

**SON LA WATER SUPPLY
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 552- NSL/CBTT

Son La, October 19, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Son La Water Supply Joint Stock Company has disclosed the financial statements (FS) for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock symbol: NSL
- Address: No. 55 To Hieu Street, To Hieu Ward, Son La Province
- Contact phone: 1900636761 Fax: 02123854539
- Email: Sowasucom@gmail.com Website: www.capnuocsonla.vn

2. Information disclosure content:

- Financial statements Q3/ 2026
☒ Separate financial statements (Listed organization has no subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listed organization has subsidiaries)

☐ Consolidated financial statements (Listed organization has its own accounting unit and accounting apparatus)

- Cases that require explanation: + The auditing organization gives an opinion that is not an unqualified opinion on the Financial Statements (for the reviewed/audited financial statements of):

☐ Yes☐ No

Explanatory documents in the following cases:

☐ Yes☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited Financial Statements in):

☐ Yes☐ No

Explanatory documents in the following cases:

☐ Yes☐ No

BALANCE SHEET

Q3 - 2026

Unit: VND

Items	Code	Description	30/09/2026	01/01/2026
1	2	3	4	5
A - CURRENT ASSETS	100		76.670.001.969	63.139.166.385
I. Cash and cash equivalents	110	V.1	7.357.336.380	3.819.436.781
1. Cash	111		7.357.336.380	3.819.436.781
2. Cash equivalents	112			
II. Short-term financial investments	120		23.000.000.000	12.500.000.000
1. Trading securities	121	V.2(a)		
2. Allowance for impairment of trading securities (*)	122			
3. Held-to-maturity investments – short-term.	123	V.2(b)	23.000.000.000	12.500.000.000
4. Allowance for impairment of held-to-maturity investments – short-term (*)	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		21.520.820.484	22.317.476.813
1. Short-term trade receivables	131	V.3(a)	14.385.746.831	13.152.146.207
2. Short-term advances to suppliers	132		5.795.968.700	7.496.300.770
3. Short-term intercompany receivables	133		415.703.578	337.608.228
4. Construction contract receivables.	134			
5. Other short-term receivables	135	V.4(a)	923.401.375	1.331.421.608
6. Allowance for doubtful short-term receivables (*)	136			
7. Shortage of assets pending resolution	137	V.5		
IV. Inventories	140	V.7	16.171.051.943	12.876.371.322
1. Inventories	141		16.493.757.646	13.199.077.025
2. Allowance for inventory write-down (*)	142		(322.705.703)	(322.705.703)
V. Short-term biological assets	150			
1. Livestock for one-off harvest (short-term)	151	V.12.1.1		
2. Seasonal crops or one-off harvest crops (short-term)	152	V.12.1.2		
3. Allowance for impairment of short-term biological assets (*)	153			
VI. Other current assets	160		8.620.793.162	11.625.881.469
1. Short-term prepaid expenses	161	V.14(a)	8.098.600.938	10.803.990.804
2. Deductible VAT	162		522.192.224	796.857.131
3. Taxes and other receivables from the State	163	V.19(b)		25.033.534
4. Government bond repurchase transactions	164	V.23		
5. Other current assets	165	V.15(a)		
B - NON-CURRENT ASSETS	200		117.933.355.562	114.979.226.260
I. Long-term receivables	210		1.350.000.000	1.350.000.000
1. Long-term trade receivables	211			

SON LA WATER SUPPLY JOINT STOCK COMPANY
No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province,
Tax code: 5500154649

Items	Code	Description	30/09/2026	01/01/2026
1	2	3	4	5
2. Long-term advances to suppliers.	212			
3. Investment in dependent units	213		1.350.000.000	1.350.000.000
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215			
6. Allowance for doubtful long-term receivables (*)	216			
II. Fixed Assets	220		84.915.580.400	92.193.867.336
1. Tangible fixed assets	221	V.9	84.915.580.400	92.193.867.336
- Cost	222		385.449.993.845	378.932.502.792
- Accumulated depreciation (*)	223		(300.534.413.445)	(286.738.635.456)
2. Finance lease assets	224	V.11		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10		
- Cost	228			
- Accumulated depreciation (*)	229			
III. Long-term biological assets	230			
1. Livestock for recurring production	231			
a) Immature livestock	232	V.12.1.3		
b) Mature livestock	233	V.12.2		
- Cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-off harvest (long-term)	236			
3. Seasonal crops or one-off harvest crops (long-term)	237			
4. Allowance for impairment of long-term biological assets (*)	238			
IV. Investment Property	240	V.13		
- Cost	241			
- Accumulated depreciation (*)	242			
V. Long-term work-in-progress	250		21.667.775.162	11.435.358.924
1. Long-term work-in-progress	251			
2. Construction in progress	252		21.667.775.162	11.435.358.924
VI. Long-term financial investments	260		10.000.000.000	10.000.000.000
1. Investing in subsidiaries	261			
2. Investing in joint ventures and affiliated companies.	262		10.000.000.000	10.000.000.000
3. Equity investments in other entities.	263			
4. Allowance for impairment of long-term investments (*)	264			
5. Held-to-maturity investments – long-term	265			
6. Allowance for impairment of held-to-maturity investments – long-term (*)	266			
VII. Other non-current assets	270			
1. Long-term prepaid expenses	271	V.14(b)		
2. Deferred tax assets	272	V.26(a)		

Items	Code	Description	30/09/2026	01/01/2026
1	2	3	4	5
3. Long-term spare parts, materials and equipment	273			
4. Other non-current assets	274	V.15(b)		
TOTAL ASSETS (280 = 100 + 200)	280		194.603.357.531	178.118.392.645
C - LIABILITIES	300		59.385.655.308	51.664.580.839
I. Current liabilities	310		59.385.655.308	19.021.434.935
1. Short-term trade payables	311	V.17(a)	3.635.649.340	80
2. Advances from customers (short-term)	312			
3. Dividends and profit payable	313			
4. Taxes and other payables to the State (short-term)	314	V.19(a)	2.764.349.406	1.596.167.937
5. Payables to employees	315		7.420.348.556	9.817.429.600
6. Short-term accrued expenses	316	V.20(a)	285.979.341	78.507.132
7. Short-term intercompany payables	317			
8. Construction contract payables	318			
9. Short-term unearned revenue	319	V.22(a)		
10. Other short-term payables	320	V.21(a)	4.450.997.384	5.471.749.590
11. Short-term borrowings and finance lease liabilities	321	V.16(a)	38.770.750.685	
12. Short-term provisions	322	V.25(a)		
13. Bonus and welfare fund	323		2.057.580.596	2.057.580.596
14. Price Stabilization Fund	324			
15. Government bond repurchase transactions	325	V.23		
II. Non-current liabilities	330			32.643.145.904
1. Long-term trade payables	331	V.17(b)		
2. Advances from customers (long-term)	332			
3. Taxes and other payables to the State (long-term)	333	V.19(b)		
4. Long-term accrued expenses	334	V.20(b)		
5. Intercompany payables related to business capital	335			
6. Long-term intercompany payables	336			
7. Long-term unearned revenue	337	V.22(b)		
8. Other long-term payables	338	V.21(b)		
9. Long-term borrowings and finance lease liabilities	339	V.16(b)		32.643.145.904
10. Convertible bonds	340			
11. Preference shares	341	V.24		
12. Deferred tax liabilities	342	V.26(b)		
13. Long-term provisions	343	V.25(b)		
14. Science and Technology Development Fund	344			
D - EQUITY	400		135.217.702.223	126.453.811.806
1. Owners' contributed capital	411	V.27(b)	124.998.720.000	124.998.720.000
- Ordinary shares	411a	V.27(d)	124.998.720.000	124.998.720.000
- Preference shares	411b	V.27(d)		
2. Share premium	412	V.27(e)		
3. Convertible bond option	413	V.27(e)		

