in Dai Viet Trading Limited Company; 3 years as an assistant auditor at the Auditing and Financial Services Company - Ministry of Finance; 2 years as an auditor of Vietnam Auditing and Evaluation Limited Company; 2 years as a Financial Expert of the Finance Department of Technocom Group in Kharkov, Ukraine; and 1 year as a Finance Officer of the Finance Department of Vietnam Communication JSC. He currently holds the position of Head of Vinpearl JSC's Inspection Committee.

**2. MR. LUU CHI HIEU
MEMBER OF INSPECTION COMMITTEE**

Mr. Luu Chi Hieu graduated with a Bachelor of Ship Engineering. Beginning in 1999, Mr. Hieu worked for Promproduct Limited Company (Kharkov, Ukraine) and was appointed as Office Manager of the Company. In 2007, Mr. Hieu became Director of Technocom JSC (Kharkov, Ukraine). Mr. Hieu is currently a member of Vinpearl JSC's Inspection Committee.



**3. MRS. NGUYEN THU PHUONG
MEMBER OF INSPECTION COMMITTEE**



Mrs. Nguyen Thu Phuong graduated with a Bachelor of Economics (major in Accounting) from Vietnam Commercial University in 1998. Mrs. Phuong worked as an accountant of Vietnam Japanese Jewelry Company from 1997 to 1998; a general accountant of Phuong Vu Trading Company from 1999 to 2001; and as an accountant at the Center for International Cooperation for Labor and Trading under the Hanoi Construction and Investment Company from 2002 to 2003. Mrs. Phuong worked for Vinpearl JSC from 2003 to 2006. She has been working for The Sun Tourism and Trading Limited Company since 2007. She is currently a member of Vinpearl JSC's Inspection Committee.



SUMMARY OF 2010'S MACROECONOMIC SITUATION

In 2010, the world economy started to recover after the global financial turmoil. However, the world economy remains unstable and is susceptible to weakness in the event of a deterioration in the macroeconomic climate. Given this context, Vietnam is regarded as one of the most resilient economies and managed to rebound strongly from the world financial crisis. The GDP growth rate in 2010 reached 6.78%, exceeding the original target. Notably, 2010 was the first year Vietnam achieved GDP greater than US\$100 billion and per capita GDP of US\$1,160. However, despite these successes, Vietnam's economy does face considerable challenges including high inflation, a trade deficit, and a depreciating currency (with a two digit CPI). Furthermore, natural disasters have the potential to negatively impact the economy and quality of life.

TOURISM AND HOSPITALITY INDUSTRIES

International tourism in 2010 enjoyed a faster than expected recovery, particularly in Asian markets. According to Jean-Claude Baumgarten, President & CEO of The World Travel & Tourism Council (WTTC), consumers from western markets and other developed countries will gravitate towards tightening financial policies in 2011. Hence, the long-term prospects for international tourism will continue to depend on Asian prosperity. WTTC also states that the tourism sector will continue to attract development and create jobs throughout the world.

Vietnam's tourism sector has been flourishing with more than five million international visitors in 2010 (exceeding original forecasts by 19% with a record increase of 1.2 million visitors per year). With total revenue greater than VND 96,000 billion in 2010 (approximately 5% of GDP), Vietnam's tourism industry is on its way to building a strong brand in the international market. It also achieved the goal of serving about 28 million domestic tourists throughout that year. Average monthly international arrivals reached 420,000, which represents a year on year increase of 32%. Thanks to the tourism industry's outstanding performance in Vietnam, the country has been ranked among the ten fastest growing tourism destination countries worldwide. Along with the strong development of the whole industry, tourism in Nha Trang in the Khanh Hoa Province has been impressive with 1,840,000 visitors and over VND 2,000 billion in revenue.

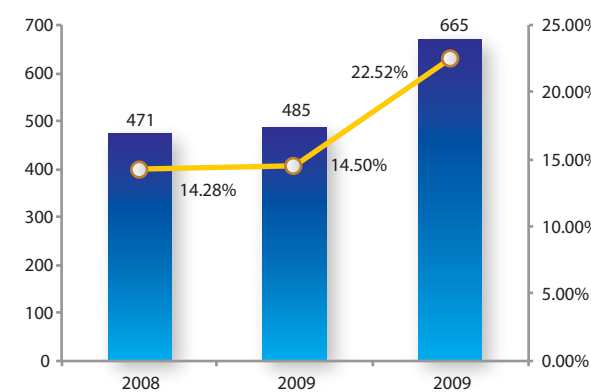
GROWTH IN REVENUE AND PROFIT

In 2010, the Company experienced impressive revenue and profit growth. Revenue from the sale of goods and rendering of services (Net revenue) reached VND 664.7 billion, while net profit after tax (NPAT) attributable to equity holders of the parent company reached VND 119.5 billion. These figures represent a year on year increase of 36.92% and 40.12%, respectively. The Company's financial income was VND 462.2 billion in 2010, increasing 116.7% in comparison to 2009.

INDICATORS	2010		2009		2008 (VND million)
	Value (VND million)	% Change	Value (VND million)	% Change	
Revenue from sale of goods and rendering of services	664,708	36.92	485,478	3.15	470,651
Financial Income	462,171	116.71	213,271	38.80	153,648
Net profit before tax	165,760	126.10	73,312	9.30	67,073
Profit after tax attributable for equity holders of the parent company	119,510	40.12	85,293	16.53	73,195

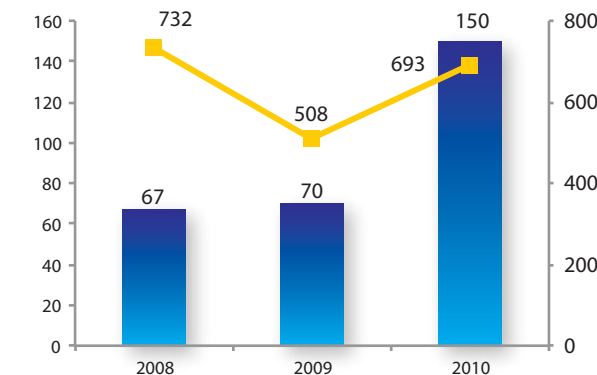
FINANCIAL RATIOS	2010	2009	2008
Gross profit margin (%)	39.31	39.58	31.56
Profit before tax margin (%)	24.94	15.10	14.25
Profit after tax margin (%)	22.52	14.50	14.28
Net revenue growth (%)	36.92	3.15	18.38
Net profit after tax growth (%)	40.12	16.53	-13.05
Total liabilities/Owners' equity (%)	211.68	384.61	161.39
Profit after tax/Owners' equity (ROE) (%)	6.01	4.75	5.49
Earnings per share (EPS) (VND/share)	693	508	732

Net revenue & NPAT/ Net Revenue 2008 - 2010



■ Net revenue (VND billion) | ● Net profit after tax to Net revenue

NPAT & Earning per share 2008 - 2010



■ Net profit after tax (VND billion) | ● EPS (VND/share)

In 2010, Vinpearl continued to strengthen its leading position in Vietnam's luxury hotel sector

Vinpearl Nha Trang Resort & Spa is one of Vietnam's largest resorts and is regarded as one of the most modern tourism and recreational complexes in Vietnam, consisting of nearly 500 five-star guest rooms with world-class amenities and services. In 2010, Vinpearl Land welcomed approximately 900,000 visitors. According to CBRE market research, Vinpearl Nha Trang Resort & Spa consistently maintains the highest occupancy rate amongst Nha Trang's five-star hotels, which is already a relatively high figure when compared to other resorts in Vietnam and around the region. In 2010, the number of visitors seeking accommodation at Vinpearl Nha Trang Resort & Spa experienced a significant year on year increase of 24%. In the same year, revenue from hotel

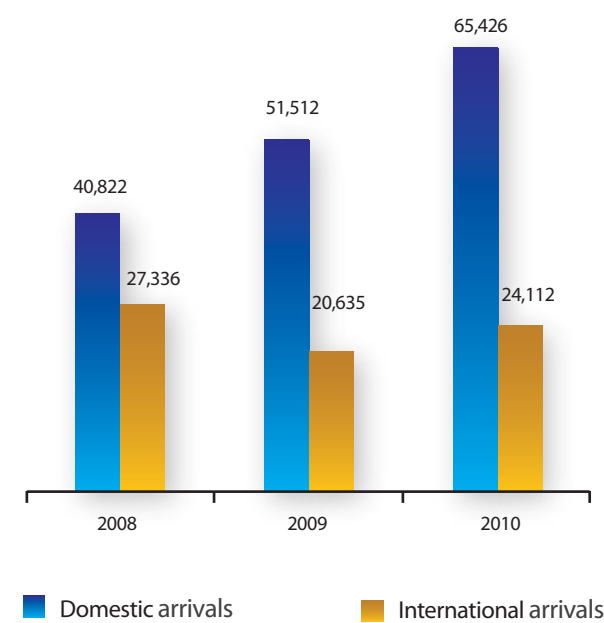
businesses contributed 59.2% of the total revenue from the sale of goods and rendering of services.

Moreover, with the successful hosting of two important beauty pageants, the second Miss Vietnam World 2010 and Miss Earth 2010, Vinpearl has reaffirmed its capacity for organizing professional events.

The Company has fully utilized Vinpearl Amusement Park by applying a modern business management model with the "Full Package Card." Revenue generated by Vinpearl Amusement Park in 2010 accounted for 40.8% of the Company's revenue from the sale of goods and rendering of services.

The number of visitors whom Vinpearl Resort & Spa accommodated:

INDICATORS	2010		2009		2008	
International arrivals	24,112	26.93%	20,635	28.60%	27,336	40.11%
Domestic arrivals	65,426	73.07%	51,512	71.40%	40,882	59.89%
Total	89,538	100%	72,147	100%	68,158	100%



Currently, the first five-star plus hotel in Vietnam named Vinpearl Nha Trang Luxury Resort and Vinpearl Nha Trang Golf Course & Residences, located along Bai Soi Beach on Hon Tre Island, Nha Trang are actively under development with an expected completion and launch date in the second quarter of 2011. This year, Vinpearl has also improved on the implementation and construction of other projects including the Vinpearl Da Nang Luxury Resort & Residences and Vinpearl Hoi An Resort & Spa.

Improvement in organizational structure and management policies

In 2010, the Company created the Department of Financial Analysis and Control, whose regular tasks include reviewing the business performance of the Company's subsidiaries and projects under development, monitoring activities, and proposing appropriate solutions to achieve business goals.

The introduction of a series of new projects not only demonstrates Vinpearl's continuing development, but at the same time reflects the need to adopt a set of standardized procedures for its high-end resorts. To satisfy this requirement, the Company has created the Vinpearl Hotel Management Board, which is responsible for the following tasks:

- (i) Developing a standard package for Vinpearl hotels; meanwhile the Sales Department and Booking System will be restructured to focus more on promoting the launch of Vinpearl hotels;
- (ii) Enhancing the training of hotel staff and key managers to improve the management and ensure the service quality of the whole chain;
- (iii) Consulting equipment and types of services for its hotels; and
- (iv) Creating a Task Force in charge of supporting operational hotel units to provide additional personnel if required.

Furthermore, the Company has organized regular study tours and field trips to famous hotels and resorts in the region to create learning opportunities for intermediate and senior managers.

Tourism outlook for 2011

In 2011, we expect to continue witnessing a recovery of economies worldwide. International investment and trade are expected to recover faster than they did in 2010. Additionally, Vietnam will continue to be regarded as an attractive investment market and tourism destination for the foreseeable future.

In 2011, the Vietnam tourism industry set a target of accommodating about 5.3 million international visitors and 30 to 31 million domestic customers, which would result in revenue of VND 110 trillion and represent 4.5% of GDP. The year 2011 was selected by the Government as "National Tourism Year" with the theme of "Sea and Island Tourism." Related promotional activities will be held in the South Central coast.

Despite these development opportunities, the Vietnamese tourism industry also faces new challenges with regards to strengthening its brand with competitive and sustainable products.

With respect to the real estate market where Vinpearl intends to expand its operations in the future, 2011 is expected to be a positive year for development with price competition resulting in competitive packages, which can boost trade and help the market recover.

With the spirit of capitalizing on opportunities to expand the business, Vinpearl, in 2011, will focus on mobilizing all of its resources to pursue the following objectives:

- Improving service quality and business development to maximize occupancy rates at Vinpearl Nha Trang Resort Hotel & Spa and Vinpearl Amusement Park in order to meet demand from tourists during "National Tourism Year 2011" and beyond.
- Quickly completing and putting into operation Vinpearl Nha Trang Luxury Resort, the first five star plus hotel in Vietnam, and the Vinpearl Golf project, which will help Vinpearl Nha Trang become Vietnam's number one tourism destination and should result in attractive economic benefits and investment returns;
- Actively improving on the implementation, construction, and opening of Vinpearl Da Nang Luxury Resort and Residences and Vinpearl Hoi An Resort and Spa;
- Continuing to promote the Vinpearl brand by organizing important meetings and cultural events;
- Expanding the property business through a focused strategy towards high-end tourism properties in order to diversify business activities and increase profits;
- Bolstering human resources, particularly for key executives; establishing senior advisory committees comprising experienced experts in various areas including investment, finance, and law; and promoting training to improve personnel quality;
- Implementing a share exchange plan to complete a restructuring where three associate companies (Vinpearl Da Nang JSC, Vinpearl Hoi An JSC, and Vincharm Development and Service JSC) were merged, which will enable the Company to inherit and capitalize on the strengths of each associate company.
- Continuing to develop the Company's management system based on the large-scale Group model; adopting modern corporate governance in accordance with domestic and international practices; in parallel with building a dynamic, creative, and spiritual workforce geared towards creating a unique corporate culture that will showcase the special characteristics of a Vietnamese brand with its own unique spirit and intelligence.

Actual performance versus budget

In 2010, although many tourism and hospitality companies experienced severe difficulties or average performance, Vinpearl's business results were strong. This demonstrates the Company's resilient business model that is well-positioned to capitalize on Vietnam's growth. In comparison with the 2010 budget, total net revenue and profit after tax attributable for equity holders of the parent increased by 14.41% and 57.24%, respectively.

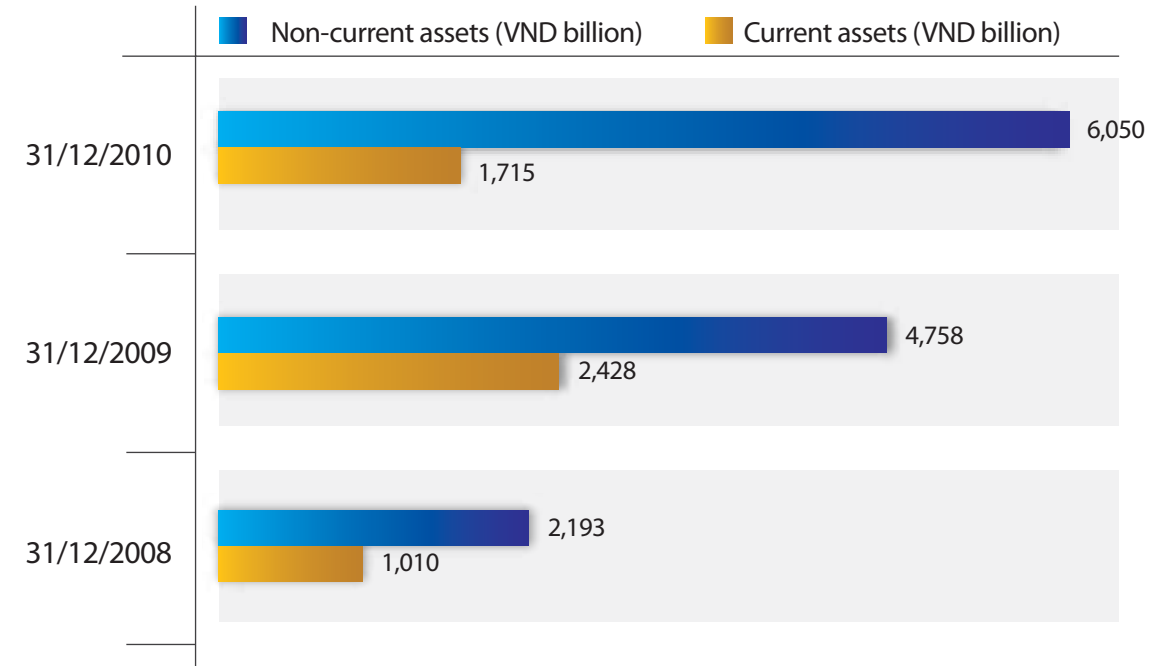
2010 growth versus budget

INDICATORS	Actual (VND billion)	Planned (VND billion)	Status (%)
Total net revenue	1,126.9	985.0	14.41
Profit before tax	165.8	86.0	92.74
Profit after tax attributable for equity holders of the parent	119.5	76.0	57.24