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Items	Code	Description	30/09/2026	01/01/2026
1	2	3	4	5
4. Other equity	414		164.128.978	164.128.978
5. Treasury shares (*)	415	V.27(e)	(1.410.000)	(1.410.000)
6. Revaluation surplus	416	V.28		
7. Foreign exchange differences	417	V.29		
8. Investment and development fund	418			
9. Other equity funds	419			
10. Retained earnings	420		10.056.263.245	1.292.372.828
- Retained earnings brought forward	420a		5.999.758.085	(5.372.745.535)
- Profit for the current period	420b		4.056.505.160	6.665.118.363
TOTAL CAPITAL (440 = 300 + 400)	440		194.603.357.531	178.118.392.645

Prepared by
(Signature, full name)



Lu Thi Thanh Xuan

Chief Accountant
(Signature, full name)



Bui Thanh Tung

Prepared on October 19, 2026

General Director
(Signature, full name, seal)



Tran Quyet Chien

INCOME STATEMENT

Q3 - 2026

Unit: VND

Items	Code	Description	Quarter 3		Cumulative figures from the beginning of the year to the end of Q3	
			2026	2025	2026	2025
1	2	3	4	5	4	5
1. Revenues from sales and services rendered	01	VI.1	39.209.469.364	34.476.568.596	120.067.162.769	106.709.903.239
2. Revenue deductions	02	VI.2				
3. Net revenues from sales and services rendered (10 = 01 - 02)	10		39.209.469.364	34.476.568.596	120.067.162.769	106.709.903.239
4. Cost of goods sold	11	VI.3	29.081.859.550	23.155.374.511	85.876.019.004	75.611.306.138
5. Gross profit from sales and services rendered (20=10-11)	20		10.127.609.814	11.321.194.085	34.191.143.765	31.098.597.101
6. Profit/loss from the sale and liquidation of investment properties.	21	VI.4				
7. Financial income	22	VI.5	1.065.825.448	117.563.282	1.422.669.647	282.350.811
8. Financial expenses	23	VI.6	535.453.243	461.913.305	1.546.772.928	1.320.239.503
- In which: Interest expenses	24					
9. Selling expenses	25	VI.9				
10. General administration expenses	26	VI.9	6.001.476.859	4.306.876.680	16.089.850.277	15.400.107.647
11. Net profit from operating activities (30 = 20 + (21 - 22) - 25 - 26)	30		4.656.505.160	6.669.967.382	17.977.190.207	14.660.600.762
12. Other income	31	VI.7		311.956.244		967.393.355
13. Other expenses	32	VI.8		130.000.000	65.486.919	134.531.210
14. Other profits (40 = 31 - 32)	40			181.956.244	(65.486.919)	832.862.145
15. Total net profit before tax (50 = 30 + 40)	50		4.656.505.160	6.851.923.626	17.911.703.288	15.493.462.907
16. Current corporate income tax expense	51	VI.11	600.000.000	750.000.000	2.154.947.618	1.824.415.293
17. Deferred corporate income tax expense	52	VI.11				
18. Profit after enterprise income tax (60 = 50 - 51 - 52)	60		4.056.505.160	6.101.923.626	15.756.755.670	13.669.047.614
18. Basic earnings per share (*)	70		324,52	488,16	1.260,56	1.093,54
19. Diluted earnings per share (*)	71					

Note: (*) Applicable to joint stock companies only.

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, To Hieu Ward, Son La Province, Vietnam

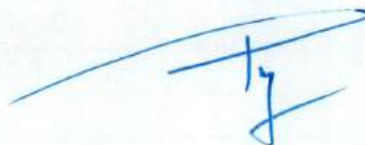
Tax code: 5500154649

Prepared by



Lu Thi Thanh Xuan

Chief Accountant



Bui Thanh Tung

October 19, 2026

LEGAL REPRESENTATIVE



Trần Quyet Chien

Tax code: 5500154649

CASH FLOW STATEMENT - Q3

(By indirect method)

Unit: VND

Items	Code	Description	Accumulated from the beginning of the year to the end of the Q3	
			2026	2025
1	2	3	4	5
I. Cash flow from operating activities				
1. Profit before tax	01		17.911.703.288	15.493.462.907
2. Adjustments for				
- Depreciation of fixed assets and investment real property	02		13.789.471.027	13.964.886.446
- Provisions	03			
- Foreign exchange gains/losses from revaluation of monetary items denominated in Foreign currencies	04			
- Gains, losses on investing activities	05			
- Interest expenses	06			
- Other adjustments	07			
3. Operating profit before changes in working capital	08		31.701.174.315	29.458.349.353
- Increase, decrease receivables	09		412.161.607	(6.377.798.427)
- Increase, decrease inventories	10		(2.378.357.382)	(1.289.074.937)
- Increase, decrease in payables (exclusive of interest payables, enterprise income tax payables)	11		1.281.663.825	(6.522.414.353)
- Increase, decrease in prepaid expenses	12		2.256.566.044	326.453.930
- Increase, decrease trading securities	13			
- Interest paid	14			
- Enterprise income tax paid	15		(1.192.749.093)	(1.431.867.718)
- Other cash receipts from operating activities	16			
- Other cash payments for operating activities	17			
Net cash flow from operating activities	20		32.080.459.316	14.163.647.848
II. Cash flow from investing activities				
1. Payments for purchases and construction of fixed assets and other long-term assets	21		(1.602.460.497)	(1.913.142.887)
2. Proceeds from disposal of fixed assets and other long-term assets	22			
3. Loans provided or purchases of debt instruments of other entities	23		(25.700.000.000)	(13.000.000.000)
4. Collections from loan repayments or resale of debt instruments of other entities	24		15.200.000.000	18.400.000.000
5. Capital contributions to other entities	25			
6. Proceeds from recovery of capital contributions to other entities	26			
7. Proceeds from interests, dividends and distributed profits	27			
Net cash flow from investing activities	30		(12.102.460.497)	3.486.857.113
III. Cash flow from financial activities				
1. Proceeds from issuance of shares or capital contributions from owners	31			
2. Payments to return contributed capital to owners or repurchase of issued shares	32			

Tax code: 5500154649

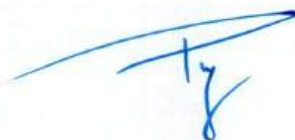
Items	Code	Description	Accumulated from the beginning of the year to the end of the Q3	
			2026	2025
1	2	3	4	5
3. Proceeds from loans	33		9.903.725.000	5.385.738.400
4. Repayment of loans principal	34		(3.776.120.219)	(2.403.386.801)
5. Principal repayments of finance lease liabilities	35			
6. Dividends and profits paid to owners	36			
<i>Net cash flow from financing activities</i>	<i>40</i>		<i>6.127.604.781</i>	<i>2.982.351.599</i>
Net cash flow during the fiscal year (50 = 20 + 30 + 40)	50		26.105.603.600	20.632.856.560
Cash and cash equivalents at the beginning of fiscal year	60		3.866.436.781	2.187.179.047
Effect of exchange rate fluctuations on foreign	61			
Cash and cash equivalents at the end of fiscal year (70 = 50 + 60 + 61)	70	VII.34	29.972.040.381	22.820.035.607

Prepared by



Lu Thi Thanh Xuan

Chief Accountant



Bui Thanh Tung

Prepared on October 19, 2026

General Director



Tran Quyet Chien

NOTES TO THE FINANCIAL STATEMENTS

From January 1, 2026 to September 30, 2026

I- Operating features

1. Form of ownership: Joint Stock Company
2. Business areas: Construction, manufacturing, services. Manufacturing - Trade and services
3. Business lines: Exploitation, treatment, supply of clean water and domestic water; Construction of civil works; Production and trading of specialized water construction materials.

4. The typical production and business cycle is 12 months

5. Characteristics of the business activities during the fiscal year that affect the financial statement:

6. Business Structure

- List of subsidiaries

List of joint ventures and affiliated companies: The Company only invests in VBIC Son La Joint Stock Company, headquartered at 55 To Hieu Street, To Hieu Ward, Son La Province. The main business activity of this affiliated company is water extraction, treatment, and supply. As of the end of the fiscal year, the Company's capital contribution ratio in this affiliated company is 28.57%, with voting rights and ownership ratio equivalent to the capital contribution ratio.