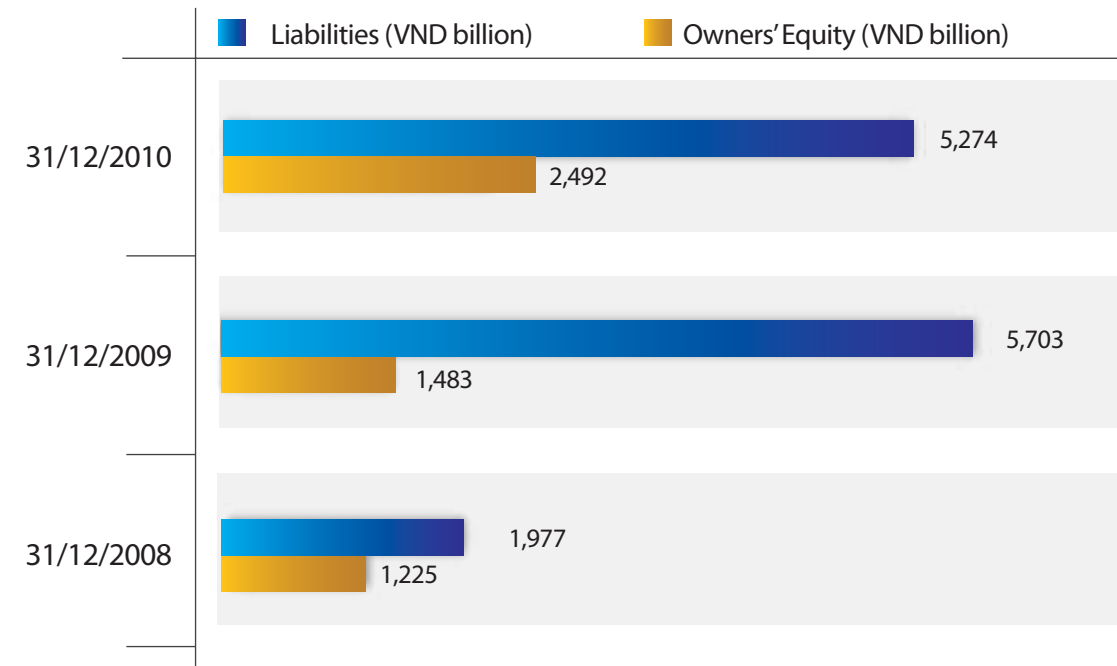
Financial Performance

INDICATORS	31/12/2010	31/12/2009	31/12/2008
Current asset (VND)	1,715,237,219,976	2,428,063,239,099	1,009,662,138,872
Non-current asset (VND)	6,050,418,370,890	4,757,650,882,577	2,192,573,919,503
Total assets (VND)	7,765,655,590,866	7,185,714,121,676	3,202,236,058,375
Total liabilities (VND)	5,274,137,272,837	5,702,941,243,469	1,977,175,014,391
Owners' equity (VND)	2,491,518,318,029	1,482,772,878,207	1,225,061,043,984

Asset Structure



Liabilities and Owners' Equity Structure



Financial Indicators of 2010

INDICATOR	Unit	2010	2009
Assets			
- Non-current asset/Total assets	%	77.91	66.21
- Current asset /Total assets	%	22.09	33.79
Liabilities and Owners' equities			
- Total Liabilities / Total Liabilities and Owners' equity	%	67.92	79.36
- Total Liabilities / Owners' equity	%	32.08	20.64
Liquidity			
- Current Ratio	times	1.33	1.99
- Current Liabilities Ratio	times	1.32	1.98
Return Ratios			
- Return on assets (ROA)	%	1.93	0.98
- Net profit margin (ROS)	%	22.52	14.50
- Return on equity (ROE)	%	6.01	4.75

Changes in capital structure

In 2010, the Company raised its charter capital from VND 1,000,000,000,000 to VND 1,799,057,210,000 as follows:

- Implementing the resolution of the Annual General Shareholders Meeting 2010 to issue 80 million ordinary shares at the rate of 80 new shares for every 100 existing shares to raise the charter capital from VND 1,000 billion to VND 1,800 billion. Bonus issues were completed at a rate of 13 new shares for every 100 outstanding shares at an exercise price of par value and a rights issue to existing shareholders at a rate of 67 new shares for every 100 outstanding shares at an exercise price of par value. The Company completed issue documents and was granted the Certificate of Eligibility for Public Offering as per Decision No.565/UBCK-GCN. Accordingly:

+ Raising its charter capital from VND 1,000,000,000,000 to VND 1,129,997,590,000 from the bonus issue of 12,999,759 shares in accordance with the 13th amended Business License issued by Khanh Hoa's Department of Planning and Investment on June 14th 2010.

+ Raising its charter capital from VND 1,129,997,590,000 to VND 1,799,057,210,000 from the rights issue of 66,905,962 shares in accordance with the 15th amended Business License issued by Khanh Hoa Department of Planning and Investment on August 16th 2010.

- All additional shares issued to raise charter capital under

the resolution of Annual General Shareholders' Meeting 2010 were listed on the Ho Chi Minh City Stock Exchange.

Total amount of outstanding bonds:

An amount of VND 4,000 billion in principal bonds to mobilize funds for business activities and projects that fund the Parent Company, its subsidiaries and associates. These bonds are issued in three tranches for an aggregate amount of 4,000 bonds with a par value of VND 1 billion as follows:

+ The 1st tranche: 500 bonds have a maturity date three years from the issue date of May 6th 2008 with an initial interest rate of 15% for the first year, which then converts to a floating rate for the remainder of the term; and 500 bonds have a maturity date five years from the issue date with an initial interest rate of 16% for the first year, which then converts to a floating rate for the remainder of the term.

+ The 2nd tranche: 1,000 bonds have a maturity date five years from the issue date of March 18th 2009 with a floating rate

+ The 3rd tranche: 1,000 bonds have a maturity date three years from the issue date of October 12th 2009 with an initial interest rate of 12% for the first year, which then converts to a floating rate for the remainder of the term; and 1,000 bonds have a maturity date five years from the issue date with an initial interest rate of 12.5%

for the first year, which then converts to a floating rate for the remainder of the term.

These bonds were issued to invest in the following projects:

- Vinpearl Nha Trang Golf Course & Residences, Bai Soi Eco-Tourism Park, a component of Vinpearl Land Culture and Eco-tourism Park on Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province;

- Royal City at 74 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi;

- Vinpearl Hoi An Resort & Spa in Phuoc Hai, Cua Dai Ward, Hoi An City, Quang Nam Province; and

- Phuoc Thien Residences and Park in Long Thanh My & Long Binh Ward, District 9, Ho Chi Minh City.

Plan of merging with associates

By the end of 2010, the Company initiated a feasibility study to obtain approval from the General Shareholders' Meeting for the proposal to merge with three of its associates, namely Vinpearl Da Nang JSC, Vinpearl Hoi An JSC, and Vincharm Development and Services JSC, by issuing additional shares to swap for these associates' shares and by raising the Company's charter capital. This is a strategic change and is part of the Company's strategy to reinforce the Vinpearl brand name, expand the Company's market coverage, accelerate the company's operations, create synergies, and increase competitiveness.

Revenue and profit plan for 2011

INDICATOR	2011 (Budgeted) Million VND	2010 (Actual) Million VND	% Increase (decrease)
Charter capital	2,054,985	1,799,057	14.23%
Net revenue	1,949,600	1,126,879	73.01%
Profit before tax	617,252	165,760	272.38%
Profit after tax attributable to equity holders of the parents	545,550	119,510	356.49%

Strategic direction for 2011

- As part of the grand opening for Vinpearl Nha Trang Luxury Resort, the Vinpearl Nha Trang 18-hole Golf course, and Vinpearl Da Nang Luxury Resort and Residences, the objectives in 2011 for these resorts is to provide high quality and premium services, to target and retain customers for the long-term, to generate stable revenue and profit, and to accommodate requests from targeted customers;

- The objective of Vinpearl Nha Trang Resort & Spa in 2011 is to continue to achieve a high growth rate, to attract more foreign customers in order to increase its occupancy rates and revenue; and

- To support the commencement and ongoing operation of direct flights to Nha Trang;

- Sales and Marketing Plans: To continue to diversify its products and services, design suitable promotional packages for different market sectors, seasonal changes, and customer preferences; and to further enhance brand name advertising campaigns in domestic and international markets as follows:

- **Price:** to develop different price policies for different periods, market segments, customer profitability, and sales networks in order to maximize revenue and minimize unfair competition;

- **Sales Networks:** to maintain domestic sales networks for Vinpearl Nha Trang Resort & Spa; to enhance positive relationships with other sales and marketing companies; and to expand sales networks to international markets. For upcoming resorts and golf courses, the Company will focus on high-end market sectors and customers who demand distinguished and premium resorts;

- **Promotion and Advertising:** to continue brand name advertising campaigns through reputable media channels and trade promotions in domestic and foreign markets.

- To actively adhere to an investment schedule and speed up the construction of real estate projects such as Royal City in Hanoi, Vinpearl Da Nang Luxury Resort & Residences, Green City in Ho Chi Minh City in order to quickly generate revenues; and

- To continuously improve the quality of human resources and promote the Company's culture. With its sustainable development orientation, Vinpearl JSC will also continue to contribute to social and charity activities.



Activities of the Board of Management

In 2010, the Board of Management of Vinpearl Land JSC held several meetings with the attendance of all members of the BoM and issued a number of resolutions regarding important issues as follows:

- Convening the annual General Shareholders' Meeting of 2010;
- Approval of the plan to increase charter capital to VND 1,800 billion;
- Contributing capital to West Thang Long Real Estate Ltd., Co.;
- Approval of the offering of shares registration document and the plan for residual shares;
- Approval of the plan to increase charter capital to VND 1,129,997,590,000 by the method of paying 2009 stock dividends to existing shareholders;
- Contributing charter capital for the establishment of Hon Mot Tourism JSC;
- Approval to increase charter capital to VND 1,799,057,210,000

after offering newly issued shares to existing shareholders of the Company;

- Approval of the revocation of appointment and the appointment of Deputy General Director of Administration;
- Convening the ad-hoc 2011 General Shareholders' Meeting; and
- Approval of the Company Restructuring plan (merger of three associated companies) and resulting increase of charter capital from the restructuring.

Activities of the Inspection Committee

Main activities in 2010:

- Reviewing the Company's financial reports with the aim of ensuring veracity and conformity with financial and accounting regulations and standards, as well as to timely detect fluctuations or abnormalities in business activities and financial indicators;
- Inspecting and evaluating the business management and administration practices of the BoM and BoD;
- Inspecting the feasibility and lawfulness of the Company's business activities that the BoM submitted at the General Shareholders' Meeting; and
- Coordinating with the BoM, the Chief Accountant, and the other related departments of the Company to closely follow up on the implementation status and quality of programs and plans that were approved at the General Shareholders' Meeting, as well as to supervise the execution of the BoD's resolutions and decisions;

In summary, the Inspection Committee did not uncover any irregularities or issues of concern during the process of inspecting the Company's business activities requiring an extraordinary inspection.

Coordinating the operations of the BoM, BoD Inspection Committee,

The Company operates in accordance with Vietnamese laws and the resolutions set by the General Shareholders' Meeting and the BoM aimed at ensuring sustainable development. Alongside the expansion and development of business activities, and the maintenance of financial growth and the scope of business, risk management is also regarded as one of the Company's main areas of focus. This has been clearly communicated by the BoM, the Inspection Committee (IC), and the BoD to all departments.

Coordinating the operations of the BoM, BoD and IC

In 2010, the Company's BoM appointed Ms. Nguyen Thi Huyen Tran to the position of Deputy General Director in place of Ms. Mai Thu Thuy, who continues to hold the position of non-executive director. According to Company's policy, members of the BoD and the Inspection Committee shall receive no remuneration or benefits. The total income of all members of BoM and BoD is estimated at VND 2.395.510.518.

Enhancing the effectiveness of corporate governance

- Each specialized department, within their defined functions and responsibilities, is required to have concrete action plans to enhance the effectiveness of the Company's business activities and constantly improve service quality;
- To increase the frequency of periodic inspections in order to ensure compliance with the law and the Company's internal regulations; and
- The Company will continuously focus on improving corporate management and transition to a more professional and modern model that strictly executes the Corporate Governance Regulations of the State Securities Commission. The new model will enhance transparency and create favorable conditions for shareholders and investors and enable regulatory bodies to control the Company's operating activities effectively.





At Vinpearl, the BoM works closely with key divisions including legal, internal auditing, financial control, and quality control divisions in order to handle risk management. The Company's risk management policies mainly focus on risks involved in operational procedures, macroeconomic conditions, competitive market risks, and corporate governance issues.



Macroeconomic risks

In 2008 and 2009, the global economy experienced the worst recession since the Great Depression in the 1930's. This event had a negative impact on almost all Vietnamese enterprises and citizens living in the country, as well as those living abroad. Consequently, expenditures were reduced particularly in tourism, which resulted in a steep decline in tourist arrivals. Despite this unfavorable environment, the Company has effectively operated its existing projects over the past two years. In addition, it has also adopted policies to stimulate tourism demand, which helps Vinpearl maintain its praiseworthy business results despite the economic challenges.

Interest rate risks

As the real estate sector is capital intensive, high interest rates can negatively impact the Company's financial performance. In order to mitigate interest rate risk, the Company has accelerated the completion of its projects, embraced stable business activities and effective capital turnover, reduced capital-related risks, and diversified financing sources. In addition, the Company's revenues have also been adjusted in accordance with exchange rates in order to reduce interest rate risks.

Production and operating business risks

In conjunction with its vision of being Asia's leading brand name in Recreation and Tourism, the Company will make an effort to complete all projects on Hon Tre Island in the near future while making efficient investments in tourism infrastructure in order to create a foundation for sustainable development. Also, the Company is currently executing other high-end tourism real estate projects where development prospects are attractive in locations such as Hoi An, Da Nang, Ho Chi Minh City, Hanoi and Da Lat in order to increase profits and diversify its business activities. In terms of the real estate business sector, the Company has sufficient expertise regarding the development of hotels and recreational complexes and is always well-prepared to effectively steer, control, and complete projects on schedule. Moreover, the Company has conducted careful market research, thereby helping to mitigate project risk.

Risks associated with personnel

Although high-quality human resources in the hospitality and real estate sectors are still scarce and highly competitive, the Company possesses young and competent employees, who constantly enhance their

expertise and skills. Given its increasing size, Vinpearl has instituted various policies to attract and retain talented individuals in order to ensure the Company's development. In addition, the Company also focuses on training activities to create a skilled and qualified team of successors.

Competition risk

As the recreation industry is highly competitive, Vinpearl hotels, resorts, and villas will be subject to competition from domestic and international companies that are well-known and supported by well-capitalized sponsors. Rival developments of their quality, brands, services, promotions and convenient locations may negatively impact Vinpearl's performance. However, given Vinpearl's track record in securing prime locations, management, and experience in developing projects, Vinpearl is confident in its ability to minimize the impact of these risks. Furthermore, Vinpearl is better positioned to meet the demands of Vietnamese people for high-end recreation given its status as a domestic brand.



Vinpearl believes that investor relations plays an indispensable role in creating awareness for investors in the Company. Investor relations also helps create more transparency for equity holders with respect to stock price performance. Hence, this department serves a vital role for both existing shareholders and potential investors.

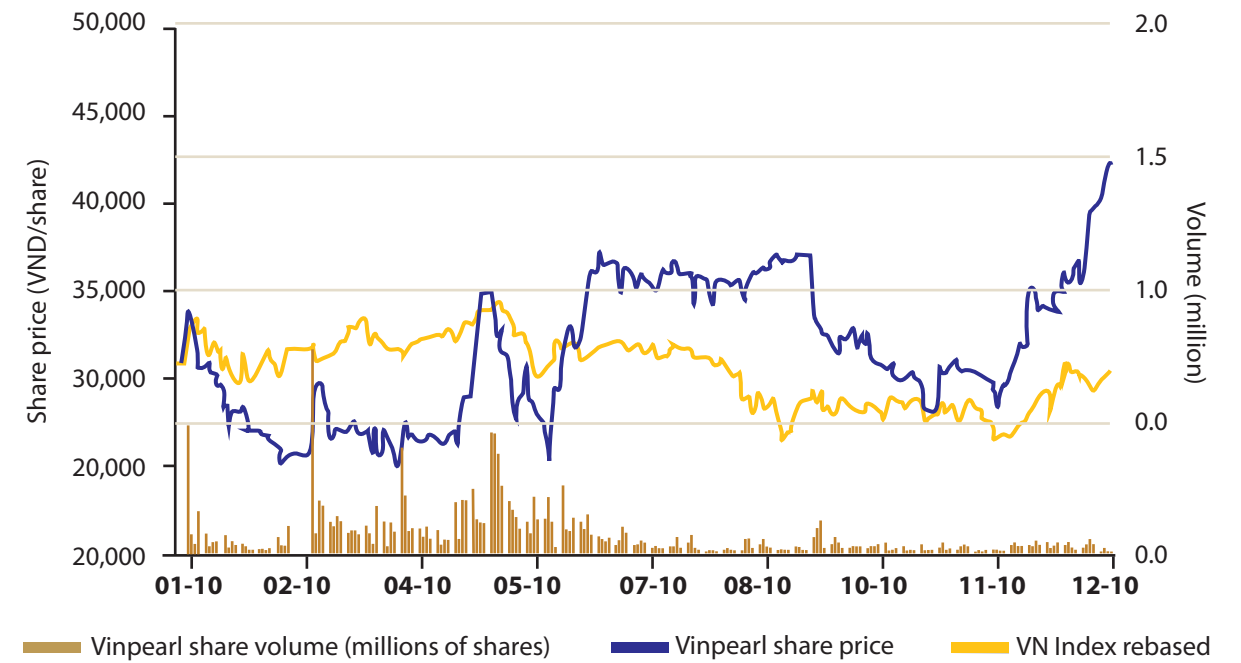
As a registered enterprise, Vinpearl also adheres strictly to the State Securities Commission of Vietnam's requests for disclosing information and makes relevant information transparent to all shareholders and investors.

With the aim of diversifying information channels, the official website of Vinpearl (<http://www.vinpearl.com>) has a specialized section for investors where information about business performance, financial status, and share transactions for substantial shareholders are readily available. At the same time, in order to ensure quick and effective communication, the website allows investors to lodge their queries and feedback directly to the Investor Relations team via the email address ir@vinpearlland.com. In 2010, along with continuously strengthening its capabilities and improving business effectiveness, Vinpearl made several successful initial steps in establishing a specialized Investor Relations team. Accordingly, Vinpearl organized a number of meetings with various investors and analysts at its branches in Ho Chi Minh City, Hanoi, and its headquarters in Nha Trang. These meetings provided investors with a better understanding of the Company's development potential and investment opportunities. At the same time, the meetings allowed the Company to understand the needs and expectations of investors, which will help ensure the Company delivers value to shareholders over the long-term.

In 2011, Vinpearl plans to organize more workshops and seminars with investors as well as site visits to its projects. Vinpearl will also focus on strengthening Investor Relations by improving transparency and increasing information disclosure in order to establish trust with shareholders and uphold Vinpearl's responsibilities as Vietnam's leading tourism and hospitality enterprise.

Charter Capital:
VND 1,799,057,210,000

Total Outstanding Shares:
179,905,721 shares



Share Price Performance and Trading Volume in 2010

Source: Bloomberg

Ownership for internal shareholders as at January 13rd, 2011

NO.	NAME	POSITION	NUMBER OF SHARES HELD	SHAREHOLDING (%)
THE BOARD OF MANAGEMENT				
1	Mr. Nguyen Trong Hien	Chairman	36,000	0.020
2	Mr. Pham Nhat Vuong	Member	19,800,000	11.000
3	Ms. Vu Tuyet Hang	Member	5,400	0.003
4	Ms. Dang Thanh Thuy	Member	7,200	0.004
5	Ms. Mai Thu Thuy	Member	7,200	0.004
THE BOARD OF DIRECTORS				
1	Mr. Nguyen Trong Hien	General Director	36,000	0.020
2	Ms. Nguyen Thi Huyen Tran	Deputy General Director	173,150	0.096
3	Ms. Dang Thanh Thuy	Deputy General Director	7,200	0.004
4	Mr. Tran Anh Tuan	Deputy General Director	5,400	0.003
THE INSPECTION COMMITTEE				
1	Mr. Tran Viet Hung	Member	100	0
2	Mr. Luu Chi Hieu	Member	5,400	0.003
3	Ms. Nguyen Thu Phuong	Member	4,500	0.0025

1. Shareholder structure (as of 03 December 2010)

CATEGORY	Domestic shareholder		Foreign shareholder		Total	
	Value (x10,000 VND)	Shareholding %	Value (x10,000 VND)	Shareholding %	Value (x10,000 VND)	Shareholding %
Individual shareholder	65,041,374	36.15	8,340	0.01	65,049,714	36.16
5% upwards	34,743,689	19.31	-	0.00	34,743,689	19.31
Under 5%	30,297,685	16.84	8,340	0.01	30,306,025	16.85
Institutional shareholder	89,797,829	49.92	25,058,178	13.92	114,856,007	63.84
5% upwards	76,797,712	42.69	20,286,235	11.27	97,083,947	53.96
Under 5%	13,000,117	7.23	4,771,943	2.65	17,772,060	9.88
Total	154,839,203	86.07	25,066,518	13.93	179,905,721	100.00

2. Holdings of Substantial Shareholders (as at 3 December 2010)

No.	Name	Number of shares held	Shareholding (%)
1	Vietnam Investment Group JSC	37,057,205	20.60
2	Dynamic Invest Group Limited	20,286,235	11.28
3	Mr. Pham Nhat Vuong	19,800,000	11.00
4	Thien An Trading Investment and Development JSC	16,200,000	9.00
5	Ms. Pham Thu Huong	14,943,689	8.31
6	Lucky Investment Group JSC	14,544,000	8.08
7	PFV Investment and Trading JSC	8,996,507	5.00

3. Information about Vinpearl Land Shares Transactions in 2010 (as of 03 December 2010)**Key members (BoM, BoD and IC):**

NO	NAME	NO. OF SHARES HELD BEFORE TRANSACTION	TRANSACTION VOLUME	NO. OF SHARE HELD AFTER TRANSACTION	TRANSACTION TIME (DD/MM/YY)
1	Ms. Nguyen Thi Huyen Tran (Deputy General Director of Administration)	17,500	155,650 (bought)	173,150	From 14/09/2010 to 14/12/2010

Relatives of key executives:

NO	NAME	NO. OF SHARES HELD BEFORE TRANSACTION	TRANSACTION VOLUME	NO. OF SHARE HELD AFTER TRANSACTION	TRANSACTION TIME (DD/MM/YY)
1	Mr. Vo Van Thai (Ms Nguyen Thi Huyen Tran's husband)	16,950	192,130 (bought) and 10,050 (executing buy options of newly issued shares)	219,130	From 13/09/2010 to 08/12/2010

Substantial shareholders:

NO	NAME	NO. OF SHARES HELD BEFORE TRANSACTION	TRANSACTION VOLUME	NO. OF SHARE HELD AFTER TRANSACTION	TRANSACTION TIME (DD/MM/YY)
1	Dynamic Invest Group Limited	10,765,580	934,630 (bought) and 1,464,525 (paid dividends)	13,164,735	From 28/04/2010 to 25/06/2010
		13,164,735	886,751 (received buy option from Interfood Trade limited) 239,810 (bought) 7,547,939 (executed buy option of newly issued shares)	21,839,235	From 07/07/2010 to 07/09/2010
		21,839,235	1,553,000 (sold)	20,286,235	From 25/10/2010 to 25/12/2010
2	Vietnam Investment Group JSC	39,907,205	2,850,000 (sold)	37,057,205	30/09/2010 to 30/11/2010

SUSTAINABLE DEVELOPMENT

The standing of a modern enterprise is visible through the implementation of its social responsibilities, which includes being **considerate towards employee's living conditions**, contributing to the **protection of the environment**, and participating in charitable and social activities **for community development**.



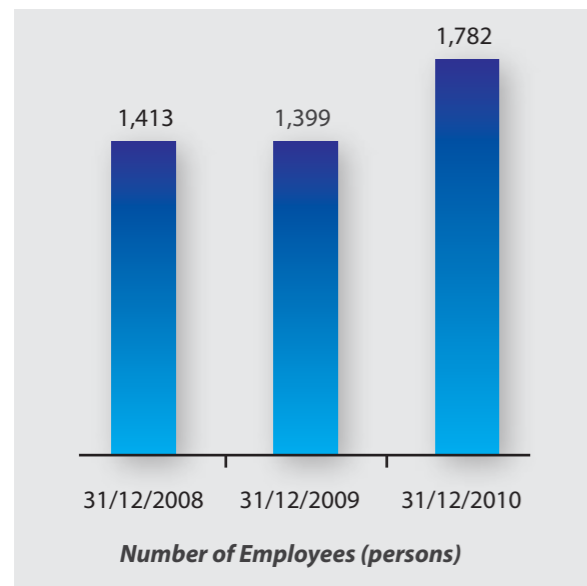
Vinpearl's employees are its core strength and the key to its success. With solidarity and determination to build a strong team, our staff values the Company as their own "home".



Number of employees

As at 31 December 2010, Vinpearl had 1,782 employees, representing a year on year increase of 27.28%. This number is expected to increase in the coming years in accordance with the Company's development plans.

The quality of Vinpearl's human resources, especially its Vietnamese workers, has gradually improved to meet the stringent international standards for management and services for leading recreational complexes in Vietnam and the region.



Employees	Number (Persons)	Proportion (%)
Male	1,100	61.69%
Female	682	38.31%
Collegiate and Higher	306	17.16%
Below undergraduate	375	21.03%
Total	1,101	61.81%

Working Policy

Working hours: The Company applies its working hour policy in accordance with the Vietnamese Labor Code. In the event of tight deadlines, the Company may require employees to work overtime, in which case it will offer satisfactory compensation.

Holiday leave: All employees are entitled to take off from work for Tet and public holidays as specified in the Labor Code. Employees who have served in the Company for 12 months or more are entitled to 12 vacation days per year. Moreover, for every 5 years working at the Company, employees are entitled to an additional one day off.

Sick leave and maternity leave: Employees on sick leave and maternity leave are entitled to an allowance covered by the Social Insurance Fund in accordance with the Labor Code.

Working Conditions: White-collar employees are provided with comfortable and modern offices in order to ensure work productivity. Blue-collar workers are well-equipped with the required essentials for labor safety and sanitation. Labor safety and fire prevention and control principles are strictly adhered to by the Company.

Recruitment, Training, and Policy for Attracting Talented Workers

Vinpearl believes it is of the utmost importance to formulate an optimal remuneration policy, training, and personnel development programs for its employees, as well as to build a solid corporate culture that fosters a professional and friendly working environment.

To satisfy the growing demand for extensive and intensive human resources, Vinpearl finds its recruits on a regular basis or through job exhibitions. The Company's

main objective is to attract competent people to the company through its commitment to satisfactory benefits.

In addition to salary and remuneration policies that attract talented people, the Company offers other benefits including accommodations, meals, travel expenses, and other necessary services.

Vinpearl applies the practice of on-the-job training where managers train their employees. Training and learning is conducted on an as needed basis. The Company also provides training through skills building, on-site overseas training, and field trips to domestic and international hotels and resorts. The training programs and their auxiliary activities always drive employees towards building Vinpearl's corporate culture, which highlights the professionalism, etiquette, and work ethic in Vinpearl's workforce.

Remuneration, bonuses, and benefits policies

Vinpearl JSC's compensation and reward policies are contingent on each position and are 10%-15% higher than average levels. These policies take into account employees' skills and qualifications by carefully assessing performance and contributions. In addition, the Company's objective is to motivate its staff to exhibit the best of their capabilities and sense of responsibility for the sake of higher productivity, quality, and efficiency. In 2010, the Company conducted four salary reviews in order to offer salary increases of 5%-10% or higher for those with excellent performance and/or remarkable contributions. This demonstrates the flexibility of the Company's salary and promotion policy, which ensures satisfactory offers and benefits for its staff.

Social security, health insurance, and unemployment insurance are deducted by the Company as stipulated by the law. In addition, all employees are paid 24/24 personal accident insurance. The company also organizes visits to employees on serious sick leave and/or maternity leave, gift giving for staff for birthdays, weddings, Tet and other public holidays and the Company's Anniversary. Benefits also include holiday trips, spiritual activities, sports activities, and parties in order to further enhance employees' spiritual livelihood, solidarity, and commitment.

The Company also promptly praises and generously rewards employees who deliver excellent performance, make remarkable contributions to the Company's business efficiency, and help enhance the service quality, prestige, and image of the Company; prevent 20 , contribute valuable innovative ideas for the Company's

performance; receive letters of commendation from customers and set a good example for other staff, etc. Commendation is always accompanied by a Certificate of Merit and material rewards (in cash or in other forms such as promotion, early salary review, and year-end rewards, etc.)

Work safety and sanitation

The Company cooperates with the Labor Inspectorate (of Hanoi's Department of Labor, Injured Veterans, and Social Affairs) to conduct regular training on work safety and sanitation at the Company so as to ensure constant labor protection. In addition to periodic health checks for staff, Vinpearl also conducts work environment checks on a regular basis to promptly detect vulnerabilities and to ensure that all staff members are equipped with the basics for labor safety. There were no serious labor accidents or occupational diseases in Vinpearl during the past year.

Collective activities

The Company focuses much of its attention on staff's collective activities, benefits, and spiritual life. The Company has a Staff Union, which helps create an environment that bonds staff members, encourages them to capitalize on their abilities and helps them enhance solidarity. These concepts build and promote a corporate culture that bolsters the Company's position through activities like participation in sports, singing, or skills competitions organized by the local authorities or the tourism and real estate sector.





As part of Vinpearl's strategy towards sustainable development centered upon harmonizing its benefits with those of society and actively contributing to the community, Vinpearl has always been one of the most enthusiastic companies to participate in social and charitable activities in Khanh Hoa Province.



Since its establishment, the Company's Management has remained aware of the Vietnamese tradition "when drinking water, remember the wellspring." Therefore, Vinpearl has actively engaged in community and environmental protection activities such as taking care of Vietnamese Mother Heroines, building Houses of Gratitude, aiding flood victims, contributing to the Fund for the Poor and Learning Encouragement Fund, and giving Tet presents to the underprivileged.

In 2010, Vinpearl set aside a large donation for the following charitable activities:

- Giving Tet gifts to the poor;
- Aiding flood victims in the heartland of Vietnam;
- Sponsoring a fund for the underprivileged of Khanh Hoa province; and
- Financing Vietnamese Mother Heroines.

In 2010 in particular, the program of giving Tet holiday gifts to the underprivileged drew the participation of hundreds of Vinpearl JSC employees, who presented

more than 1,000 gifts worth VND 500,000 each directly to poor households in 22 communes in Khanh Son (Khanh Vinh District, Khanh Hoa Province) and 35 communes in Phu Yen Province, bringing more happiness to the people on the occasion of 2011 Tet holiday.

The Company is also committed to spending over VND 4 billion in proceeds from ticket sales and the crown auction at Miss Vietnam World 2010 (organized and hosted by Vinpearl) on charitable activities. The Company, together with the organizer and contestants, conducted a number of visits to provide aid to flood-stricken victims in Ha Tinh and Quang Binh provinces and presented Tet holiday gifts to the underprivileged in the Northern mountainous areas of Vietnam.

Making contributions towards the development of society and community is an important, integral tradition of Vinpearl's corporate culture and has always been preserved and cherished by both the management and the staff.

GREEN BRAND NAME

With relentless effort and its philosophy of **“Vinpearl People”**, the Company is building a **“green paradise”** at every project.





Since the inception of Vinpearl Nha Trang Resort & Spa Complex, the Company has focused on preserving and developing forest-marine ecological systems as well as organizing reasonable “green spaces,” which are supported by a planting unit. Thanks to these efforts, the environment and bio-system on the island are not only preserved, but have also diversified.

In order to be more proactive in regards to water supplies, Vinpearl Nha Trang developed a seawater filtration system with a capacity of 1000m³/day and a rainwater reservoir with the capacity of 1 million m³. These two water sources support the operation of Vinpearl Nha Trang by providing adequate fresh water for all daily operations. Vinpearl Nha Trang has developed a closed water supply process based on efficiency, economy, safety and environmental friendliness.

In addition, Vinpearl Nha Trang made a huge investment

of USD 3 million in an advanced, large-scale wastewater treatment project. With an area of 260 hectares, Vinpearl Nha Trang requires around 1,000 m³ of water a day. Vinpearl’s wastewater treatment system satisfies water demand for its plants in Nha Trang.

The Company not only focused on protecting the environment around its projects, it also participated in environmental campaigns, which were organized in conjunction with prestigious international Beauty Contests such as Miss Earth 2007, Miss Universal 2008, Miss Vietnam World 2010, and Miss Earth 2010. Activities included planting trees, collecting garbage, and having contestants call for environmental protection. At Miss Earth 2010 at Vinpearl Nha Trang, following the message “Conserve water, Preserve the Earth”, the Company and Miss Earth contestants broadcasted another message to people around the world: “If everyone plants a tree,

the world will have 7 billion more trees” from Vinpearl’s Da Nang premises.

In order to build a “Green Vinpearl,” the management of the Company annually organizes tree planting activities for its staff at Vinpearl Garden. As “Green” is a guiding principle of the Company’s business activities and project development, it will adopt a “No smoking” policy in Vinpearl Land beginning in 2011.

With its aim of sustainable development, Vinpearl is methodically approaching the 10R international environmental protection standards, which includes the effective use of resources, controlling operation costs, and waste treatment.



HOLIDAY PARADISE

Vinpearl has earned a reputation as a brand name that meets **international standards for tourism**, an achievement that follows nearly 10 years of delivering high-class resorts and recreational complexes in key tourism destinations across the country.





Vinpearl operates and manages the five star Vinpearl Nha Trang Resort & Spa Hotel and Vinpearl Amusement Park, which belong to one of the most unique and largest tourism complexes in Vietnam on Hon Tre Island in Nha Trang Bay, Khanh Hoa Province. This location is recognized as one of the most beautiful bays in the world and accommodated over 1.8 million visitors in 2010.



Vinpearl Nha Trang Resort & Spa

Vinpearl Nha Trang Resort & Spa is located on the pretty island of Hon Tre along Vietnam's central coastal region, which offers all the social and natural advantages of Nha Trang City and Khanh Hoa Province. The resort looks out towards the eastern sea and is recognized as one of the most beautiful natural beaches in Vietnam with pristine vegetation and a mild climate.

Vinpearl Nha Trang Resort & Spa is a comparatively separated five-star sea island resort with 485 exquisite rooms, 4 restaurants, 3 bars, a recreation area and a spa and gym. Striking features of Vinpearl Nha Trang Resort & Spa include its 700 meter white sandy beach and the largest outdoor swimming pool in Southeast Asia. These assets allow Vinpearl to attract high-income customers and substantial business in the MICE segment.