List of subordinate units without legal personality and dependent accounting status. Subordinate units without legal personality and dependent accounting status: - Yen Chau Water Supply Branch; Totalress: Sub-district 3, Yen Chau town, Yen Chau commune, Son La province; - Muong La Water Supply Branch; Totalress: Sub-district 3, Muong La commune, Son La province; - Song Ma Water Supply Branch; Totalress: Bien Hoa road, residential group 1, Song Ma commune, Son La province; - Bac Yen Water Supply Branch; House No. 22, Sub-district 3, Bac Yen commune, Son La province; - Quynh Nhai Water Supply Branch; Totalress: Muong Giang village, Quynh Nhai commune, Son La province; - City Water Supply Enterprise No. 1, Alley 43, Group 6, Chieng Le, To Hieu ward, Son La province; - City Water Supply Enterprise No. 2, 116A Dien Bien Street, To Hieu Ward, Son La Province; Moc Chau Water Supply Branch, 136 Nguyen Luong Bang Street, Moc Chau Ward, Son La Province; Phu Yen Water Supply Branch, Sub-district 5, Phu Yen Commune, Son La Province; Sop Cop Water Supply Branch, Ban Hua Muong, Sop Cop Commune, Son La Province; Mai Son Water Supply Enterprise, Sub-district 20, Mai Son Commune, Son La Province; Thuan Chau Water Supply Branch, No. 14 Lo Van Hac Street, Sub-district 7, Thuan Chau Commune, Son La Province

7. Statement on the comparability of information in the Financial Statements (whether comparable or not; if not comparable, state the reason, such as changes in ownership, splits, mergers, and specify the length of the comparison period...). The corresponding figures from the previous year are comparable to the figures of the current year.

II. Accounting period and currency used in accounting

1- Annual accounting period The Company's fiscal year begins on January 1 and ends on December 31 each year.

2. Currency used in accounting: VND

III- Accounting Standards and Accounting system

1. Applicable accounting system: The company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.

2. Statement on Compliance with Vietnamese Accounting Standards and the Accounting System: The Company has applied Vietnamese Accounting Standards and the guiding documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, guiding circulars for the implementation of the standards, and the current Accounting System.

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations.

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong (in cases where the accounting currency differs from Vietnamese Dong); Impacts (if any) of converting financial statements from foreign currency to Vietnamese Dong:

2. Types of exchange rates applied in accounting: Transactions denominated in foreign currency are converted using the exchange rate on the date the transaction occurs. Balances of monetary items denominated in foreign currency at the end of the accounting period are converted using the exchange rate on that date. Exchange rate differences arising are accounted for in the Income Statement.

- The exchange rate selected for accounting purposes when dealing with exchange rate differences arising during the period and the exchange rate used when revaluing monetary items denominated in foreign currency;

- Cross-exchange rates are calculated in cases where banks do not publish exchange rates for foreign currencies;

The gold purchase price announced by the State Bank of Vietnam or the reference purchase price of units legally authorized to trade gold will be used when re-evaluating monetary gold at the end of the accounting period.

3. Principles for determining the effective interest rate (interest rate) used for discounting cash flows:

1/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

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Tax identification number: 5500154649

4. Principles for recognizing cash and cash equivalents: Cash and cash equivalents include cash on hand, demand deposits, short-term investments that are highly liquid, easily convertible into cash, and have low risk associated with fluctuations in value.

5. Accounting principles for financial investments:

a) Trading securities:

b) Investments held to maturity; Investments held to maturity include investments that the Company intends and is able to hold to maturity. These include: time deposits (including promissory notes and bills of exchange), bonds, preferred stock that the issuer is obligated to repurchase at a certain point in the future, and loans held to maturity for the purpose of collecting periodic interest, and other investments held to maturity. Investments held to maturity are recognized from the date of purchase and are initially valued at the purchase price and related transaction costs. Interest income from investments held to maturity after the date of purchase is recognized in the Income Statement on an accrual basis. Interest earned before the Company takes possession is deducted from the cost basis at the time of purchase.

Investments held to maturity are valued at their original cost minus any provision for doubtful receivables. Provisions for doubtful receivables on investments held to maturity are established in accordance with current accounting regulations.

c) Investing in subsidiaries; joint ventures, associated companies:

d) Investing in equity instruments of other entities:

d) Accounting methods for other transactions related to financial investments:

6. Accounting Principles for Accounts Receivable: Accounts receivable are the amounts of money that can be recovered from customers or other parties. Accounts receivable are presented at their book value minus any provisions for doubtful accounts. Provisions for doubtful accounts are established for accounts receivable that are overdue for payment for six months or more, or accounts receivable that the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

Businesses must disclose the accounting policies related to accounts receivable and the significant basis for the estimates used in the policy on provisions for doubtful receivables.

7. Principles for recording inventory:

Inventory Recognition Principle: Inventory is determined on the basis of the lower of cost and net realizable value. The cost of inventory includes the direct material costs, direct labor costs, and manufacturing overhead costs, if any, to bring the inventory to its current location and condition [for trading businesses: the cost of inventory includes the purchase cost and other costs directly related to the purchase of the inventory]. The cost of inventory is determined by the weighted average method (or first-in, first-out, specific identification, or retail method in the case of goods). Net realizable value is determined by the estimated selling price minus the estimated costs to complete the product and the marketing, selling, and distribution costs incurred.

Inventory valuation method: Weighted average at the end of the period

- Inventory accounting methods:

- Method of establishing inventory devaluation provision: The Company's inventory devaluation provision is established in accordance with current accounting regulations. Accordingly, the Company is permitted to establish a provision for devaluation of obsolete, damaged, or substandard inventory, and in cases where the original cost of the inventory is higher than its net realizable value at the end of the accounting period.

- Criteria for allocating raw materials and supplies

- Accounting policies related to inventory for high-risk contracts.

8. Accounting and depreciation principles for tangible fixed assets (including perennial crops producing periodic products, working animals), intangible fixed assets, leased fixed assets, and investment properties:

9. Principles of accounting for biological assets

10. Accounting principles for various types of business cooperation contracts.

2/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

11. Accounting Principles for Deferred Expenses. Prepaid expenses include actual expenses incurred but related to the business results of multiple accounting periods. Prepaid expenses include prepaid land lease fees, establishment costs, and other prepaid expenses [For illustrative purposes, please adjust accordingly to each enterprise]. Land lease fees represent the amount of land lease fees already paid in advance. Prepaid land lease fees are allocated to the Income Statement using the straight-line method corresponding to the lease period. (If the Company has a Land Use Right Certificate, this amount can be accounted for as an intangible fixed asset). Establishment costs include expenses incurred during the establishment of the Company before the date of the Investment Certificate and are assessed as having the potential to generate future economic benefits for the Company. Establishment costs are allocated to the Income Statement using the straight-line method within three years from the date the Company officially commences operations. Other prepaid expenses include the value of tools, equipment, and small components already issued for use, advertising expenses, and training expenses incurred during the period before the Company officially commenced operations and are considered to have the potential to generate future economic benefits for the Company. These expenses are capitalized as prepaid expenses and allocated to the Income Statement using the straight-line method in accordance with current accounting regulations.

12. Accounting principles for accounts payable to suppliers.

13. Accounting principles for dividend and profit payments.

14. Principles for recognizing accrued expenses:

15. Principles for recognizing deferred revenue. Provisions for liabilities are recognized when the Company has a present obligation resulting from an event that has occurred, and the Company is likely to settle that obligation. Provisions are determined on the basis of the Management's estimate of the costs necessary to settle that obligation at the end of the operating period.

16. Accounting principles for provisions for liabilities.

17. Principles of accounting for deferred corporate income tax.

18. Principles for recognizing loans and financial lease liabilities.

19. Principles for recognizing and capitalizing borrowing costs.

20. Principles for recognizing convertible bonds.

21. Principles for recognizing equity.

- Principles for recognizing owner's equity, share premium, convertible bond options, and other owner's equity.