Vinpearl's effective interest in Vinpearl Nha Trang Resort & Spa is 100%.

Vinpearl Amusement Park

Developed as an independent component of Vinpearl Nha Trang tourism complex, as well as in harmony with Vinpearl Nha Trang Resort & Spa, Vinpearl Amusement Park (Vinpearl Land) covers a site area of 200,000 square meters and features a number of modern and unique facilities. Vinpearl Land offers a number of attractions including one of the longest sea crossing cable car systems measuring 3,320 meters in length, a shopping mall with an area of 6,000 square meters inhabited by uniquely designed shops, the 60,000 square meter Vinpearl water park offering amazing adventurous games, an amphitheater with a musical water fountain with capacity of over 5,000 seats, a 1,500-seat event hall that is equipped with state-of-the-art audio and visual systems, and an underwater aquarium that features an underwater tunnel measuring 90 meters with over 300 marine species.

Vinpearl Amusement Park is currently implementing the "Full Package Card" for its services. The card entitles visitors to a round trip between Hon Tre Island and the mainland by either the cable car system or by ferry and unlimited participation in all indoor and outdoor games in the amusement and water parks.

Vinpearl's effective interest in Vinpearl Amusement Park is 100%.



In its strategic direction, Vinpearl will continuously improve on its existing real estate business by developing new tourism and resort related projects. Vinpearl's portfolio of development projects includes 7 assets with a total site area of 8,469,631 square meters (sqm) that are located in preeminent tourism destinations in Vietnam including Nha Trang, Da Nang, Hoi An, Da Lat, Ho Chi Minh City, and Hanoi. In addition to its current development pipeline, Vinpearl JSC is actively pursuing a number of potential projects, which are still in the early stages of development and awaiting approval.

NO.	PROJECT	LOCATION	EFFECTIVE INTEREST (%)	SITE AREA (SQM)	PROJECT TYPE	STATUS
1	Vinpearl Nha Trang Luxury Resort	Nha Trang, Khanh Hoa	100	71,800	Luxury Resort	Under construction
2	Vinpearl Nha Trang Golf Course & Residences	Nha Trang, Khanh Hoa	100	2,751,966	Golf course/ Villas for sale	Under construction
3	Vinpearl Da Nang Luxury Resort & Residences	Da Nang	40(*)	155,087	Luxury resort / Villas for sale	Under construction
4	Vinpearl Hoi An Resort & Spa	Hoi An, Quang Nam	30(*)	69,458	Resort/ Villas for sale	Under construction
5	Royal City	Hanoi	21.25	120,942	Complex	Under construction
6	Green City	Ho Chi Minh City	50	2,800,378	Complex	Under development
7	Vinpearl Da Lat	Da Lat, Lam Dong	100	2,500,000	Hotel & Villas	Under development
TOTAL				8,469,631		

(*) From 3 March 2011: Vinpearl will have ownership of 100% in these projects

PROJECTS IN NHA TRANG CITY



Vinpearl Nha Trang Luxury Resort

As part of the Vinpearl Luxury product series, Vinpearl Nha Trang Luxury Resort features unique architectural styles for its tropical and luxury resorts and will offer service at a level consistent with the standards of world-leading hotels. The project is located on a beautiful and secluded site on Hon Tre Island in Nha Trang Bay.

Vinpearl Nha Trang Luxury Resort covers a site area of 71,800 square meters and contains 84 bungalows of luxurious design. Every bungalow has a private swimming pool and extensive amenities.

The construction of the project commenced in the first quarter of 2008 and is expected to be completed in the second quarter of 2011.

Vinpearl's effective interest in Vinpearl Nha Trang Luxury project is 100%.



Vinpearl Nha Trang Golf Course & Residences

Being the fourth project of the Vinpearl Nha Trang Tourism and Recreation Complex, Vinpearl Nha Trang Golf Course & Residences is located in the Dam Gia area on Khanh Hoa Province's Hon Tre Island and covers a total area of 275.2 hectares. The project includes luxurious villas for sale or lease and an 18-hole golf course equipped with facilities of an international standard. Upon its completion, Vinpearl Nha Trang Golf Course & Residences, together with other projects on Vinpearl's Hon Tre Island, will form one of the most unique and largest resorts and recreational complexes in Vietnam and in Southeast Asia.

The construction of the project commenced in the fourth quarter of 2008 and the first 9 holes are expected to launch on the same date as Vinpearl Nha Trang Luxury Resort.

PROJECTS IN OTHER CITIES**Vinpearl Da Nang Luxury Resort & Residences**

Located on a prime site on the main coast of Son Tra - Dien Ngoc, Vinpearl Da Nang Luxury Resort & Residences covers a site area of 155,087 square meters with the sea in front and the sacred Marble Mountains serving as the backdrop. The project is expected to commence operation shortly and will be the Company's second project in the series of luxury resorts and villas complexes known as Vinpearl Luxury brand.

The project comprises a hotel with 204 five-star plus international standard rooms, the design of which reflects the contemporary yet classic charm of the grand Indochinese hotels of the early 20th century, and 39 deluxe ocean view villas.

The construction of the project commenced in the fourth quarter of 2009 and is expected to be completed in the second quarter of 2011.

Vinpearl's effective interest in Vinpearl Da Nang Luxury Resort and Residences as of 31 December 2010 is 40%. The company's effective interest will increase to 100% after the merger with its associates by the end of March 2011.

**Vinpearl Hoi An Resort & Spa**

Covering a total land area of 69,458 square meters, Vinpearl Hoi An Resort & Residences is the first high-end marine ecological resort in Hoi An with functional areas conveniently and flexibly designed, including a five-star hotel with 147 rooms and 26 luxury villas.

Vinpearl Hoi An Resort & Residences features modern architecture in combination with traditional styles, by which it creates a harmony with the Cua Dai landscape. The project is designed with a fabulous landscape that not only enhances the attractiveness of Hoi An, but also contributes to the development of local tourism.

The construction of the project commenced in the third quarter of 2008 and is expected to be completed in the fourth quarter of 2011.

Vinpearl's effective interest in Vinpearl Hoi An Resort and Residences as of 31 December 2010 is 30%. The company's effective interest will increase to 100% after completion of the merger with its associates by the end of March 2011.

**Royal City**

Known as a "miniature European city" in the middle of the capital city, Royal City is a perfect ecological urban complex, where people enjoy interesting experiences with the conveniences of modern life in an ideal green space. This is a key project located on a strategic site in Hanoi's Thanh Xuan Ward at 72A Nguyen Trai St., which is 5 kilometers away from the CBD. The project has a site area of 120,942 square meters.

With apartments designed based on luxury architecture, Vincom Mega Mall measuring over 200,000 square meters, and the first indoor water park and skating rink in Vietnam, Royal City will serve as a significant attraction for local and foreigner customers as soon as it is introduced into the market.

Construction for the Royal City project commenced in the first quarter of 2010 and is expected to be completed during the fourth quarter of 2013.

Vinpearl's effective interest in Royal City project is 21.25%.

**Green City**

The Green City project (Phuoc Thien Residences and Park) has a total site area of approximately 280 hectares (2,800,378 square meters) in Ho Chi Minh City's Long Thanh My Ward and Long Binh Ward in District 9. The site is part of the local master plan for the development of an urban, technological, and ecological area in Ho Chi Minh City. It is approximately 15 kilometers away from the city and approximately 6 kilometers away from Dong Nai Bridge.

The project is expected to contain an urban area comprising ecological villas, residential apartments, retail stores, schools, and a hospital with an abundance of open green space and waterscapes.

The project is expected to commence construction in the second quarter of 2012 and completed in the fourth quarter of 2015.

Vinpearl's effective interest in Green City project is 50%.

Vinpearl Da Lat

The Vinpearl Da Lat project is located in the tourism area of Tuyen Lam Lake in Ward 4, Da Lat City, Lam Dong Province. The project offers customers ecotourism and resort services, including hotel and villas covering an area of 250 hectares.

The project is expected to commence construction in 2012 and be completed in the fourth quarter of 2015.

Vinpearl's effective interest in Vinpearl Da Lat project is 100%.

FINANCIAL REPORT



The Board of Management of Vinpearl 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 was previously a limited liability company operating under the name Hon Tre Tourism and Trading Limited Liability Company. On 26 July 2006, the Company was transformed into a joint stock company under the name Vinpearl Tourism and Trading Joint Stock Company in accordance with the Business License No.3703000217 issued by the Khanh Hoa's Department of Planning and Investment. On 8 May 2009, the Company changed its name into Vinpearlland Tourism Joint Stock Company in accordance with the 11th amended Business License from the Khanh Hoa's Department of Planning and Investment.

On 28 June 2010, the Company changed its name to Vinpearl Joint Stock Company in accordance with the 14th amended Business License issued by Khanh Hoa's Department of Planning and Investment. Subsequently, on 16 August 2010, the Company increased its registered chartered capital to VND 1,799,057,210,000 in accordance with the 15th amended Business License issued by Khanh Hoa's Department of Planning and Investment.

The Company's principal activities are to develop and operate a complex of five star hotels, resorts, golf court, tourist villages and amusement parks in Hon Tre Island, Nha Trang City, Khanh Hoa Province, Vietnam and to provide related tourism, transportation and entertainment services. The Company is also engaged in trading of investment properties and real estates, provision of civil and industrial construction services, and in investment activities.

The Company's head office is located in Hon Tre Island, Vinh Nguyen District, Nha Trang City, Khanh Hoa Province, Vietnam.

SIGNIFICANT EVENTS DURING THE YEAR

On 17 May 2010, the Company officially announced a new share offer, which was approved in the Company's Annual General Shareholder Meeting on 3 April 2010. The number of ordinary shares to be issued was 80,000,000 shares (at a par value of VND 10,000 per share), in which:

- 13,000,000 stock dividends would be distributed to existing shareholders at the rate of 13 new shares for every 100 outstanding shares; and
- Rights issue of 67,000,000 shares to existing shareholders at the rate of 67 new shares for every 100 outstanding shares, at the exercise price of VND 10,000 per share.

The new share offer was approved by the Chairman of the State Securities Commission as per Decision No. 565/UBCK-GCN dated 17 May 2010. On 31 May 2010, the Company completed the issuance of 12,999,759 new shares from stock dividends to existing shareholders. At the end of the rights issue, 66,905,962 new shares were exercised by the existing shareholders, and a total cash contribution of VND 669,059,620,000 was transferred to the Company on 9 August 2010.

On 19 October 2010, the Company made capital contribution to Hon Mot Tourism JSC in the form of land use rights and associated assets located at 7 Tran Phu, Vinh Nguyen Ward, Nha Trang City. As a result, the Company holds 83.64% of equity interests in this subsidiary.

BOARD OF MANAGEMENT

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

Mr. Nguyen Trong Hien	Chairman	Appointed on 16 November 2007
Mr. Pham Nhat Vuong	Member	Appointed on 26 July 2006
Mr. Dang Thanh Thuy	Member	Appointed on 18 June 2008
Ms. Vu Tuyet Hang	Member	Appointed on 22 September 2008
Ms. Mai Thu Thuy	Member	Appointed on 16 November 2007

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

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

The Company's management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated state of affairs of the Group and of the Group's consolidated results and consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The 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 Group'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.

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, 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.

On behalf of the Board of Management:



Nguyen Trong Hien
Chairman

Khanh Hoa, Vietnam
9 March 2011

To: The Shareholders of Vinpearl Joint Stock Company

We have audited the consolidated balance sheet of Vinpearl Joint Stock Company, previously known as Vinpearl and Tourism Joint Stock Company, ("the Company") and its subsidiaries (the "Group") as at 31 December 2010, and the consolidated income statement and consolidated cash flow statement for the year then ended and the notes thereto ("the consolidated financial statements") as set out on pages 4 to 55. These consolidated financial statements are the responsibility of the management of the Company. 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.

Audit 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, and of the consolidated results of its operations and its 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 Limited

Tran Dinh Cuong
General Director
Registered Auditor
Certificate No. 0135/KTV

Hanoi, Vietnam

9 March 2011

Bui Anh Tuan
Auditor-in-charge
Registered Auditor
Certificate No. N.1067/KTV

as at 31 December 2010

Currency: Vietnam dong

CODE	ASSETS	NOTES	ENDING BALANCE	BEGINNING BALANCE
100	A. CURRENT ASSETS		1,715,237,219,976	2,428,063,239,099
110	I. Cash and cash equivalents	5	23,618,277,299	10,335,669,707
111	1. Cash		17,054,606,049	10,135,669,707
112	2. Cash equivalents		6,563,671,250	200,000,000
120	II. Short-term investments	6	1,168,080,000,000	1,522,646,733,300
121	1. Short-term investments		1,168,080,000,000	1,522,646,733,300
130	III. Current receivables		452,088,730,198	114,385,313,410
131	1. Trade receivables		13,140,814,248	14,829,690,706
132	2. Advances to suppliers		75,769,004,791	6,436,544,266
133	3. Intercompany receivables		-	-
135	4. Other receivables	7	363,201,224,028	93,364,461,226
139	5. Provision for doubtful debts		(22,312,869)	(245,382,788)
140	IV. Inventories	8	16,517,069,989	11,611,695,016
141	1. Inventories		16,517,069,989	11,611,695,016
150	V. Other current assets		54,933,142,490	769,083,827,666
151	1. Short-term prepaid expenses	9	33,038,583,853	40,890,240,799
152	2. Value added tax deductible		8,732,312,861	4,406,865,090
154	3. Tax and other receivables from the State		661,082,222	1,240,894,286
158	4. Other current assets	10	12,501,163,554	722,545,827,491
200	B. NON-CURRENT ASSETS		6,050,418,370,890	4,757,650,882,577
220	I. Fixed assets		2,865,405,067,519	1,946,189,179,490
221	1. Tangible fixed assets	11	1,183,223,208,000	1,192,105,566,363
222	Cost		1,462,391,123,246	1,404,941,091,348
223	Accumulated depreciation		(279,167,915,246)	(212,835,524,985)
227	2. Intangible fixed assets	12	297,420,588,394	97,482,876,550
228	Cost		306,580,865,041	104,268,024,066
229	Accumulated amortisation		(9,160,276,647)	(6,785,147,516)
230	3. Construction in progress	13	1,384,761,271,125	656,600,736,577
240	II. Investment properties	15	20,112,447,361	20,915,846,725
241	1. Cost		22,932,088,032	22,932,088,032
242	2. Accumulated depreciation		(2,819,640,671)	(2,016,241,307)
250	III. Long-term investments		3,092,175,342,524	2,730,334,396,390
252	1. Investments in associates	16.1	1,116,065,901,081	748,041,172,390
258	2. Other long-term investments	16.2	1,976,109,441,443	1,982,293,224,000
259	3. Provision for long-term investments		-	-
260	IV. Other long-term assets		72,725,513,486	60,211,459,972
261	1. Long-term prepaid expenses	17	40,248,121,256	59,297,444,565
262	2. Deferred tax assets	30.2	32,477,392,230	914,015,407
269	V. Goodwill		-	-
280	TOTAL ASSETS		7,765,655,590,866	7,185,714,121,676

as at 31 December 2010

Currency: Vietnam dong

CODE	RESOURCES	NOTES	ENDING BALANCE	ENDING BALANCE
300	A. LIABILITIES		5.274.137.272.837	5.702.941.243.469
310	I. Current liabilities	18	1,286,498,749,924	1,219,714,106,616
311	1. Short-term loans and borrowings		872,457,620,790	832,123,608,864
312	2. Trade payables		50,022,050,308	36,909,118,132
313	3. Advances from customers	19	34,805,201,060	22,496,839,445
314	4. Statutory obligations		8,881,414,399	1,905,432,792
315	5. Payables to employees	20	14,159,400,696	1,961,658,009
316	6. Accrued expenses		296,659,733,252	245,825,863,247
317	7. Intercompany payables	21	-	-
319	8. Other payables		9,513,329,419	78,491,586,127
330	II. Non-current liabilities		3,987,638,522,913	4,483,227,136,853
333	1. Other long-term liabilities		869,660,414	754,175,414
334	2. Long-term loans and debts	22	3,948,140,919,748	4,478,651,005,195
335	3. Deferred tax liabilities	30.2	35,137,033,363	963,958,527
336	4. Provision for severance allowance		3,490,909,388	2,857,997,717
400	B. OWNERS' EQUITY	23	1,955,833,670,233	1,184,351,315,305
410	I. Capital		1,955,833,670,233	1,184,351,315,305
411	1. Contributed chartered capital		1,799,057,210,000	1,000,000,000,000
416	2. Foreign exchange differences reserve		(2,206,195,433)	(2,149,388,839)
417	3. Investment and development fund		5,994,494,000	4,994,494,000
420	4. Undistributed earnings		152,988,161,666	181,506,210,144
439	C. MINORITY INTERESTS	24	535,684,647,796	298,421,562,902
440	TOTAL LIABILITIES AND OWNERS' EQUITY		7,765,641,190,866	7,185,714,121,676

OFF BALANCE SHEET ITEM

ITEMS	Ending balance	Beginning balance
1. Foreign currency	68,741	89,880
- United States dollar		

Nguyen Thinh
Chief Accountant

9 March 2011



Nguyen Trong Hien
General Director

as at 31 December 2010

Currency: Vietnam dong

CODE	ITEMS	NOTES	CURRENT YEAR	PREVIOUS YEAR
01	1. Revenue from sale of goods and rendering of services	25.1	665,085,636,564	485,862,930,278
02	2. Deductions	25.1	(377,468,899)	(384,884,941)
10	3. Net revenue from sale of goods and rendering of services	25.1	664,708,167,665	485,478,045,337
11	4. Cost of goods sold and services rendered	26	(403,423,826,948)	(293,312,792,091)
20	5. Gross profit from sale of goods and rendering of services		261,284,340,717	192,165,253,246
21	6. Finance income	25.2	462,170,574,471	213,271,427,061
22	7. Finance expenses	27	(556,950,518,436)	(336,864,206,949)
23	- In which: Interest expenses		(526,509,963,571)	(319,882,528,958)
24	8. Selling expenses		(55,184,785,434)	(27,651,210,269)
25	9. General and administrative expenses		(57,346,455,581)	(39,758,025,140)
30	10. Operating profit		53,973,155,737	1,163,237,949
31	11. Other income	28	149,859,286,493	28,270,776,150
32	12. Other expenses	28	(10,415,854,727)	(3,530,823,307)
40	13. Other profit	28	139,443,431,766	24,739,952,843
45	14. Shares of (loss)/profit in associates	16.1	(27,656,810,536)	47,409,074,344
50	15. Profit before tax		165,759,776,967	73,312,265,136
51	16. Current CIT expense	30.1	(13,441,084,976)	(2,592,556,731)
52	17. Deferred CIT expense	30.2	(2,609,698,013)	(332,640,211)
60	18. Net profit after tax		149,708,993,978	70,387,068,194
61	18.1. Minority interests	24	30,198,854,780	(14,905,956,034)
62	18.2. Equity holders of the parent		119,510,139,198	85,293,024,228
80	19. Earnings per share	32		
	- Basic		693	508
	- Diluted		693	508

Nguyen Thinh
Chief Accountant

9 March 2011



Nguyen Trong Hien
General Director

9 March 2011

72 CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 December 2010

CODE	ITEMS	NOTES	CURRENT YEAR	PREVIOUS YEAR
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	Profit before tax		165,759,776,967	73,312,265,136
	Adjustments for:			
02	Depreciation and amortisation	11,12,15	70,907,000,229	68,735,102,226
03	Provisions		57,986,610	245,382,788
04	Unrealised foreign exchange losses		3,930,637,242	5,116,527,922
05	Profits from investing activities		(559,404,106,643)	(258,403,522,968)
06	Interest expense	27	526,509,963,571	319,882,528,958
08	Operating profit before changes in working capital		207,761,257,976	208,888,284,062
09	(Increase)/decrease in receivables		(15,750,794,917)	9,352,820,262
10	(Increase)/decrease in inventories		(4,905,374,973)	466,032,342
11	Increase/(decrease) in payables (other than interest, corporate income tax)		34,228,699,777	(242,506,717)
12	Decrease/(Increase) in prepaid expenses		(479,881,663,336)	(188,456,908,741)
13	Interest paid	30.1	(4,869,734,281)	(3,517,300,785)
14	Corporate income tax paid		4,415,485,000	698,403,429
15	Other cash inflows from operating activities		(8,000,000,000)	(481,788,130)
16	Other cash outflows from operating activities			
20	Net cash flows (used in)/from operating activities		(240,101,144,499)	6,645,974,153
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	Purchase and construction of fixed assets and other long-term assets		(587,778,065,475)	(256,218,486,946)
22	Proceeds from disposals of fixed assets		1,745,024,315	1,376,602,593
23	Loans to other entities and advance for project implementation		(481,504,680,000)	(3,615,176,633,300)
24	Collections from borrowers		1,235,766,733,300	504,776,272,292
25	Payments for investments in other entities		(666,425,000,000)	(584,158,959,000)
26	Proceeds from disposal of investments in other entities		5,000,000,000	85,000,000,000
28	Interest and dividends received		391,308,775,580	139,239,444,926
30	Lưu chuyển tiền thuần sử dụng vào hoạt động đầu tư		(101,887,212,280)	(3,725,161,759,435)

73 CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 December 2010

Currency: VND

CODE	ITEMS	NOTES	CURRENT YEAR	PREVIOUS YEAR
III. CASH FLOWS FROM FINANCING ACTIVITIES				
31	Capital contribution and issuance of shares	23.1	669,059,620,000	-
	Capital contribution from minority shareholders		248,000,000,000	129,250,000,000
	Capital redemption to minority shareholders		(68,218,454,775)	-
34	Proceeds from borrowings and corporate bonds		283,289,862,639	4,050,238,131,507
35	Repayment of borrowings		(776,860,063,493)	(524,749,175,914)
40	Net cash flows from financing activities		355,270,964,371	3,654,738,955,593
50	Net increase/(decrease) in cash and cash equivalents		13,282,607,592	(63,776,829,689)
60	Cash and cash equivalents at the beginning of the year		10,335,669,707	74,112,499,396
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year	5	23,618,277,299	10,335,669,707



Nguyen Thinh
Chief Accountant

9 March 2011



Nguyen Trong Hien
General Director

9 March 2011

as at and for the year ended 31 December 2010

1. CORPORATE INFORMATION

Vinpearl Joint Stock Company ("the Company") was previously a limited liability company operating under the name Hon Tre Tourism and Trading Limited Liability Company. On 26 July 2006, the Company was transformed into a joint stock company under the name Vinpearl Tourism and Trading Joint Stock Company in accordance with the Business License No.3703000217 issued by the Khanh Hoa's Department of Planning and Investment. On 8 May 2009, the Company changed its name into Vinpearlland Tourism Joint Stock Company in accordance with the 11th amended Business License from the Khanh Hoa's Department of Planning and Investment.

On 28 June 2010, the Company changed its name to Vinpearl Joint Stock Company in accordance with the 14th amended Business License issued by Khanh Hoa's Department of Planning and Investment. Subsequently, on 16 August 2010, the Company increased its registered chartered capital to VND 1,799,057,210,000 in accordance with the 15th amended Business License issued by Khanh Hoa's Department of Planning and Investment.

The Company's principal activities are to develop and operate a complex of five star hotels, resorts, golf court, tourist villages and amusement parks in Hon Tre Island, Nha Trang City, Khanh Hoa Province, Vietnam and to provide related tourism, transportation and entertainment services. The Company is also engaged in trading of investment properties and real estates, provision of civil and industrial construction services, and in investment activities.

The Company's head office is located in Hon Tre Island, Vinh Nguyen District, Nha Trang City, Khanh Hoa Province, Vietnam.

The Company's total number of employees as at 31 December 2010 is 1,782 (31 December 2009: 1,445).

Board of Management

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

Mr. Nguyen Trong Hien	Chairman	Appointed on 16 November 2007
Mr. Pham Nhat Vuong	Member	Appointed on 26 July 2006
Mr. Dang Thanh Thuy	Member	Appointed on 18 June 2008
Ms. Vu Tuyet Hang	Member	Appointed on 22 September 2008
Ms. Mai Thu Thuy	Member	Appointed on 16 November 2007

The Company has the following subsidiaries:**Green City Development Joint Stock Company ("GCD")**

This subsidiary was established in accordance with Business License No. 4103008366 issued by Ho Chi Minh City's Department of Planning and Investment on 8 November 2007, and the subsequent amendments. GCD has a registered chartered capital of VND1,000 billion, in which the Company holds a 50% equity interest. The main activities of GCD are real-estate trading, hotel, restaurant and other related services, civil and industrial construction. The registered office of GCD is at 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City.

as at and for the year ended 31 December 2010

Vietnam Tourism Nha Trang Joint Stock Company

Vietnam Tourism in Nha Trang Joint Stock Company was established in accordance with Business License No. 4200764747 issued by Khanh Hoa's Department of Planning and Investment on 12 June 2008, with a registered chartered capital of VND10 billion. The main activities of this subsidiary are the provision of passenger transportation, tourism agency, hotel, villa restaurant and other related services. The registered office of this subsidiary is at Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa. As at 31 December 2010, the Company holds 80% equity interest in this subsidiary.

Nam Qua Tourism Co., Ltd.

Nam Qua Tourism Co., Ltd. was established in accordance with Business License issued by Lam Dong's Department of Planning and Investment on 8 August 2008, with a registered chartered capital of VND110 billion. The main activities of this subsidiary are tourism services, hospitality, hotel and restaurant services. The registered office of this subsidiary is at 22 A Chi Lang Street, Ward 9, Da Lat City, Lam Dong. As at 31 December 2010, the Company holds 80% equity interest in this subsidiary.

Mega Global Corporation Investment and Trading JSC

This subsidiary has been dissolved in accordance with the Official Letter 23275/ĐKKD-TNXL issued by the Ho Chi Minh City's Department of Planning and Investment on 15 August 2010.

Hon Mot Tourism JSC

Hon Mot Tourism JSC was established in accordance with Business License 4201203790 issued by Khanh Hoa's Department of Planning and Investment on 28 July 2010 with initial chartered capital of 60 billion Vietnam dong, in which the Company is a founding shareholder holding 15% equity interest. On 19 October 2010, this subsidiary increased its chartered capital to 167.4 billion Vietnam dong in accordance with the first amended Business License issued by Khanh Hoa's Department of Planning and Investment. As per General Shareholders' Resolution dated 20 August 2010, the Company increased its equity interest in this subsidiary to 83.64% by using the land use rights and associated assets at 7 Tran Phu, Vinh Nguyen Ward, Nha Trang City as capital contribution to this company. Consequently, Hon Mot Tourism JSC became a subsidiary of the Company.

The main activities of this subsidiary are tourism services, hospitality, hotel and restaurant services. The registered office of this subsidiary is located in Hon Tre Island, Vinh Nguyen District, Nha Trang City, Khanh Hoa Province, Vietnam. As at 31 December 2010, the Company holds 83.64% equity interest in this subsidiary.

The Company also has the following associates:

	Percentage of share holding
1 Vitours JSC	29.13%
2 Vincharm Service & Development JSC	20%
3 PCM JSC (*)	
4 Vietnam Tourism in Ho Chi Minh city JSC	25.28%
5 Royal City Real-estate Development and Investment JSC	21.25%
6 Viettronics Dong Da JSC (**)	24.30%
7 Vinpearl Hoi An JSC	30%
8 Vinpearl Da Nang JSC	40%
9 Tay Tang Long Real Estate Company Limited	49%

(*) In 2010, the Company has disposed all equity interest in PCM JSC, and as a result, PCM JSC is no longer an associate as of 31 December 2010.

(**) Indirect holding through GCD, a subsidiary.

Details of the investments in associates are disclosed in Note 16.1.

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 ("VND"), are prepared in accordance with the Vietnamese Accounting System and 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

Accounting standard 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 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 financial statements. The Circular will become effective for financial years ending 31 December 2011 onwards. The Group's management is currently assessing the impact of adopting the circular on future consolidated financial statements of the Group.

2.2 Registered accounting documentation system

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

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.

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 parent 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 within equity in the consolidated balance sheet, separately from parent shareholders' equity.

as at and for the year ended 31 December 2010

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 Significant accounting judgments, estimates and assumptions**

Fair value of the identifiable assets, liabilities and contingent liabilities of the acquired entities

The preparation of the consolidated financial statements requires management to make judgments and estimates that may affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the reporting date, including the judgments and estimates of the fair value of the identifiable assets, liabilities and contingent liabilities of the acquired entities. These judgments and estimates are subject to different factors, such as available market information on the fair value of identical assets or liabilities, or available information that are necessary for the purpose of determining fair value through the use of valuation models. However, uncertainty over these judgments and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

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.

3.3 Inventories

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

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

The perpetual method is used to record inventories, which are valued on a weighted average basis.

Provision for obsolete inventories

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

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

3.4 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement.

*as at and for the year ended 31 December 2010***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	30 - 40 years
Other structures	10 - 20 years
Land use rights with definite term	45 - 48 years
Land use rights with indefinite term	not amortised
Machinery and equipment	8 - 15 years
Motor vehicles	6 - 12 years
Means of transmission	25 years
Office equipments	4 - 8 years
Computer software	4 - 8 years
Others	8 - 15 years

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	45 - 48 years
Buildings	10 - 20 years
Others	8 - 15 years

as at and for the year ended 31 December 2010

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.

3.9 Borrowing costs

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

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

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset 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 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amount are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the consolidated income statement over 3 to 5 years:

- Pre-operating expenses/start-up and preparation costs (including expenditures on training, advertising and promotional activities incurred during this period);
- Tools and consumables with large value issued into production and can be used for more than one year; and
- Bonds issue fees.

3.11 Business combinations and goodwill

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

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Company'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.

as at and for the year ended 31 December 2010

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.

3.12 Investment 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 Group'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 10 year period. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends receivable from associates reduce the carrying amount of the investment.

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.

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 amount 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.

as at and for the year ended 31 December 2010

3.16 Foreign currency transactions

The Group adopted Circular 201 issued by the Ministry of Finance on 15 October 2009 in relation to foreign currency transactions from 2009.

Transactions in currencies other than the Group's reporting currency of VND are recorded at the exchange rates ruling at the date of the transaction. At the end of the year, monetary assets and liabilities denominated in foreign currencies are translated at inter-bank exchange rates ruling at the balance sheet date. All realised and unrealised foreign exchange differences are taken to the income statement except to the extent that they are deferred as explained in the following paragraphs.

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

All unrealised foreign exchange losses arising from the translation of long-term monetary liabilities denominated in foreign currencies as at balance sheet date are charged to the consolidated income statement. However, if the charging of all foreign exchange losses results in the net loss before tax for the Group, such exchange losses exceeding the foreign exchange losses arising from the translation of the current portion of the long-term liabilities is deferred in the "Foreign exchange differences reserve" account in the equity section of the consolidated balance sheet and allocated to consolidated income statement within the subsequent five years.

The above guidance related to unrealized foreign exchange differences provided by Circular 201 is different from those stipulated under VAS 10 as follows:

Transaction	Under VAS 10	Under Circular 201
Translation of short-term monetary assets and liabilities denominated in foreign currencies	All unrealised foreign exchange differences are taken to the consolidated income statement	All unrealised foreign exchange differences are taken to the "Foreign exchange differences reserve" account in the equity section of the consolidated balance sheet and will be reversed on the following year.
Translation of long-term monetary liabilities denominated in foreign currencies at year end	All unrealised foreign exchange differences are taken to the consolidated income statement	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 impact to the consolidated financial statements had the Group adopted VAS 10 from the financial years beginning on or after 1 January 2009 is presented in Note 35.

*as at and for the year ended 31 December 2010***3.17 Appropriation of net profits**

Net profit after tax is available for appropriation to investors after approval at the Annual General Meeting of shareholders, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

3.18 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:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Income from hotel, amusement park and other relating services is recorded when the services are rendered.

Land use rights transfer

Income from transfer of land use rights and assets on the land is recorded when substantial risks and rewards of ownership are transferred to buyer.

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.

Rental income

Rental income arising from operating leases is accounted for on a straight line basis over the term of the lease.

*as at and for the year ended 31 December 2010***3.19 Taxation****Current income tax**

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

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 related 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, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit 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.

as at and for year the ended 31 December 2010

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority.

4. BUSINESS COMBINATION

Acquisition of Hon Mot Tourism JSC ("Hon Mot JSC")

Hon Mot Tourism JSC was established in accordance with Business License 4201203790 issued by Khanh Hoa's Department of Planning and Investment on 28 July 2010 with initial chartered capital of 60 billion Vietnam dong, in which the Company is a founding shareholder holding 15% equity interest. On 19 October 2010, this subsidiary increased its chartered capital to 167.4 billion Vietnam dong in accordance with the first amended Business License issued by Khanh Hoa's Department of Planning and Investment. As per General Shareholders' Resolution dated 20 August 2010, the Company increased its equity interest in this subsidiary to 83.64% by using the land use rights and associated assets at 7 Tran Phu, Vinh Nguyen Ward, Nha Trang City as capital contribution to this company. Consequently, Hon Mot Tourism JSC became a subsidiary of the Company.

Hon Mot JSC has been granted with an "in-principle" approval from the Khanh Hoa's People Committee to develop the Hon Mot Resort Project in Hon Mot Island, Vinh Nguyen District, Nha Trang City, Khanh Hoa Province as per the Official Letter 4526/UBND dated 27 August 2010.

The Company's management has assessed that the acquisition of Hon Mot JSC is an acquisition of a group of assets, rather than a business acquisition. Accordingly, the Group has recorded other income in an amount of VND 134,448,281,694, which is the fair value of the intangible assets acquired, being the project development right of Hon Mot Resort Project. A minority interest is also recognized at their proportion of the interest in the assets acquired.

as at and for year the ended 31 December 2010

5. CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
Cash on hand	1,781,215,756	1,474,084,954
Cash at banks (*)	15,242,437,163	8,376,018,787
Cash in transit	30,953,130	285,565,966
Cash equivalents (**)	6,563,671,250	200,000,000
	23,618,277,299	10,335,669,707

(*) Including cash balance which is blocked for LC opening amounting to VND 4,644,486,804.

(**) Cash equivalents represent short term-deposits in VND with terms of up to three months and bear interest rates ranging from 6.5% to 9% per annum.