- Principles for recognizing differences from asset revaluation.

- Principles for recording exchange rate differences.

- Principles for recognizing undistributed profits.

22. Principles and methods for recognizing revenue and other income.

- Revenue from sales and services.

Sales revenue: Sales revenue is recognized when all five (5) of the following conditions are met simultaneously: (a) The company has transferred the majority of the risks and benefits associated with ownership of the product or goods to the buyer; (b) The company no longer holds the right to manage the goods as the owner or the right to control the goods; (c) The revenue is determined with reasonable certainty; (d) The company will obtain economic benefits from the sales transaction; and (e) The costs related to the sales transaction can be determined.

3/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Revenue from service provision: Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In the case of a service provision transaction involving multiple periods, revenue is recognized in the period based on the portion of work completed as of the balance sheet date of that period. The outcome of a service provision transaction is determined when all four (4) conditions are met: (a) Revenue is determined with reasonable certainty; (b) There is a possibility of obtaining economic benefits from the service provision transaction; (c) The portion of work completed as of the balance sheet date can be determined; and (d) The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Revenue from construction contracts: Interest on deposits is recognized on an accrual basis, determined on the balances of deposit accounts and the applicable interest rate (if any and the interest is deemed material). Interest from investments is recognized when the Company is entitled to receive the interest (if any and the interest from investments is deemed material).

Revenue from the sale of real estate includes tourist apartments, office buildings with accommodation, or similar products. Revenue from the Company's construction contracts is recognized according to the Company's accounting policy on construction contracts. When the outcome of a construction contract can be reliably estimated, revenue and related costs are recognized corresponding to the portion of work completed at the end of the accounting period, calculated as a percentage of the cost incurred for the completed portion of work at the end of the accounting period compared to the total estimated cost of the contract, except where this cost does not correspond to the completed construction volume. This cost may include Totalitional costs, compensation, and performance bonuses as agreed with the client. When the outcome of a construction contract cannot be reliably estimated, revenue is recognized only corresponding to the cost of the contract incurred for which reimbursement is relatively certain.

Revenue from the sale of investment properties.

- Revenue from financial activities;

- Other income:

23. Accounting principles for revenue deductions:

24. Principles of cost of goods sold accounting:

25. Principles of accounting for financial expenses:

26. Principles of accounting for selling expenses and administrative expenses:

27. Accounting Principles for the Sale and Disposal of Fixed Assets and Investment Properties - Corporate income tax represents the total value of current and deferred tax liabilities. - Current tax liabilities are calculated based on taxable income for the year. Taxable income differs from pre-tax profit presented in the Income Statement because taxable income excludes taxable or deductible income or expenses from other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items. - Deferred income tax is calculated on the differences between the book value and the tax base of asset or liability items on the financial statements and is recorded using the Balance Sheet method. Deferred income tax liabilities must be recognized for all temporary differences, while deferred income tax assets are only recognized when there is certainty of sufficient future taxable profit to offset these temporary differences. - Deferred income tax is determined based on the expected tax rate applicable to the year in which the asset is recovered or the liability is settled. Deferred income tax is recognized in the Statement of Income and only recorded in equity when the tax relates to items directly recorded in equity. - Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legal right to offset current income tax assets against current income tax payable and when the deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority and the Company intends to pay current income tax on a net basis. - The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of an audit by the competent tax authority.

4/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

28. Principles and methods for recognizing current corporate income tax expense (including Totalitional corporate income tax expense as required by global minimum tax regulations) and deferred corporate income tax expense.

29. Other accounting principles and methods.

V. Totalitional information for items presented in the Statement of Financial Position

1. Cash and cash equivalents

Unit of measurement:

Cash and cash equivalents held by the business but not subject to restrictions on their use.	End of year	Beginning of the year
- Cash	115.845.434	368.844.900
- Demand deposits	7.241.490.946	3.497.591.881
- Money is in transit		
- Cash equivalents		
Total	7.357.336.380	3.866.436.781

Detailed explanation of the balance of demand deposits by bank, accounting for at least 10% of the total balance of demand deposits;

- Provide detailed explanations of the content, term, and balance of each item classified as cash equivalents of the enterprise (details for each type accounting for at least 10% of the total cash equivalent value).

2. Financial investments

a) Trading securities

Items	End of year			Beginning of the year		
	Historical Cost	Fair value	Reserve value	Historical Cost	Fair value	Reserve value
- Total value of shares (details of each type of share accounting for 10% or more of the total share value)						
- Total value of bonds (details of each type of bond accounting for 10% or more of the total bond value)						
- Other investments						
Total						

Reasons for changes for each investment/type of stock, bond

+ Regarding quantity:

+ In terms of value:

- Basis for determining fair value of trading securities

b) Investments held until maturity

Items	End of year			Beginning of the year		
	Historical Cost	Recoverable value	Reserve value	Historical Cost	Recoverable value	Reserve value
- Short term						
+ Time deposits (details of each short-term time deposit account for 10% or more of the total short-term time deposit value)	23.000.000.000			12.500.000.000		

5/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

+ Bonds (details of each short-term bond investment must account for 10% or more of the total value of short-term bond investments)						
+ Short-term loans (details of each short-term loan account for 10% or more of the total short-term loan value)						

+ Other investments						
- Long term (similar to short term)						
Time deposits						
+ Bonds						
+ Lending						
+ Other investments						
Total	23.000.000.000			12.500.000.000		

- Explanation regarding interest earned on investments held until maturity but which are not recoverable, therefore the business is not allowed to recognize revenue.

- Reasons for making Totalitional provisions or reversing provisions for investment losses held until maturity.

c) Capital investment in other entities (details for each investment based on ownership percentage and voting rights percentage)

Items	End of year			Beginning of the year		
	Historical Cost	Recoverable value	Reserve value	Historical Cost	Recoverable value	Reserve value
- Investing in subsidiaries						
- Investing in joint ventures and affiliated	10.000.000.000			10.000.000.000		
- Investing in other entities; + Including: Investing in BCC contracts where the enterprise does not have joint control but benefits from the after-tax profits						
Total	10.000.000.000			10.000.000.000		

Summarize the operational status of subsidiaries, joint ventures, and associated companies, as well as the status of BCC contracts during the period;

- Significant transactions between the enterprise and its subsidiaries, joint ventures, associates, and BCCs during the

- If the fair value or recoverable value of investments cannot be determined, clearly explain the reasons.

- Basis for determining the value of intangible fixed assets such as intellectual property rights, etc., when investing capital in subsidiaries, joint ventures, and associated companies.

3. Accounts receivable from customers

Items	End of year		Beginning of the year	
	Book value	Reserve value	Book value	Reserve value
a) Short-term accounts receivable from customers	14.385.746.831		13.152.146.207	

6/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Details of short-term customer receivables account for 10% or more of total short-term customer receivables.				
- Other accounts receivable from customers				
b) Long-term accounts receivable from customers				
- Details of long-term customer receivables account for 10% or more of the total long-term customer receivables.				
- Other accounts receivable from customers				
c) Accounts receivable from related parties (details for each party)				
Total				

- Reasons for making Totalitional provisions or reversing provisions for doubtful receivables.

4. Other receivables

Items	End of year		Beginning of the year	
	Book value	Reserve value	Book value	Reserve value
a) Short term				
- Dividends and distributed profits must be collected:				
- Accounts receivable from employees;				
- Deposit, collateral	288.644.800		288.644.800	
- Lending non-monetary assets;				
- Payments made on behalf of others;				
- Other receivables.	634.756.575		989.461.452	
b) Long term				
- Dividends and distributed profits must be collected:				
- Accounts receivable from employees;				
- Deposit, collateral				
- Lending non-monetary assets;				
- Payments made on behalf of others;				
- Other receivables.				
c) Receivables from BCC contracts that the enterprise jointly controls.				
Total	923.401.375		1.278.106.252	

Businesses must provide detailed explanations regarding the nature, content, value, advance payment period, repayment period, expected recovery period, overdue recovery period (if any), and other relevant information concerning funds and assets that the business provides to individuals or departments within the business for deposit, collateral, or guarantee; in the form of advances or other receivables accounting for 10% or more of the total other receivables. If the parties agree that the recipient of the money or assets must return it to the business, the business must provide detailed explanations regarding the interest rate, payment schedule, payment method, etc., and the basis for determining the term and interest rate of the transaction for appropriate recording and accounting.