6. SHORT-TERM INVESTMENTS

	Ending balance VND	Beginning balance VND
Short-term loans		
Thanh Nien Newspaper	-	65,000,000,000
Ms. Pham Hong Linh	149,890,000,000	-
Ms. Nguyen Thuy Ha	4,490,000,000	122,000,000,000
Mr. Hoang Quoc Thuy	-	189,000,000,000
Mr. Nguyen Huu Binh	20,000,000,000	20,000,000,000
Ms. Vu Tuyet Hang	20,000,000,000	-
Ms. Phan Thu Huong	150,000,000,000	-
Vincharm Investment and Services JSC	-	300,000,000,000
Vinpearl Hoi An JSC	200,000,000,000	200,000,000,000
Vinpearl Danang JSC	400,000,000	5,000,000,000
Vincom JSC	-	68,646,733,300
Hanoi Investment and General Services Ltd., Co.	-	475,000,000,000
Ecology Developing and Investment JSC (**)	475,000,000,000	-
VinGroup JSC	148,300,000,000	-
Acquisition of unlisted shares		
Vinpearl Hoi An Tourism and Investment JSC	-	78,000,000,000
	1,168,080,000,000	1,522,646,733,300

Details on loans to related parties are disclosed in Note 31.

(*) Magnum Investment Group Limited ("Magnum"), the Owner of previously known Vegas Hotel and Villas Co., Ltd ("Vegas") transferred the capital owned by Magnum in Vegas to Vinpearl Da Nang JSC. After the transfer, Vegas was dissolved in accordance with Official Letter 3214/QD-UBND issued by Da Nang's People Committee on 22 April 2010, and all assets and liabilities of Vegas were transferred to Vinpearl Da Nang JSC. The balance of VND 400,000,000 represents the remaining loan balance provided to Vegas and is now transferred to Vinpearl Da Nang JSC.

(**) Hanoi Investment and General Service., JSC has been merged with Ecology Developing and Investment JSC in accordance with the 7th amended Business License 0900222333 issued by Hanoi city's Department of Planning and Investment on 20 November 2010. The balance of VND 475,000,000,000 represents the remaining loan balance provided to Hanoi Investment and General Services JSC and is now transferred to Ecology Developing and Investment JSC after the merger.

as at and for year the ended 31 December 2010

7. OTHER RECEIVABLES

	Ending balance VND	Beginning balance VND
Loan interest receivables	144,372,491,521	84,544,025,234
Receivables from share transfer	201,687,500,000	-
Dividend receivables	508,680,000	508,680,000
Receivable from Vinpearl Danang JSC (*)	10,975,809,393	-
Others	5,656,743,114	8,311,755,992
	363,201,224,028	93,364,461,226

(*) This represents the balance payable from Vegas to Magnum. As per the equity transfer agreement dated 15 November 2009, the Company is entitled to this receivable and correspondingly, the balance previously recorded as payable by Vegas is now transferred to Vinpearl Da Nang JSC. This balance is interest - free, unsecured and the balance in original currency is US\$ 579,749.

8. INVENTORIES

	Ending balance VND	Beginning balance VND
Materials and fuels	11,839,021,564	8,077,785,338
Tools and supplies	3,383,927,459	2,313,617,292
Merchandise	1,279,049,584	1,220,292,386
Goods in transit	15,071,382	-
	16,517,069,989	11,611,695,016

9. SHORT-TERM PREPAID EXPENSES

	Số cuối năm VNĐ	Số đầu năm VNĐ
Tools and equipment	7,028,558,513	13,783,871,307
Pre-operating expenses	677,920,284	857,472,987
Bonds issue fees	17,368,053,397	20,307,455,640
Others	7,964,051,659	5,941,440,865
	33,038,583,853	40,890,240,799

10. OTHER CURRENT ASSETS

	Số cuối năm VNĐ	Số đầu năm VNĐ
Advance for land use rights compensation for Green City project (*)	-	717,708,980,000
Advances to employees	5,458,663,554	-
Short term deposits	7,004,500,000	-
Other	38,000,000	4,836,847,491
	12,501,163,554	722,545,827,491

(*) This represents the balance of advances to related parties which are used for land clearance purpose for Green City project.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

11. TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Cost:						
Beginning balance	868,314,193,021	398,191,292,635	102,603,771,903	9,620,357,657	26,211,476,132	1,404,941,091,348
Transfer from construction in progress	39,859,337,702	-	-	-	-	39,859,337,702
Newly purchased	1,122,652,945	23,506,908,442	2,193,789,664	1,179,002,767	1,459,995,974	29,462,349,792
Sold, disposed	(9,399,211,182)	(839,558,523)	(280,363,095)	(75,197,643)	(1,277,325,153)	(11,871,655,596)
Ending balance	899,896,972,486	420,858,642,554	104,517,198,472	10,724,162,781	26,394,146,953	1,462,391,123,246
Accumulated depreciation:						
Beginning balance	80,054,403,637	97,607,856,198	18,208,630,632	5,778,670,989	11,185,963,529	212,835,524,985
Depreciation for the year	24,894,181,288	32,346,019,749	6,673,396,598	1,488,554,331	2,988,014,502	68,390,166,468
Sold, disposed	(1,246,807,920)	(267,813,513)	(159,651,187)	(46,431,657)	(337,071,930)	(2,057,776,207)
Ending balance	103,701,777,005	129,686,062,434	24,722,376,043	7,220,793,663	13,836,906,101	279,167,915,246
Net carrying amount:						
Beginning balance	788,259,789,384	300,583,436,437	84,395,141,271	3,841,686,668	15,025,512,603	1,192,105,566,363
Ending balance	796,195,195,481	291,172,580,120	79,794,822,429	3,503,369,118	12,557,240,852	1,183,223,208,000

As disclosed in Note 22, all building and structures, machinery and equipment are pledged as collaterals for the loans from the Bank for Investment and Development - Khanh Hoa Branch under the Collateral Contract No. 02/2003/HDCC dated 5 November 2003 for assets of Bai Tru Tourism Village Project and the Collateral Contract No. 03/2006/HDBD dated 17 April 2006 for assets financed by the loans.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

12. INTANGIBLE FIXED ASSETS

	Indefinite land use right VND	Definite land use right VND	Copyrights VND	Project development right VND	Computer software VND	Total VND
Cost:						
Beginning balance	29,807,792,900	68,469,648,617	-	-	5,990,582,549	104,268,024,066
Additions	63,388,737,928	1,677,536,667	530,358,400	136,500,000,000	282,543,200	202,379,176,195
Deduction	-	-	-	-	(66,335,220)	(66,335,220)
Closing balance	93,196,530,828	70,147,185,284	530,358,400	136,500,000,000	6,206,790,529	306,580,865,041
Accumulated Amortisation:						
Beginning balance	-	4,352,407,937	-	-	2,432,739,579	6,785,147,516
Depreciation for the year	-	1,404,086,875	44,196,535	-	936,980,263	2,385,263,673
Deduction	-	-	-	-	10,134,542	10,134,542
Closing balance	-	5,756,494,812	44,196,535	-	3,359,585,300	9,160,276,647
Net carrying amount:						
Beginning balance	29,807,792,900	64,117,240,680	-	-	3,557,842,970	97,482,876,550
Closing balance	93,196,530,828	64,390,690,472	486,161,865	136,500,000,000	2,847,205,229	297,420,588,394

As disclosed in Note 22, all building and structures, machinery and equipment are pledged as collaterals for the loans from the Bank for Investment and Development - Khanh Hoa Branch under the Collateral Contract No. 02/2003/HDCC dated 5 November 2003 for assets of Bai Tru Tourism Village Project and the Collateral Contract No. 03/2006/HDBD dated 17 April 2006 for assets financed by the loans.

As disclosed in Note 4, the increase in project development right during the year arose from the acquisition of Hon Mot Tourism JSC. This represents the development right of Hon Mot Resort project at Hon Mot island, Vinh Nguyen District, Nha Trang City in accordance with the Official Letter 4526/UNND issued by Khanh Hoa's People Committee on 27 August 2010.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

13. CONSTRUCTION IN PROGRESS

	Ending balance VND	Beginning balance VND
Construction in progress of the parent		
Vinpearl golf course and villa	257,651,851,442	158,927,681,782
Bai Soi ecological area	139,121,175,752	75,431,649,046
Dolphin performing area	6,536,862,642	6,539,179,579
Other projects	35,268,955,966	7,046,765,451
Others construction in progress	126,951,257,938	64,276,509,701
Construction in progress of Green City Development JSC		
Green City project	796,090,404,244	344,193,951,018
Others	185,000,000	185,000,000
Construction in progress of Hon Mot JSC		
Hon Mot project	22,955,763,141	-
	1,384,761,271,125	656,600,736,577

Others construction in progress comprise capitalized borrowing costs, project management expenses, fuel expense for power generators, construction camps, equipment rental expenses and construction materials attributable to the on-going projects.

14. CAPITALIZATION OF BORROWING COSTS

The total borrowing costs capitalized by the Group during the year was VND106,668,540,673. These were borrowing costs incurred on the general purpose loans, which were used for the development of the Vinpearl Villas and Golf Course project, the Green City project and other projects.

The weighted average borrowing costs used to determine the borrowing costs eligible for capitalisation during the year was 13.24% per annum.

as at and for year the ended 31 December 2010

15. INVESTMENT PROPERTIES

	Buildings and structure VND	Machinery and equipment VND	Others VND	Total VND
Cost:				
Beginning balance	20,316,776,882	1,662,247,500	953,063,650	22,932,088,032
Addition	-	-	-	-
Disposal	-	-	-	-
Accumulated depreciation:	20,316,776,882	1,662,247,500	953,063,650	22,932,088,032
Giá trị hao mòn:				
Beginning balance	1,352,853,288	415,561,887	247,826,132	2,016,241,307
Increase	507,804,156	295,595,208	-	803,399,364
Decrease	-	-	-	-
Ending balance	1,860,657,444	711,157,095	247,826,132	2,819,640,671
Net carrying amount:				
Beginning balance	18,963,923,594	1,246,685,613	705,237,518	20,915,846,725
Ending balance	18,456,119,438	951,090,405	705,237,518	20,112,447,361

Investment properties comprise the shopping area located in Vinpearlland Amusement Park. The Company has not carried out an assessment of the fair value of these investment properties as at 31 December 2010 owing to the absence of an active market for such properties.

16. LONG-TERM INVESTMENTS

	Note	Ending balance VND	Beginning balance VND
Investment in associates	16.1	1,116,065,901,081	748,041,172,390
Other long-term investments	16.2	1,976,109,441,443	1,982,293,224,000
Total long-term investments		3,092,175,342,524	2,730,334,396,390
Provision for long-term investments		-	-
		3,092,175,342,524	2,730,334,396,390

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

16.1 Investment in associates

The carrying value of the investments in associates using the equity method is as follows:

	Vitours JSC VNDt	Vinpearl Hoi An JSC VND	Vinpearl Danang JSC VND	PCM JSC VND	Vietnam Tourism in Ho Chi Minh city JSC VND	Vietronics Dong Da JSC VND
Balance as of 1 January 2010	23,473,049,475	91,715,477,057	-	11,581,103,582	99,348,638,564	55,677,083,331
Increase during the year	-	-	115,200,000,000	-	-	-
Dividends received during the year	(508,680,000)	-	-	-	(1,750,740,000)	-
Goodwill amortization	(1,765,534,000)	-	-	-	-	(1,999,150,940)
Amortization of fair value adjustments on acquisition date	-	-	-	-	(88,305,328,125)	-
Share of profit/(loss) from associates	828,896,637	28,293,787	(460,264,882)	(82,734,693)	39,110,991,070	(112,306,076)
Changes in associates' owners' equity	(13,361,941)	-	(15,656,095,264)	-	(323,450,100)	-
(Loss)/profit from disposal during the year	-	-	-	(11,498,368,889)	-	-
Giá trị số sách tại ngày 31 tháng 12 năm 2010	22,014,370,171	91,743,770,844	99,543,904,736	-	48,080,111,409	53,565,626,315

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

16.1 Investment in associates

The carrying value of the investments in associates using the equity method is as follows:

	Tay Tang Long Real Estate Company Limited VND	Thanh Nien Real Estate JSC (See Note 16.2) VND	CVincharm Investment and Service JSC VND	Hanoi Investment and General Service., JSC VND	Royal City Real Estates Investment and Development JSC VND	Total VND
Balance as of 1 January 2010	-	68,019,216	93,800,746,890	-	372,377,054,275	748,041,172,390
Increase during the year	-	-	-	189,375,000,000	305,900,000,000	610,475,000,000
Dividends received during the year	-	-	-	-	-	(2,259,420,000)
Goodwill amortization	-	-	(1,666,198,340)	(365,898,124)	-	(5,796,781,404)
Amortization of fair value adjustments on acquisition date	-	-	-	-	-	(88,305,328,125)
Share of profit/(loss) from associates	1,658,370	(1,801,773)	(446,861,127)	(265,212,172)	31,151,717,537	66,445,298,993
Changes in associates' owners' equity	-	-	-	-	-	14,417,308,809
(Loss)/profit from disposal during the year	-	(66,217,443)	-	(188,743,889,704)	3,307,077,685	(197,001,398,351)
Balance as of 31 December 2010	1,658,370	-	91,687,687,423	-	709,428,771,812	1,116,065,901,080

as at and for year the ended 31 December 2010

(i) Vitours JSC

Vitours JSC was established in accordance with the Business License No. 3203001791 dated 2 January 2008, issued by Danang's Department of Planning and Investment. The main activities of this company are to provide hotel, restaurant, tourism and other relating services. The head office of this company locates at 83 Nguyen Thi Minh Khai Street, Hai Chau District, Danang City. As at 31 December 2010, the Company holds 29.13% equity interest in this associate.

(ii) Vinpearl Hoi An Tourism and Investment JSC

Vinpearl Hoi An Tourism and Investment JSC was established in accordance with the Business License No. 3303070380 dated 1 April 2008 issued by Quang Nam's Department of Planning and Investment, and the subsequent amended licenses. The main activities of this company are to provide hotel, restaurant, resorts, golf course services, etc. The head office of this company locates at Phuoc Hai Block, Cua Dai Ward, Hoi An City, Quang Nam Province. As at 31 December 2010, the Company hold 30% equity interest in this associate.

(iii) Vinpearl Da Nang JSC

Vinpearl Da Nang JSC was established in accordance with the Business License No. 0401323008 dated 25 December 2009, issued by Da Nang's Department of Planning and Investment and subsequent amended Business Licenses with the latest being the 6th dated 30 September 2010. The main activities of this company are to provide hotel, restaurant, resorts, supermarket services, etc. The head office of this company locates at Hoa Hai ward, Ngu Hanh Son District, Da Nang City. As at 31 December 2010, the Company holds 40% equity interest in this associate.

(iv) PCM JSC

PCM JSC (previously known as Vincom Construction Consultancy and Management JSC) was established in accordance with the Business License No. 0103012410 dated 31 May 2006, issued by Hanoi's Department of Planning and Investment. In 2010, the Company has disposed all equity interest in PCM JSC.

(v) Vietnam Tourism in Ho Chi Minh city JSC

Vietnam Tourism in Ho Chi Minh city JSC was established in accordance with the Business License No. 4103006768 dated 18 May 2007, issued by Ho Chi Minh's Department of Planning and Investment. The main activities of this company are import - export activities, commercial services, hotel, restaurant and other relating services. The head office of this company locates at 234 Nam Ky Khoi Nghia Street, Ward 6, District 3, Ho Chi Minh City. As at 31 December 2010, the Company holds 25.28% equity interest in this associate.

as at and for year the ended 31 December 2010

(vi) Viettronics Dong Da JSC

Viettronics Dong Da JSC is established in accordance with the Business License No. 0103013134 dated 13 July 2006 issued by Hanoi's Department of Planning and Investment, and the subsequent amended licenses. The main activities of this company are to import, export, manufacture, trade of electrical products, media equipment, telecommunication equipment, automated equipment, control equipment, real estate trading, restaurant, etc. The head office of this company locates at 56 Nguyen Chi Thanh Street, Dong Da District, Hanoi. As at 31 December 2010, a Company's subsidiary, GCD, holds 24.3% equity interest in Viettronics Dong Da JSC.

(vii) Tay Tang Long Real Estate Company Limited

Tay Tang Long Real Estate Company Limited was established as a two-members and more limited liability company in accordance with the Business License 4102064444 issued by the Ho Chi Minh City's Department of Planning and Investment on 28 August 2008. The main activities of this company are real estate trading, lease of construction tools and equipment, hotel and restaurant services... The registered of this company is at 72 Le Thanh Ton Street, Ben Nghe Ward, District I, Ho Chi Minh City

The Company has acquired the shares hold by other shareholders in Tay Tang Long Real Estate Company Limited and the acquisition has been approved by the Ho Chi Minh City's Department of Planning and Investment in accordance with Business License 0305918940 dated 6 April 2010. As at 31 December 2010, the Company holds 49% equity interest in this associate.

(viii) Vincharm Development and Services JSC

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. On 23 October 2009, the Company has successfully acquired 20% of the equity interest of this company

The main activities of this company are real estate trading & broking, leasing, spa services, industrial - agricultural - construction machine trading & others. The registered office address of this company is at 191 Ba Trieu, Hai Ba Trung District, Hanoi. The Company holds 20% voting rights in this associate at 31 December 2010.

(ix) Royal City Real-estates Investment and Development JSC

Royal City Real-estates Investment and Development JSC was established in accordance with the Business License No. 0103038194 dated 11 June 2009, issued by Hanoi's Department of Planning and Investment. The main activities of this company are real estates trading, hotel, restaurant and other related services. The head office of this company locates at 74, Nguyen Trai Street, Thuong Dinh Ward, Thanh Xuan District, Hanoi.