Disclosure of information regarding BCC contracts accounts for 10% or more of the total value of BCC contracts of the enterprise/significant shareholder:

+ Number/Name of the BCC contract.

+ The nature of BCC contracts (describing the nature of the relationship between the participating parties, the terms and conditions of the BCC contract, the rights and obligations of businesses related to BCC contracts, etc.)

+ Status and progress of the BCC contract.

7/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

+ Other necessary information such as the basis for assessing the value of jointly controlled assets divided from the BCC contract (if any),...

5. Assets awaiting processing (Details of each type of missing asset)

Items	End of year		Beginning of the year	
	Quantity	Value	Quantity	Value
a) Money;				
b) Inventory;				
c) Fixed assets;				
d) Other assets.				

Businesses must provide further clarification regarding the timeframe within which they will identify the causes of each type of pending asset, the results of handling pending assets in the previous period's Statement of Financial Position (those handled in this period and those not handled in this period), and the reasons why pending assets were reflected in the previous period's Statement of Financial Position but not handled in this period, etc.

6. Non-performing loans

Items	End of year			Beginning of the year		
	Principal value of debt	Recoverable value	Debtor	Principal value of debt	Recoverable value	Debtor
- Total value of overdue receivables and loans, or those not yet overdue but unlikely to be recovered (including details of the overdue period and the value of overdue receivables and loans for each entity if the receivables for each entity account for 10% or more of the total overdue debt). Ability to recover overdue accounts receivable.						
Total						

- Explanation of penalties, late payment interest, etc., arising from accounts receivable that are uncollectible and therefore not recognized as revenue by the business.

7. Inventory

Items	End of year		Beginning of the year	
	Historical Cost	Preventive	Historical Cost	Preventive
- Goods purchased are in transit.				
- Raw materials	15.444.331.571		12.497.311.844	
- Tools and equipment	1.049.426.075		701.765.107	
- Work-in-progress production costs			916.323.313	
- Product				
- Goods				
- Goods sent for sale				
- Raw materials and supplies in bonded warehouses				
Total	16.493.757.646		14.115.400.264	

8/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Criteria for allocating raw materials and supplies

- The value of inventory that is stagnant, substandard, or of poor quality and unsaleable at the end of the period; Causes and solutions for inventory that is stagnant, substandard, of poor quality, technically obsolete, etc.:

The value of inventory used as collateral or security for liabilities at the end of the period;

- Reasons for making Totalitional provisions or reversing provisions for inventory devaluation.

8. Long-term work-in-progress assets

Items	End of year		Beginning of the year	
	Historical Cost	Recoverable value	Historical Cost	Recoverable value
a) Long-term work-in-progress production and business costs (Details for each type, stating the reasons why they cannot be completed within a normal production and business cycle)				

.....				
Total				
Items	End of year		Beginning of the year	
b) Construction in progress (Details for projects accounting for 10% or more of the total construction value)				
- Shopping;				
- Construction in progress;				
- Regular repairs and maintenance;				
- Upgrading and renovating fixed assets				
Total				

9. Increase and decrease in tangible fixed assets

Item	Houses, buildings	Machinery and equipment	Transportation and transmission	Management equipment and tools	Perennial plants, working animals for the product	Infrastructure built by the State...	Other tangible fixed assets	Total
Historical Cost								
Beginning balance	57.940.276.143	159.386.066.430	162.625.665.227	818.947.377				380.770.955.177
- Purchase within the year								
- Capital investment completed			4.230.299.788					4.230.299.788
- Other increases								
- Shift to investment real estate								
- Liquidation, sale								
- Other discounts								
Year-end balance	57.940.276.143	159.834.805.310	166.855.965.015	818.947.377				385.449.993.845
Accumulated depreciation								
Beginning balance								286.744.942.418
- Depreciation during the year								13.789.471.027
- Other increases								

9/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Shift to investment real estate								
- Liquidation, sale								
- Other discounts								
Year-end balance								300.534.413.445
Remaining value of tangible fixed assets								
- On New Year's Day								94.026.012.759
- On the last day of the year								84.915.580.400

- The year-end remaining value of tangible fixed assets used as collateral or security for loans:

- Provide details about perennial plants that produce recurring products and the amount of animal labor required (if

Provide a detailed list of existing and liquidated/sold/transferred tangible fixed assets during the period with a value of 10% or more of the total value of tangible fixed assets:

- Fixed assets that have been fully depreciated at the end of the year but are still in use:

- Fixed assets awaiting liquidation at the end of the year:

- Commitments regarding the purchase and sale of significant tangible fixed assets in the future:

- Other changes to tangible fixed assets:

10. Increases and decreases in intangible fixed assets.

Item	Land use rights	Copyright	Ownership	Trademark	Software	Licenses and franchise agreements	Other intangible assets	Total
Historical Cost								
Beginning balance								
- Purchase within the year								
- Created internally within the company								
- Increase due to business mergers								
- Other increases								
- Liquidation, sale								
- Other discounts								
Year-end balance								
Accumulated depreciation								
Beginning balance								
- Depreciation during the year								
- Other increases								
- Liquidation sale								
- Other discounts								
Year-end balance								
Remaining value								
- On New Year's Day								
- On the last day of the year								

10/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Provide a detailed list of existing and liquidated/sold/transferred intangible assets during the period with a value of 10% or more of the total value of intangible assets.

- The remaining value at the end of the period of intangible fixed assets used as collateral or security for loans;
- Intangible fixed assets that have been fully depreciated but are still in use;
- Change the depreciation method
- Explanation of data and other justifications;

11. Increase or decrease in leased fixed assets.

Item	Houses, buildings	Machinery and equipment	Transportation and transmission	Management equipment	Other tangible fixed assets	Intangible fixed assets	Total
Historical Cost							
Beginning balance							
- Financial lease for the year							
- Acquisition of leased fixed assets							
- Other increases							
- Return leased fixed assets							
- Other discounts							
Year-end balance							
Accumulated depreciation							

Beginning balance							
- Depreciation during the year							
- Acquisition of leased fixed assets							
- Other increases							
- Return leased fixed assets							
- Other discounts							
Year-end balance							
Remaining value							
- On New Year's Day							
- On the last day of the year							

- Totalitional rent payments are recognized as expenses during the year:

- Basis for determining Totalitional rent charges:

Lease extension clauses or the right to purchase the property:

- Provide a detailed explanation of the list of existing leased fixed assets with a value of 10% or more of the total leased fixed assets.

12. Biological assets

12.1. Other biological assets, excluding animals that periodically reach maturity.

Items	End of year		Beginning of the year	
	Historical Cost	Recoverable value	Historical Cost	Recoverable value
1. Livestock are harvested once.				

11/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

a) Livestock raised for short-term, one-time production				
b) Livestock raised for long-term, one-time product distribution				
2. Seasonal crops or single-crop products				
a) Crops grown seasonally or for short-term, single-harvest production				
b) Crops grown seasonally or for long-term, single-product production.				
3. Livestock that produce products periodically but have not yet reached maturity.				
3. Animals that provide products periodically have not reached maturity.				

- Describe the types of biological assets that account for 10% or more of the total value of biological assets: the nature and characteristics of each type of biological asset, the accounting policies applied to each type of biological asset, etc.;

- Methods for allocating care and cultivation costs during the period for parent biological assets, newly created biological assets, agricultural products, etc.;

- Methods of depreciating biological assets;

- Useful life/depreciation rate of biological assets;

- The original book value and accumulated depreciation at the beginning and end of the accounting period;

- Provisions for losses to biological assets (if any);

The value of biological assets used as collateral or security for debts payable at the end of the period;

- A commitment to invest in or purchase biological assets;

- Changes such as disclosures regarding the fair value and cost of sale of observable and measurable biological assets (if any);

- Explanation of other issues related to biological assets.

12.2. Animals that produce products periodically reach maturity.

Item	Total
------	-------

Historical Cost	
Beginning balance	
- Purchase within the year	
- Liquidation, sale	
- Other discounts	
- Year-end balance	
Accumulated depreciation	
Beginning balance	
- Depreciation during the year	
- Other increases	
- Liquidation, sale	
- Other discounts	
Year-end balance	
Remaining value	
- On New Year's Day	
- On the last day of the year	

13. Increase or decrease in investment properties

Item	Beginning balance	Increase during the period	Decrease during the period	Final number
a) Investment properties for rental income				

12/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Historical Cost				
- Land use rights				
- Home				
- House and land use rights				
- Infrastructure				
Accumulated depreciation				
- Land use rights				
- Home				
- House and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- Home				
- House and land use rights				
- Infrastructure				
b) Investment properties held for appreciation				
Historical Cost				
- Land use rights				
- Home				
- House and land use rights				
- Infrastructure				
Losses due to price decline				
- Land use rights				
- Home				
- House and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				

- Home				
- House and land use rights				
- Infrastructure				

- The remaining value at the end of the period of the investment property used as collateral to secure the loan;
- The original cost of investment properties has been fully depreciated but they are still being rented out or held in
- Provide a detailed list of existing and liquidated/sold investment properties during the period, with a value accounting for 10% or more of the total investment property value;
- Explanation of data and other justifications.

14. Pending costs

Item	End of year	Beginning of the year
a) Short-term (details by expenditure item)		
- Prepaid expenses for operating leases of fixed assets;		
- Tools and equipment issued for use;		
- Borrowing costs;		

13/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Other expenses (please detail if they are substantial).	8.098.600.938	10.355.166.982
b) Long-term (details by expenditure item)		
- Costs of setting up a business		
Insurance costs;		
- Other expenses (please detail if they are substantial).		
Total	8.098.600.938	10.355.166.982

15. Other assets

Item	End of year	Beginning of the year
a) Short-term (detailed by item)		
b) Long-term (detailed by item)		
Total		

16. Loans and financial leases

Items	End of year		During the period		Beginning of the year	
	Value	Number of people unable to repay their debts.	Increase	Reduce	Value	Number of people unable to repay their
a) Short-term loans (provide detailed explanation by borrower if the balance accounts for 10% or more of the total short-term loans)	38.770.750.685		9.903.725.000	3.776.120.219	32.643.145.904	
.....						
b) Long-term loans (provide detailed explanation by borrower if the balance accounts for 10% or more of the total long-term loans)						
.....						
c) Loans from related parties						
Total						

d) Financial lease liabilities (detailed explanation by subject if the balance accounts for 10% or more of the total financial lease liability balance)

Duration	This time			Previous issue		
	Total Financial Lease Payment	Paying rent interest	Repay the principal	Total Financial Lease Payment	Paying rent interest	Repay the principal
- One year or less						
- Over 1 year to 5 years						
- Over 5 years						
Financial lease liabilities from related						

d) Amount of overdue loans and financial leases that remain unpaid (provide detailed explanation by entity if the balance accounts for 10% or more of the total outstanding overdue loans and financial leases).

14/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Items	End of year		Beginning of the year	
	Origin	Interest	Origin	Interest
- Get a loan;				
- Financial lease debt;				
- Reasons for overdue payments				
Total				

e) Loans and financial lease liabilities from related parties that are overdue but have not yet been paid.

Items	End of year		Beginning of the year	
	Origin	Interest	Origin	Interest
- Get a loan;				
- Financial lease debt;				
- Reasons for overdue payments				
Total				

17. Payable to the seller

Item	End of year	Beginning of the year
a) Short-term payables to suppliers	3.635.649.340	
- Details for each individual account for 10% or more of the total amount payable.		
- Payment must be made to other parties.		
b) Long-term accounts payable to suppliers		
- Details for each individual account for 10% or more of the total amount payable.		
- Payment must be made to other parties.		
Total	3.635.649.340	
c) Amount of overdue debt that remains unpaid		
- Details of each category accounting for 10% or more of the total overdue cases;		
- Other subjects		
Total		
d) Payments to related parties (details for each party)		

18. Dividends and profits must be returned.

Item	End of year	Beginning of the year
Dividends and profits must be returned.		

- Explanation of the payment schedule for dividends or profits in cash, non-monetary assets for dividends, owners, etc.;

- Dividends and profits that were promised but have not been paid by the company to shareholders or owners by the deadline...

19. Taxes and other payments due to the government.

Item	Beginning of the year	Amount payable during the period	Amount actually paid during the	End of year
a) Taxes payable (details by type of tax)				
- Short term				
+ Value Total Tax		2.246.136.409	1.359.606.963	886.529.446

15/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

+ Excise tax				
Import and export taxes				
+ Corporate income tax	317.916.444	2.154.947.618	1.192.749.093	1.280.114.969
+ Personal income tax	92.153.245	828.906.982	647.274.872	273.785.355
+ Resource tax	198.473.320	1.744.861.400	1.757.742.340	185.592.380
+ Property tax and land rent		13.723.624	13.723.624	
+ Other types of taxes				
+ Fees, charges, and other payments due	124.021.720	449.307.972	435.002.436	138.327.256
- Long term				
Total	732.564.729	7.437.884.005	5.406.099.328	2.764.349.406
b) Accounts receivable (details by tax type)				
- Short term				
- Value Total Tax				
- Excise tax				
- Import and export taxes				
- Corporate income tax				
- Personal income tax				
- Resource tax				
- Property tax and land rent				
- Other types of taxes				
- Fees, charges, and other payments due.				
- Long term				
Total				

In cases where a business is subject to Totalitional corporate income tax payments under the global minimum tax regulations, it must provide explanation of the criteria or basis for recording the Totalitional corporate income tax payable in the reporting year, as well as the adjustment of tax obligations due to differences between the tax declaration year and the year in which the Totalitional corporate income tax expense is recorded under the global minimum tax regulations,...

20. Costs payable

Items	End of year	Beginning of the year
a) Short-term (details by expenditure item)		
- Allocate salary expenses in advance during leave periods.		
- Costs incurred during business downtime		
- Provision for estimated cost of goods sold, finished goods, and real estate products already sold		
- Other provisions	285.979.341	201.560.627
b) Long-term (details by expenditure item)		
- Interest		
- Other expenses (details of each item)		

.....		
Total	285.979.341	201.560.627

21. Other payables

Items	End of year	Beginning of the year
a) Short term		

16/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Surplus assets awaiting resolution		
- Trade union funds	84.798.650	116.084.239
- Social insurance		
- Health insurance		
- Unemployment insurance		
- Accepting short-term deposits and collateral.		
- Other payables and liabilities	4.356.448.734	5.524.607.482
Total	4.441.247.384	5.640.691.721
b) Long-term (detailed by item)		
- Accepting long-term deposits and collateral.		
- Other payables and liabilities		
c) Amount of overdue debt (details of each item, reasons for overdue payment)		
Total		

22. Revenue awaiting allocation

Item	End of year	Beginning of the year
a) Short-term (details by item)		
- Revenue received in advance;		
- Revenue from traditional customer programs;		
- Other unearned revenue.		
b) Long-term (details by item)		
- Revenue received in advance;		
- Revenue from traditional customer programs;		
- Other unearned revenue.		
c) The possibility of not being able to fulfill the contract with the customer (details of each item, reasons for the inability to fulfill the contract with the customer).		
Total		

23. Bonds issued

23.1. Ordinary bonds (details by type)

Item	End of year	Beginning of the year
a) Bonds issued		
- Issued at face value;		
- Discounted issuance type;		
- This type of issuance has a premium.		
Total		
b) Detailed explanation of bonds held by the related parties (by bond type)		
c) Bond issuance costs		
Total		

Businesses must provide detailed information regarding the issuance date; the quantity of each type of bond issued; the interest rate of the issued bonds; the principal maturity of the issued bonds according to each group of bonds issued at par value, with or without discount or premium; the method of allocating the discount or premium, bond issuance costs, etc.