On 8 July 2010, this company increased its chartered capital to 3,200 billion Vietnam dong in accordance with the second amended Business License issued by the Hanoi's Department of Planning and Investment and offered new shares to existing shareholder. However, the Company has turned down the offer and thus as at 31 December 2010 the Company holds 21.25% equity interest in this associate.

as at and for year the ended 31 December 2010

16.2 Other long-term investments

	Ending balance VND	Beginning balance VND
Investment in shares of Vietnam Tourism in Hanoi JSC	7,693,224,000	7,693,224,000
Investment in shares of Thanh Nien Real Estate JSC (*)	56,016,217,443	
Thuan Phong Energy Development JSC	3,000,000,000	3,000,000,000
Loan to Royal City Real-estates Investment and Development JSC (3 year term)	1,809,400,000,000	1,871,600,000,000
Loan to Vinpearl Hoi An JSC (3 year term)	100,000,000,000	100,000,000,000
	1,976,109,441,443	1,982,293,224,000

(*) Thanh Nien Real Estate JSC was established in accordance with Business License No. 4103010620 dated 17 June 2008, issued by Ho Chi Minh's Department of Planning and Investment, in which the Company initially held a 20% equity interest.

During the year, Thanh Nien Real Estate JSC was merged with Thanh Nien Real Estate Trading and Service JSC in accordance with the Board of Management meeting minutes dated 24 June 2010. On 12 July 2010, Thanh Nien Real Estate JSC received its 4th Amended Business License from Ho Chi Minh City's Department of Planning and Investment, which approved the increase in its registered chartered capital to VND 530 billion, with the Company holding a 10.57% equity interest.

Details on the loans to related parties are disclosed in Note 31.

17. LONG-TERM PREPAID EXPENSES

	Ending balance VND	Beginning balance VND
Tools and equipment	3,449,091,110	9,224,080,157
Bonds issue fee	28,138,928,559	45,506,981,956
Others	8,660,101,587	4,566,382,452
	40,248,121,256	59,297,444,565

18. SHORT-TERM LOANS AND BORROWINGS

	Ending balance VND	Beginning balance VND
Short-term loans from banks	104,689,032,010	500,849,714,864
Ecology Developing and Investment JSC	200,000,000,000	260,000,000,000
Current portion of corporate bonds (Note 22.2)	500,000,000,000	-
Current portion of long-term loans (Note 22.1)	67,768,588,780	71,273,894,000
	872,457,620,790	832,123,608,864

as at and for year the ended 31 December 2010

Details of the short-term loans from banks as at 31 December 2010 are as follows:

Bank	31 December 2010 VND	Maturity date	Interest rate (%/annum)	Collateral
Bank for Investment and Development of Vietnam, Khanh Hoa Branch (credit limit)	104,689,032,010	6 months, interest payable monthly	From 13% to 16.5%	Note 22.1
Ecology Developing and Investment JSC	200,000,000,000	16 June 2011	17%	None
	304,689,032,010			

19. STATUTORY OBLIGATIONS

	Ending balance VND	Beginning balance VND
Value added tax	26,032,819	947,394,181
Special sales tax	15,224,580	22,509,002
Import, export tax	-	239,744,919
Foreign contractors' tax	405,808,242	-
Personal income tax	18,840,458	222,328,625
Corporate income tax (Note 30.1)	8,415,397,189	389,456,570
Other taxes	111,111	83,999,495
	8,881,414,399	1,905,432,792

20. ACCRUED EXPENSES

	Ending balance VND	Beginning balance VND
Accrued bond interests	262,052,054,839	212,915,068,535
Accrued loans interests	14,680,148,685	28,655,297,548
Other accruals	19,927,529,728	4,255,497,164
	296,659,733,252	245,825,863,247

21. OTHER PAYABLES

	Ending balance VND	Beginning balance VND
Payables related to the transfer of Vinpearl Hoi An Investment and Tourism JSC shares	-	78,000,000,000
Others	9,513,329,419	491,586,127
	9,513,329,419	78,491,586,127

as at and for year the ended 31 December 2010

22. LONG-TERM LOANS AND DEBTS

	Ending balance VND	Beginning balance VND
Long-term loans from Bank for Investment and Development of Vietnam - Khanh Hoa Branch ("BIDV Khanh Hoa")	416,140,919,748	478,651,005,195
Loans from other (*)	32,000,000,000	-
Corporate bonds	3,500,000,000,000	4,000,000,000,000
	3,948,140,919,748	4,478,651,005,195

(*) This represents the loan borrowed from Le Thi Lan in accordance with loan contract No. 09-VILLAS/VINPEARL/HDVV-1 dated 24 September 2010, at the rate of 2% per annum and with a maturity term of 20 months. The loan is secured with the rights to purchase a villa at Phu Quy Square residential project.

Details of long-term loans from BIDV Khanh Hoa are as follows:

Contract	31 December 2010 USD	VND	Maturity date	Interest rate (% p.a.)
(i) 01/2003/HĐTD dated 5 November 2003	365,925	6,927,700,051	11 May 2011	12 month US\$ saving rate + 3%
(ii) 01/2006/HĐTD dated 17 April năm 2006	2,772,117	52,481,723,588	17 October 2014	12 month US\$ saving rate + 3%
(iii) 02/2006/HĐTD dated 17 April 2006		306,125,851,466	12 March 2017	12 month VND saving rate + 3%
(iv) 02/2006/HĐTD dated 17 April 2006	2,168,217	41,048,684,433	12 March 2017	12 month US\$ saving rate + 4%
(v) 04/2007/HĐTD dated 7 August 2007		72,926,428,261	15 August 2017	12 month VND saving rate + 4%
(vi) 07/2009/HĐTD dated 30 June 2009		4,399,120,729	30 June 2012	12 month VND saving rate + 4%
	5,306,260	483,909,508,528		

In which:

Current portion (Note 18)	67,768,588,780
Non-current portion	416,140,919,748

22.1 Long-term loans

The long-term loans are from BIDV - Khanh Hoa and are used to finance the Company's construction projects.

The loans from (i) to (v), the short-term loan from BIDV - Khanh Hoa (Note 18) and the corporate bonds in second issue (Note 22.2) are secured by all assets, land use rights, water surface use rights and all assets on the land/water surface under below contracts:

- Land use rights and on-land assets mortgage contract No 01/2006/HDTC dated 22 December 2006;
- Assets mortgage contract No 02/2006/HDTC dated 22 December 2006;
- Mortgage contract No 01/2007/HDTC dated 7 August 2007 for land use right;
- Mortgage Contract No 01/2008/HDTC dated 26 September 2008 for land use right; and
- Mortgage Contract dated 11 March 2009 for land use rights and other assets.

The loan (vi) is secured by the assets formed by the loan, i.e. the 22kV cable network.

as at and for year the ended 31 December 2010

22.2 Corporate bonds

The Company has completed three issues of 4,000 corporate bonds, at a par value of VND1 billion each, or a total face value of VND4,000 billion. Proceeds from the issuance of the bonds are used to meet working capital requirements and to finance for capital expenditure requirements of the Company and its subsidiaries, associates. Details of these bonds are as follows:

First issue: on 6 May 2008, comprising of 500 unsecured bonds, par value of VND1 billion each and a maturity term of 3 years, and another 500 unsecured bond, par value of VND1 billion and have a maturity term of 5 years. Coupons are paid annually on 5 May. According to the bondholders' resolution on 8 July 2009, bond interest is determined as follows:

- for the 500 bonds that mature in 3 years, interest in the first year was 15% p.a. and for the following years, interest will be determined based on the average 12-month saving rates of 4 commercial banks + 4% p.a., as determined 7 days prior to the annual coupon payment date. The bond interest rate for the third year was 15.4% p.a.

- for the 500 bonds that mature in 5 years, interest in the first year was 16% p.a. and for the following years, interest will be determined based on the average 12-month saving rates of 4 commercial banks + 4.5% p.a., as determined 7 days prior to the annual coupon payment date. The bond interest rate for the third year was 15.9% p.a.

Second issue: on 18 March 2009, the Company has issued 1,000 corporate bonds at a par value of VND1 billion each, which will mature in 5 years with floating coupon rate. Interest in the first year was 10.1% p.a. and for the following years, interest will be determined based on the most recent Government bonds' interest rate + 3.5% p.a. or average 12-month VND saving rates of 4 commercial banks + 2.5% p.a., but not exceeding 1.5 times of basis interest rate announced by the State Bank of Vietnam, as determined 7 days prior to the annual coupon payment date (interest for the second year is 12% per annum). Coupon is paid on 18 March each year. These corporate bonds are secured by all assets, land use rights, water surface use rights and all assets on the land/water surface which were pledged for the loans from BIDV – Khanh Hoa (see Note 22.1).

Third issue: on 12 October 2009, comprising of 1,000 bonds, par value of VND1 billion each and a maturity term of 3 years, and another 1,000 bond, par value of VND1 billion and have a maturity term of 5 years. Coupons are paid semi-annually on 12 April and 12 October. Bond interest is determined as follows:

- for the 1,000 bonds that mature in 3 years, interest in the first year was 12% p.a. and for the following years, interest will be determined based on the average 12-month saving rates of Bank for Investment and Commerce of Vietnam + 3% p.a. (interest for the second year is 14.2% per annum)

- for the 1,000 bonds that mature in 5 years, interest in the first year was 15% p.a. and for the following years, interest will be determined based on the average 12-month saving rates of Bank for Investment and Commerce of Vietnam + 3.5% p.a. (interest for the second year is 14.7% per annum)

Proceeds from these bonds are used to finance for capital expenditure requirements of the project 74 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi, which is being carried out by Royal City Real-estates Investment and Development JSC, an associate. These bonds are secured by land use rights and all assets to be formed by the bonds.

The current portion of these corporate bonds is VND 500 billion (Note 18).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

23. OWNERS' EQUITY

23.1 Increase and decrease in owners' equity

	Contributed chartered capital VND	Foreign exchange difference reserve VND	Investment and development fund VND	Undistributed after-tax profits VND	Total VND
Current year					
Beginning balance	1,000,000,000,000	(2,149,388,839)	4,994,494,000	181,506,210,144	1,184,351,315,305
Increase by stock dividends	129,997,590,000	-	-	(129,997,590,000)	-
Increase in capital in cash	669,059,620,000	-	-	-	669,059,620,000
Profit for the year	-	-	-	119,510,139,198	119,510,139,198
Transfer to reserve	-	-	1,000,000,000	(1,000,000,000)	-
Decrease in profit from liquidation of subsidiaries	-	-	-	(2,904,392,897)	(2,904,392,897)
Change in associates' equity	-	(1,406,437,644)	-	(14,126,204,779)	(15,532,642,423)
Foreign exchange difference reserve	-	1,349,631,050	-	-	1,349,631,050
Ending balance	1,799,057,210,000	(2,206,195,433)	5,994,494,000	152,988,161,666	1,955,833,670,233
Previous year					
Beginning balance	1,000,000,000,000	-	-	1,101,430,607,316	1,101,430,607,316
Increase in capital	-	-	-	-	-
Profit for the year	-	-	4,994,494,000	85,293,024,228	85,293,024,228
Transfer to reserve	-	-	-	(4,994,494,000)	-
Foreign exchange difference reserve	-	(2,149,388,839)	-	-	(2,149,388,839)
Change in associates' equity	-	-	-	(222,927,400)	(222,927,400)
Ending balance	1,000,000,000,000	(2,149,388,839)	4,994,494,000	181,506,210,144	1,184,351,315,305

as at and for year the ended 31 December 2010

In accordance with the Resolution of Annual General Shareholder Meeting dated 3 April 2010, the undistributed after-tax profits will be appropriated as follows:

- transfer to investment and development fund of VND 1 billion,
- stock dividends of VND 130 billion, and
- the remaining will be reinvested into the business.

On 17 May 2010, the Company officially announced a new share offer, which was approved in the Company's Annual General Shareholder Meeting on 3 April 2010. The number of ordinary shares to be issued is 80,000,000 shares (at a par value of VND 10,000 per share), in which:

- 13,000,000 stock dividends will be distributed to existing shareholders at the rate of 13 new shares for every 100 outstanding shares; and
- rights issue of 67,000,000 shares to existing shareholders at the rate of 67 new shares for every 100 outstanding shares, at the exercise price of VND 10,000 per share.

The new share offer has been approved by the Chairman of the State Securities Commission as per Decision No. 565/UBCK-GCN dated 17 May 2010.

On 31 May 2010, the Company completed the issuance of 12,999,759 new shares from stock dividends to existing shareholders. At the completion of the rights issue, 66,905,962 new shares were exercised by the existing shareholders, and a total cash contribution of VND 669,059,620,000 was transferred to the Company on 9 August 2010.

23.2 Ordinary and preference shares

	Ending balance	Beginning balance
Number of shares registered to issue	179,905,721	100,000,000
Number of shares issued to public		
Issued and fully paid-up shares		
Ordinary shares	179,905,721	100,000,000
Preference shares	-	-
Issued and not yet fully paid-up shares		
Ordinary shares	-	-
Preference shares	-	-
Number of outstanding shares		
Ordinary shares	179,905,721	100,000,000
Preference shares	-	-

All ordinary shares of the Company are listed in Ho Chi Minh City Stock Exchange ("HOSE").
Par value of the outstanding ordinary share: VND10,000 /share.

as at and for year the ended 31 December 2010

24. MINORITY INTERESTS

	Green City Development JSC VND	Vietnam Tourism Nha Trang JSC VND	Hon Mot JSC VND	Total VND
31 December 2010:				
Contributed capital	497,000,000,000	250,000,000	22,326,573,686	519,576,573,686
Share in the assets contributed to Hon Mot Tourism JSC	-	-	2,051,718,306	2,051,718,306
Share in accumulated profit (losses)	(8,709,984,570)	432,331,089	22,334,009,285	14,056,355,804
	488,290,015,430	682,331,089	46,712,301,277	535,684,647,796

For the year ended 31 December 2010:

profits / (losses)	7,780,395,222	90,053,075	22,328,406,483	30,198,854,780
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25. REVENUE

25.1 Revenue from sale of goods and rendering of services

	Current year VND	Previous year VND
Gross revenue	665,085,636,564	485,862,930,278
Of which:		
Revenue from rendering of hotel, amusement park and other related services	661,736,115,594	482,911,367,008
Revenue from providing rental of investment properties and related services	3,349,520,970	2,951,563,270
Sales deduction	377,468,899	384,884,941
Sales discounts	-	-
Special sales tax	377,468,899	384,884,941
Net revenue	664,708,167,665	485,478,045,337
Of which:		
Revenue from rendering of hotel, amusement park and other related services	661,358,646,695	482,526,482,067
Revenue from providing rental of investment properties and related services	3,349,520,970	2,951,563,270

as at and for year the ended 31 December 2010

25.2 Financial income

	Current year VND	Previous year VND
Interest income from loans, bank interests and deposits	449,626,958,200	205,447,076,440
Dividends earned	10,486,448,981	6,514,874,118
Foreign exchange gains	973,473,551	1,275,158,195
Other finance income	1,083,693,739	34,318,308
	462,170,574,471	213,271,427,061

26. COST OF GOODS SOLD AND SERVICES RENDERED

	Current year VND	Previous year VND
Cost of rendering of hotel, amusement park and other related services	402,085,154,618	290,993,304,325
Cost from providing rental of investment properties and provision of related services	1,338,672,330	2,319,487,766
	403,423,826,948	293,312,792,091

27. FINANCIAL EXPENSES

	Current year VND	Previous year VND
Loans and bonds interest	526,509,963,571	319,882,528,958
Foreign exchange losses	11,078,905,266	8,764,470,779
Other finance expenses	19,361,649,599	8,217,207,212
	556,950,518,436	336,864,206,949

as at and for year the ended 31 December 2010

28. OTHER INCOME AND EXPENSES

	Current year VND	Previous year VND
Other income		
Contract penalties	425,539,221	16,210,371,708
Proceeds from disposal of assets	4,081,309,526	7,339,667,689
Income from acquisition of Vegas	10,401,278,065	-
Hon Mot project development right (see Note 4)	134,448,281,694	-
Others	502,877,987	4,720,736,753
	149,859,286,493	28,270,776,150
Other expenses		
Costs from disposal of assets	9,782,992,933	1,521,927,884
Others	632,861,794	2,008,895,423
	10,415,854,727	3,530,823,307
	139,443,431,766	24,739,952,843

29. OPERATING COSTS

	Current year VND	Previous year VND
Raw materials	172,739,991,830	130,162,663,376
Labour costs	110,849,096,589	87,331,462,747
Depreciation and amortisation expenses	70,851,730,403	68,861,540,731
Expenses for external services	149,033,431,651	54,703,541,497
Other expenses	569,431,335,926	356,527,026,098
	1,072,905,586,399	697,586,234,449

as at and for year the ended 31 December 2010

30. CORPORATE INCOME TAX

The Company is investing in Hon Tre island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province. These projects have been granted with Investment Certificate and Investment Preferential Certificate. In accordance with the Investment Preferential Certificate No. 2498/UB issued by Khanh Hoa Province's People Committee, the Company has the obligation to pay Corporate Income Tax ("CIT") at the rate of 20% of taxable profits, and is granted an exemption from CIT for 3 years commencing from the first year the Company makes a taxable profit, and a 50% reduction for the following 7 years.