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Businesses must disclose information about:

a. Convertible bonds at the beginning of the period:

- The issuance date, original term, and remaining term for each type of convertible bond;
- The number of each type of convertible bond;
- The number, face value, and interest rate of each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;

The discount rate is used to determine the value of the principal portion of each type of convertible bond;

- The value of the principal debt and the stock option portion of each type of convertible bond.

b. Totalitional convertible bonds issued during the period:

- The issuance date and original maturity period for each type of convertible bond;
- The number, face value, and interest rate of each type of convertible bond;
- Face value and interest rate for each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;

The discount rate is used to determine the value of the principal portion of each type of convertible bond;

- The value of the principal debt and the stock option portion of each type of convertible bond.

c. Convertible bonds are converted into shares during the period:

- The number of each type of bond converted into shares during the period; The number of Totalitional shares issued during the period to convert bonds;
- The principal value of the convertible bond is recorded as an increase in equity.

d. Convertible bonds that have matured cannot be converted into shares during the period:

The number of each type of bond that matured but was not converted into shares during the period;

- The principal amount of the convertible bond is repaid to the investor.

d) Convertible bonds at the end of the term:

- The original term and remaining term for each type of convertible bond;
- The number, face value, and interest rate of each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;

The discount rate is used to determine the value of the principal portion of each type of convertible bond;

- The value of the principal debt and the stock option portion of each type of convertible bond.

e) Detailed explanation of convertible bonds held by related parties (the explanation content is similar to items a, b, c, d, and e above)

24. Preferred stock is classified as a liability.

- Face value;
- Items audience (management, officers, employees, other parties);

A clause requiring the issuer to repurchase or pay dividends at a fixed rate regardless of the issuer's business performance (Timeframe, repurchase price, and other basic terms in the issuance contract);

- Value of repurchases during the period;
- Other explanations.

25. Provisions for liabilities

Items	Beginning of the year	The provision for reserves increased during the year	The amount of provisions decreased during	End of year
a) Short-term (Details by type of provision)				

- Product warranty reserve				
- Provision for construction warranty;				
- Provision for restructuring;				
- Other provisions for liabilities (Periodic fixed asset repair costs, environmental restoration costs, etc.)				
Total				
b) Long-term (Details by type of provision)				
- Provision for product warranty;				
- Provision for construction warranty;				
- Provision for restructuring;				
- Other provisions for liabilities (Periodic fixed asset repair costs, environmental restoration costs, etc.)				
Total				

Businesses must provide information regarding legal or joint obligations, the basis for estimated value (if any), etc., of environmental restoration, cleanup, restoration, and site return obligations. - Provide detailed explanations of the total estimated costs that the business will have to spend on severance pay for employees in accordance with labor laws.

- Provide a detailed explanation of the estimated total cost that the business will have to spend on severance pay for employees in accordance with labor laws.

26. Deferred income tax assets and deferred income tax liabilities

Items	End of year	Beginning of the year
a) Deferred income tax assets		
- The corporate income tax rate used to determine the value of deferred income tax assets.		
Deferred income tax assets related to unused tax losses.		
- Deferred income tax assets related to unused tax incentives		
- Deferred income tax assets related to deductible temporary differences.		
- The amount offset against deferred income tax payable		
b) Deferred income tax payable		
- The corporate income tax rate used to determine the value of deferred income tax payable.		
- Deferred income tax payable arising from taxable temporary differences.		
- Offsetting amount against deferred income tax assets		

27. Equity

a) Table comparing changes in equity

Item	Owner's equity contribution	Capital surplus	Convertible bond option	Other owner's equity	Revaluation difference of assets	Exchange rate difference	Undistributed net profit and funds	Other items	Total
A	1	2	3	4	5	6	7	8	9
Beginning balance of the previous year									
- Capital increase in the previous year	124.998.720.000			164.128.978					125.162.848.978
- Profit in the previous year									
- Other increases									
- Capital reduction in the previous year									
- Losses in the previous year									
- Other discounts									
Beginning balance this year	124.998.720.000			164.128.978					125.162.848.978
- Increase capital this year									
- Profit for this year									
- Other increases									
- Reduce capital investment this year									
- Losses this year									
- Other discounts									
Year-end balance	124.998.720.000			164.128.978					125.162.848.978

b) Details of owner's capital contribution

Item	End of year	Beginning of the year
- Capital contribution from the parent company (if it is a subsidiary)		
- Capital contributions from other parties		
Total		

c) Capital transactions with owners and dividend distribution, profit sharing

Item	This time	Previous issue
- Owner's investment capital		
+ Initial capital contribution at the beginning of the year		
Capital contribution increased during the year		
+ Capital contribution decreased during the year		
+ Year-end capital contribution		
- Dividends and distributed profits		

d) Stocks

Item	End of year	Beginning of the year
- Number of shares registered for issuance		
- Number of shares sold to the public		
+ Common stock		
+ Preferred stock (classified as equity)		

20/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Number of shares repurchased (treasury shares), shares repurchased from the company itself.		
+ Common stock		
+ Preferred stock (classified as equity)		
- Number of outstanding shares		

+ Common stock		
+ Preferred stock (classified as equity)		

* *Par value of outstanding shares:*

d) Dividends, profits

- Dividends and profits announced after the end of the fiscal year:
- + Dividends and profits declared on common shares or equity capital:
- + Dividends already declared on preferred shares:
- + Stock dividends:

The portion of profits distributed to supplement the charter capital of the invested enterprise:

- Accumulated dividends on preferred stock have not been recognized.
- Explanation regarding the reason why the company is not allowed to use the entire amount of money it has received from the public offering or issuance of shares that is currently frozen.

e) Reasons for the increase/decrease in equity items of the enterprise

- Capital surplus;
- Bond conversion option;
- Development Investment Fund:
- Shares repurchased from itself;
- Other funds belonging to equity capital:

g) Income and expenses, profits or losses are recorded directly in equity in accordance with specific Vietnamese accounting standards:

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28. Revaluation difference of assets

Item	This time	Previous issue
Reasons for the change between the beginning and end-of-year figures (in which cases was the revaluation carried out, which assets were revalued, according to which decision?...).		

29. Exchange rate difference

Item	This time	Previous issue
- Exchange rate differences resulting from converting financial statements prepared in foreign currency to VND.		
- Exchange rate differences arising from other causes (please specify the cause)		

30. Items outside the Statement of Financial Position

Item	This time	Previous issue
- One year or less;		
- Over 1 year to 5 years;		
- Over 5 years;		

- Businesses must disclose the quantity, type, characteristics, nature, lease term, etc., of each type or group of leased assets at the end of the accounting period.

b) Assets received for safekeeping, consignment, processing, or entrusted for import and export

21/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Provide an explanation of the value and reasons for holding cash and cash equivalents that the business cannot use due to legal restrictions or other constraints that the business must comply with.

Provide detailed explanations of the nature, quantity, type, specifications, dimensions, quality, etc., of each type of product, material, goods, and asset received for safekeeping or processing at the time of the accounting period. For businesses in the logistics and warehouse management sectors, detailed explanations must be provided regarding the

businesses in the logistics and warehouse management sectors, detailed explanations must be provided regarding the group of goods being held in safekeeping, the rights and obligations of the parties involved in the safekeeping of those goods, as well as any risks or benefits associated with the goods being held in safekeeping. If it is not possible to provide specific information about the goods being held in safekeeping, the reasons for this inability must be clearly stated and explained.