However, these projects are located in those areas which are qualified as territories of special economical and social difficulties in accordance with the Decree 124/2008/ND-CP dated 11 December 2008. Pursuant to Circular 130/2008/TT-BTC dated 26 December 2008 issued by Ministry of Finance that provide guidance on CIT, the Company is entitled to preferential tax rate of 10% during the first 15 years commencing from the first revenue generating year, CIT exemption for 4 years commencing from the first year the Company makes a taxable profit and a 50% reduction for the following 9 years for taxable profits derived from the projects in Hon Tre Island.

The Company's first revenue generating year was 2004 and its first profit making year was 2006, thus the CIT rate applicable for year ended 31 December 2010 is 5%.

Also, and in accordance to Circular 130/TT-BTC, the Company has the obligation to pay CIT at the rate of 25% for income from other activities.

The subsidiaries have the obligation to pay CIT at the rate of 25% of its taxable profit.

The tax returns of the Company and its subsidiaries are prepared based on prevailing tax regulations. These tax returns are subject to examination by the tax authorities and as a result, the amounts reported in the interim consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

30.1 Current Corporate Income Tax

The current tax payable is based on taxable profit for the year. The taxable profit of the Group for the period differs from the profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

as at and for year the ended 31 December 2010

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

	Profit from operating activities VND	Profit from other activities VND	Total VND
Profit before tax	149,747,638,282	16,012,138,685	165,759,776,967
<i>Adjustments to increase</i>			
Loss in associates	27,656,810,534	-	27,656,810,534
Interest income from intra-group transactions	38,889,409,236	-	38,889,409,236
Losses in subsidiaries	42,626,338	-	42,626,338
Losses from disposal of associates	498,368,889	-	498,368,889
Other taxable income	5,970,947,415	-	5,970,947,415
Other non –deductible expenses	27,178,686,859	-	27,178,686,859
<i>Adjustments to decrease</i>			
Capitalised Group's borrowing costs	(28,768,610,207)	-	(28,768,610,207)
Interest expenses from intra-group transactions	(10,313,098,373)	-	(10,313,098,373)
Non-taxable income	(138,622,230,675)	-	(138,622,230,675)
Others	(2,506,411,201)	-	(2,506,411,201)
Adjusted net profit before loss carried forward and tax	69,774,137,097	16,012,138,685	85,786,275,78
Tax loss carried forward	(15,280,558,399)	-	(15,280,558,399)
Estimated current taxable profit	54,493,578,698	16,012,138,685	70,505,717,383
Taxable profit of parent company	19,083,838,997	14,248,764,112	33,332,603,109
Taxable profit of subsidiaries	35,409,739,701	1,763,374,573	37,173,114,274
Current CIT (before adjustment)	10,420,966,938	4,003,034,671	14,424,001,609
CIT incentive during the year			(1,180,759,876)
Adjustment of CIT in prior year			197,843,243
Current CIT (after incentive and adjustment)			13,441,084,976
In which			
<i>CIT of the parent</i>			5,049,789,691
<i>CIT of the subsidiaries</i>			8,391,295,285
CIT payable at the beginning of the year			(814,181,347)
In which			
<i>CIT payable</i>			389,456,570
<i>CIT prepaid</i>			(1,203,637,917)
CIT paid during the year			(4,869,734,281)
CIT balance at the end of the year			7,757,169,348
In which			
<i>CIT payable</i>			8,415,397,189
<i>CIT prepaid</i>			(658,227,841)

as at and for year the ended 31 December 2010

30.2 Deferred Tax

The following are the deferred tax assets and liabilities recognized by the Group, and the movements thereon, during the current and prior reporting period.

	Consolidated balance sheet		Consolidated income statement	
	Ending balance VND	Beginning balance VND	Current year VND	Previous year VND
Deferred tax asset				
Unrealised losses on foreign currency denominated balances	481,128,525	648,032,725	(166,904,200)	(173,367,760)
Provision for severance allowance	131,530,065	265,982,682	(134,452,617)	(55,957,074)
Temporary difference from assets contributed to Hon Mot JSC	31,864,733,640	-	31,864,733,640	-
	32,477,392,230	914,015,407	31,563,376,823	(229,324,834)
Deferred tax liability				
Differences on capitalisation of Group borrowing costs	1,012,033,363	963,958,527	(48,074,836)	(103,315,377)
Temporary difference from project development right of Hon Mot Resort	34,125,000,000	-	(34,125,000,000)	-
	35,137,033,363	963,958,527	(34,173,074,836)	(103,315,377)
Deferred tax income (expenses) calculated in consolidated income statement	-	-	(2,609,698,013)	(332,640,211)
Deferred tax income (expenses) calculated in owner equity	-	-	-	-

as at and for year the ended 31 December 2010

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

Related parties	Relationship	Transactions	Amount VND
Vitours JSC	Associate	- Dividend receivable - Dividend received - Service provision - Cash collected for service provided - Commission	508,680,000 508,680,000 1,215,892,532 1,198,587,656 18,899,969
Vincharm Investment and Service JSC	Associate	- Interest from advances for project development receivable - Interest from advances for project development received - Disposal of assets - Collection of advances for investment projects. - Cash collected from disposed assets	1,923,860,000 9,870,000,000 173,702,600 300,000,000,000 173,702,600
PCM JSC	Associate (disposed during the year)	- Consultation and management fee - Consultation and management fee paid	2,464,000,000 2,555,612,200
Vietnam Tourism in Ho Chi Minh City JSC	Associate	- Dividends receivable - Disposal of tools and equipments - Collection from disposal of tools and equipments - Dividend received - Service provision - Collection from service rendered - Commission	1,752,740,000 578,000,000 578,000,000 1,752,740,000 649,924,739 9,424,742,702 10,362,850
Royal City Real Estate Development and Investment JSC	Associate	- Capital contribution - Interest receivables from advance for investment projects - Interest from advances for investment projects received - Collection from disposal of tools and equipments - Collection of advances for investment projects. - Disposal of tools and equipments	305,900,000,000 267,798,515,900 302,012,529,200 200,000,000 62,200,000,000 200,000,000

as at and for year the ended 31 December 2010

Related parties	Relationship	Transactions	Amount VND
Vinpearl Hoi An JSC	Associate	- Interest receivables from advance for investment projects	40,797,861,100
		- Interest from advances for investment projects received	25,000,000,000
Vinpearl Danang JSC	Associate	- Interest from advances for investment projects received	50,500,000,000
		- Transferred from Vegas	20,901,278,065
		- Interest receivables from advance for investment projects	1,255,103,600
		- Interest from advances for investment projects received	280,415,400
		- Collection of advances for investment projects.	60,600,000,000
		- Capital contribution	115,200,000,000
		- Expenses paid on behalf	160,836,705
- Clearance of expenses paid on behalf	249,425,955		
Vincom Securities JSC	Common owners	- Sales from hotel room and related service	1,737,951,241
		- Collection from hotel room provided and related service rendered	1,506,571,544
An Vien JSC	Owned by a family member of a member of the BoM	- Acquisition of LUR	67,245,044,000
		- Utility and rental fee	1,162,037,899
		- Disposal of tools and equipment	821,291,946
		- Car rental	198,000,000
		- Acquisition of tools and equipments	26,110,000
		- Payment in lieu	1,147,684,799
Vincom JSC	Common owners	- Expense paid on behalf	71,106,580
		- Revenue from provision of hotel services	60,337,190
		- Payment for acquisition of LUR	67,245,044,000
		- Collection from disposal of tools and equipments	5,523,340,946
		- Collection from services rendered	237,017,190
		- Payment for rental fee	1,562,046,846

as at and for year the ended 31 December 2010

Related parties	Relationship	Transactions	Amount VND
Vincom JSC - Ho Chi Minh City branch	Common owners	- Provision of hotel rooms and related services	235,218,015
		- Collection from provision of hotel rooms and related services	235,638,015
		- Disposal of assets, tools and equipments	575,230,860
		- Collection from disposal of assets, tools and equipments	494,696,700
Ecology Developing and Investment JSC	Common owners	- Interest receivables from advance for investment projects	77,847,222,220
		- Interest from advances for investment projects received	34,000,000,000
VinGroup JSC	Common owners	- Advances for project development	307,000,000,000
		- Interest receivables from advance for investment projects	7,278,849,100
		- Collection of advances for investment projects.	158,700,000,000
Thien Tam Charity Fund - Vincom JSC	Common owners	- Contribution to charity fund for housing project in Kien Giang Province	8,000,000,000
Pham Hong Linh	Family member of a member of the Board	- Collection of loan principal	245,610,000,000
		- Loan interest receivable	23,701,003,805
Vu Tuyet Hang	Board of Management member	- Loan interest receivable	1,617,777,778

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at and for year the ended 31 December 2010

Terms and conditions of the loans and advances to related parties are as follows:

Related parties	Relationship	Outstanding balance VND	Interest rate % p.a.	Mature date	Collateral	Interest receivable VND
Royal City Investment and Development JSC	Associate	1,809,400,000,000	13.20%	24 September 2012	LUR and assets to be formed in the future of Royal City project	-
Vinpearl Hoi An JSC	Associate	200,000,000,000	14.00%	17 March 2011	Share/ share options of other shareholders of Vinpearl Hoi An	35,304,527,800
		100,000,000,000	15.55%	24 September 2012	None	
Ecology Developing and Investment JSC	Common owners	475,000,000,000	17.50%	2 April 2011	None	57,405,081,154
VinGroup JSC	Common owners	148,300,000,000	11.20%	23 August 2011	None	7,278,849,100

as at and for year the ended 31 December 2010

Amounts due to and due from related parties at the balance sheet date were as follows:

Related parties	Relationship	Transactions	Amount
Receivables			
Vitours JSC	Associate	- Dividends receivable	508,680,000
Vincharm Development and Services JSC	Associate	- Interest from advances for investment projects receivable	22,860,000
Vinpearl Hoi An JSC	Associate	- Advances for investment projects - Interest from advances for investment projects receivable	300,000,000,000 35,304,527,800
Vinpearl Danang JSC	Associate	- Advances for investment projects - Interest from advances for investment projects receivable - Transferred from Vegas	400,000,000 1,004,632,600 10,975,809,393
Vincom JSC	Common owners	- Hotel rooms and related services	20,679,999
An Vien JSC	Owned by a family member of a member of the BoM	- Hotel rooms and related services	297,571,575

as at and for year the ended 31 December 2010

Related parties	Relationship	Transactions	Amount VND
Receivables (continued)			
Ecology Developing and Investment JSC	Common owners	- Advances for investment projects - Interest from advances for investment projects receivable	475,000,000,000 57,405,081,154
VinGroup JSC	Common owners	- Advances for investment projects - Interest from advances for investment projects receivable	148,300,000,000 7,278,849,100
Royal City Real-estates Investment and Development JSC	Associate	- Advances for investment projects	1,809,400,000,000
Pham Hong Linh	Family member of a member of the Board	- Loan - Loan interest receivable	149,890,000,000 23,719,991,200
Vu Tuyet Hang	Board of Management member	- Loan - Loan interest receivable	20,000,000,000 1,472,960,100
Payables Vietnam Tourism in Ho Chi Minh City JSC	Associate	- Payable for the service provided - Payable for the service provided	(97,269,587) (798,197,265)
Ecology Developing and Investment JSC	Common owners	- Loan - Loan interest payable	200,000,000,000 22,522,000,000
Thien Tam Charity Fund – Vincom JSC	Common owners	- Contribution to charity fund for housing project in Kien Giang Province	8,000,000,000

Transactions with other related parties**Remuneration to members of the Board of Management and Board of Directors:**

	Current year VND	Previous year VND
Salaries and bonus	2,395,510,518	1,343,284,844
Other benefits	-	-
	2,395,510,518	1,343,284,844

as at and for year the ended 31 December 2010

32. EARNINGS PER SHARE

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

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

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

	Current year VND	Previous year (Restated) VND
Net profit after tax attributable to ordinary equity holders for basic earnings	119,510,139,198	85,293,024,228
Interest on convertible preference shares	-	-
Net profit attributable to ordinary equity holders adjusted for the effect of dilution	119,510,139,198	85,293,024,228
Bình quân gia quyền của số cổ phiếu phổ thông (không bao gồm cổ phiếu quỹ) cho lợi nhuận cơ bản trên mỗi cổ phiếu (không bao gồm cổ phiếu quỹ)	159,392,107	100,000,000
Stock dividends	12,999,759	12,999,759
Restating effect of right issue in 2010	-	54,824,213
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the restating factors, for basic earnings per share	172,391,866	167,823,972

33. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services produced. Secondary information is reported geographically. The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Company's operating segments comprised of:

- Hotel, amusement park and related services, which include the operations of two five star hotels and an amusement park in Hon Tre island, Vinh Nguyen district, Nha Trang city, Khanh Hoa, Vietnam;

- Real estate operations.

as at and for year the ended 31 December 2010

The Group 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 business segments are set on an arm's length basis in a manner similar to transactions with third parties. Segment revenue, segment expense and segment result include transfers between business segments. Those transfers are eliminated in preparation of consolidated financial statements.

	Hotel and other services VND	Real estate operations and other activities VND	Adjustments and eliminations VND	Total VND
Revenue				
Third party	664,708,167,665	-	-	664,708,167,665
Inter-segment	-	-	-	-
Total revenue	664,708,167,665	-	-	664,708,167,665
Results				
Depreciation and amortisation	70,883,188,497	23,811,732	-	70,907,000,229
Share of profit/(loss) from associates	(52,760,541,446)	25,103,730,910	-	(27,656,810,536)
S e g m e n t profit/(loss)	94,813,723,833	26,282,565,333	44,663,487,801(1)	165,759,776,967
Assets				
Investment in associates and joint venture	353,055,444,583	762,996,056,497	-	1,116,051,501,080
Capital expenditure	547,963,878,345	451,897,519,892	-	999,861,398,237
Operating assets	2,837,861,532,666	1,436,575,272,303	3,491,204,385,897 (2)	7,765,641,190,866
Operating liabilities	50,908,239,353	230,587,321,432	4,992,641,712,052 (3)	5,274,137,272,837

(1) Profit for each operating segment does not include finance income (VND462,170,574,471), other income (VND149,859,286,493), finance costs (VND556,950,518,436) and other expenses (VND10,415,854,727).

(2) Segment assets do not include other long-term investments (VND1,976,109,441,443), loans (VND1,168,080,000,000), interest and other receivables (VND347,014,944,454) as these assets are managed on a group basis.

(3) Segment liabilities do not include interest bearing borrowings and corporate bonds (VND4,715,909,508,528), interest payables from borrowings and bonds (VND276,732,203,524) as these liabilities are managed on a group basis.

as at and for year the ended 31 December 2010

34. COMMITMENTS**Capital contribution commitments**

Name of investee	Total registered chartered capital of investees	The Group's commitment		
		Amount VND	% cam kết năm giữ %	Commitment as at 31 December 2010 VND
Tay Tang Long Real Estate Company Limited	300,000,000,000	147,000,000,000	49	147,000,000,000

Guarantee

In accordance with the mortgage contract signed between the Company, Vincom JSC and Vipearl Hoi An Tourism and Investment JSC, the Company agreed to provide a guarantee for the 6-month loan (of VND250 billions with an interest rate of 16.7% p.a.) that Vinpearl Hoi An borrowed from Vincom JSC. This guarantee is pledged by the entire share subscription rights that the Company has in Vinpearl Hoi An.

Commitments relating to construction in progress

As at 31 December 2010, the Company has outstanding commitment amounting to approximately VND82 billions, which is primarily relating to on-going contracts including the design and construction of the golf course, villas and a six-star hotel (under the Bai Tru Project) at Hon Tre Island, Nha Trang City, Khanh Hoa, and other projects.

35. EFFECTS OF CIRCULAR 201 TO THE FINANCIAL STATEMENTS

As mentioned in Note 3.16, in 2010, the Group continues to adopt the guidance on foreign currency transactions provided by Circular 201, which is different from VAS 10. The differences are as follows:

	VAS 10	Circular 201	Difference
Consolidated balance sheet			
Foreign exchange difference reserves	(1,462,928,503)	(2,206,195,433)	743,266,930
Retained earnings/Accumulated loss	152,244,894,736	152,988,161,666	(743,266,930)
Consolidated income statement			
Foreign exchange gains	973,473,551	973,473,551	-
Foreign exchange loss	11,822,172,196	11,078,905,266	743,266,930
Net foreign exchange gain/(loss) charged to the consolidated income statement	10,848,698,645	10,105,431,715	743,266,930

as at and for year the ended 31 December 2010

36. EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

On 10 January 2011, the Company's General Shareholders has approved the restructuring plan for the investments in associates, including Vinpearl Hoi An JSC, Vinpearl Da Nang JSC and Vincharm Development and Services JSC. Details of the restructuring plan are as follows:

- The Company will acquire the remaining equity interest held by other existing shareholders of these associates and after the acquisition, the Company will hold 100% equity interests of these companies;
- The acquisition will be carried out through a share swap. Accordingly, the Company will issue 25,292,780 additional shares to other existing shareholders of these companies.

The restructuring plan is still in progress as at the date of these financial statements. On 18 February 2011, the Company's plan on new share issue was approved by the Chairman of the State Securities Commission as per Decision 25/GCN-UBCK.

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.



Chief Accountant
Nguyen Thinh

9 March 2011



General Director
Nguyen Trong Hien

9 March 2011