For goods received for consignment sale, consignment sale, agency sale, or import/export consignment: Businesses must provide detailed information on the quantity, type, specifications, and quality of each type of goods;

- Assets accepted as collateral or mortgage: Businesses must provide detailed explanations for each type of asset accepted as collateral or mortgage; each term and the subject of the collateral or mortgage, etc.
- Assets belonging to other units were found to be in excess during inventory checks.

c) Infrastructure assets not included in the state capital component of the enterprise: The enterprise must provide disclosure on the original cost and accumulated depreciation in accordance with relevant laws.

d) Assets of the enterprise used for pledging or mortgaging: The enterprise must provide detailed explanations for each type of asset used for pledging or mortgaging; each term and the recipient of the pledge or mortgage, etc.

d) Foreign currencies of all types: Businesses must provide detailed information on the quantity of each type of foreign currency, calculated in its original currency.

Monetary gold: Businesses must present the quantity in domestic units of measurement.

Precious metals and gemstones: Businesses must provide detailed explanations of the original cost, quantity, and type of precious metals and gemstones.

e) Written-off bad debts: The enterprise must provide detailed explanations of the value (in original currency and VND) of written-off bad debts within 10 years from the date of writing, broken down by debtor and the reasons for writing off the bad debts from accounting records.

g) Interest on deferred or installment payments when purchasing assets: The enterprise must provide details on the number of deferred or installment payment periods; the total interest paid; and the remaining interest payable when purchasing assets on deferred or installment payments.

h) Interest on deferred or installment payments when selling assets: The enterprise must provide details on the number of deferred or installment payment periods; the total interest due; the interest already collected; and the remaining interest due when selling assets on deferred or installment payments.

i) Other information about items outside the Financial Statements to provide useful information to users of the report.

31. Determining the value of assets held by the enterprise from other parties but whose use is restricted due to legal limitations, or liabilities that the enterprise is obligated to pay under contractual agreements or legal regulations (e.g., assets under BCC contracts, funds frozen when a public company issues/offers shares to raise capital from shareholders, etc.).

Item (Depending on the item's content, provide explanations that are appropriate to the company's actual situation)	This time	Previous issue
Asset		
- Cash and cash equivalents		
- Accounts receivable		
- Inventory		
- Fixed assets		
- Real Estate Investment		
- Other assets		
Total		
Liabilities		
- Payment must be made to the seller.		

22/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Loans must be repaid.		
- Other liabilities		
- Other payables		

Total		
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32. Other information that the business deems necessary to explain or clarify further in order to provide useful information to users.

- Provide information explaining the basis for determining the value of non-monetary assets that are donated or gifted;
- Other information

VI. Totalitional information for items presented in the Statement of Income

1. Total revenue from sales and services

Item	This time	Previous issue
a. Revenue		
- Revenue from the sale of products and goods (excluding revenue from the sale or liquidation of investment properties)	119.599.727.583	
- Revenue from providing services (excluding construction services)	467.435.186	
- Revenue from construction contracts		
Revenue from construction services is recognized during the period;		
+ The total cumulative revenue from construction services is recognized up to the end of the accounting period;		
- Revenue from subsidies and price support		
Other revenue		
Total	120.067.162.769	
b) Revenue from related parties (details for each party).		
c) In cases where a business generates revenue from the sale of tourist apartments, office apartments combined with accommodation, or similar products, it must disclose in its financial statements the accounting policy, the nature of the contract (rights and obligations of the parties), and the accounting method that the business deems most appropriate.		

2. Revenue deductions

Item	This time	Previous issue
- Trade discount		
- Sales discount		
- Sales revenue from returned goods		
Total		

3. Cost of goods sold

Item	This time	Previous issue
- Cost of goods sold (excluding the remaining value and costs of selling and liquidating investment properties)	85.876.019.004	
- Cost of services provided (including construction services)		
Value of inventory lost during the period		
- The value of each type of inventory that is lost beyond the standard during the period.		
- Other expenses exceeding normal levels are directly included in the cost of goods sold.		
- Provision for inventory devaluation, provision for devaluation of biological assets		

23/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Deductions from the cost of goods sold		
Total	85.876.019.004	

4. Profit/loss from the sale and liquidation of investment properties.

Item	This time	Previous issue
- Revenue from the sale and liquidation of investment properties.		
- The remaining value of investment properties		

- Costs of selling or liquidating investment properties.		
Total		

5. Financial operating revenue

Item	This time	Previous issue
- Interest on deposits and loans		
- Profits from the sale or liquidation of financial investments		
- Dividends and profits are distributed in cash or non-monetary assets.		
- Exchange rate gains		
- Interest on deferred payment and installment sales		
- Payment discount received		
Other financial operating revenue	1.422.669.647	
Total	1.422.669.647	

6. Financial costs

Item	This time	Previous issue
- Borrowing costs		
- Losses from selling or liquidating financial investments		
- Exchange rate difference loss		
- Interest on deferred payment or installment purchases		
- Payment discount		
- Provision for impairment of trading securities and provision for investment losses in other entities.		
- Costs of unsuccessful bond or stock issuances		
- Other financial costs	1.546.772.928	
- Deductions from financial expenses.		
Total	1.546.772.928	

7. Other income

Item	This time	Previous issue
- Liquidation and sale of fixed assets;		
- Profit from asset revaluation when contributing capital.		
- Fines collected;		
- Taxes are reduced;		
- Amounts received as support, sponsorship, gifts, or donations are recorded as other income.		
- Other expenses.		
Total		

8. Other expenses

24/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Item	This time	Previous issue
The remaining value of fixed assets and the costs of liquidating or selling fixed assets.		
- Losses resulting from asset revaluation when contributing capital;		
- Penalties;		
- Other expenses.	65.486.919	
Total	65.486.919	

9. Selling expenses and administrative expenses

Item	This time	Previous issue
a) Business management expenses incurred during the period	16.089.850.277	

- Details of items accounting for 10% or more of total business management costs;		*
- Other business management expenses.	16.089.850.277	*
b) Selling expenses incurred during the period		
- Details of items accounting for 10% or more of total selling expenses;		
- Other selling expenses.		
c) Reductions in selling expenses and administrative expenses		
- Reversal of provisions for product, goods, and construction warranty;		
- Reversal of provisions for restructuring and other provisions;		
- Other write-offs.		

10. Production and business costs by element

Item	This time	Previous issue
- Cost of raw materials and supplies	13.536.959.950	
- Labor costs	35.886.287.949	
- Depreciation costs of fixed assets	13.789.471.027	
- Outsourced service costs	4.648.580.239	
- Other expenses in cash	12.985.487.979	
Total	80.846.787.144	

Note:

Regarding the explanation of the "Production and Business Costs by Element" indicator, depending on the characteristics and industry of the business and based on the beginning balance and transactions during the period of the relevant accounting accounts, the enterprise shall provide a detailed explanation of the production and business costs by element reflected in the Income Statement.

In cases where the nature of the business prevents an enterprise from presenting information elements on the Income Statement according to the function of the cost, it may present them according to the nature of the cost. When presenting the explanation of production and business costs by element, it must be ensured that the total of production and business costs by element equals the total costs recorded in the Income Statement.

Businesses have the right to choose other cost bases, but they must ensure that they provide a full explanation of costs

11. Current corporate income tax expense

Item	This time	Previous issue
- Pre-tax accounting profit		
- Tax is calculated based on the current corporate income tax rate.		
- Adjustments (depending on the characteristics of the business, explain the adjustments accordingly):		
Tax-exempt income		

25/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Non-deductible expenses		
- Provision for shortfalls/surpluses from previous years		
....		
Corporate income tax expense		
Current corporate income tax expense	2.154.947.618	
Deferred corporate income tax expense (**)		
Corporate income tax expense (*)		

(*) Corporate income tax expense for the fiscal year is estimated based on taxable income and may be subject to adjustments depending on tax authority audits.

(**) Deferred corporate income tax expense	This time	Previous issue
- Deferred corporate income tax expense arising from taxable temporary differences.		

- Deferred corporate income tax expense arising from the reversal of deferred income tax assets.		
- Deferred corporate income tax income arising from deductible temporary differences.		
Deferred corporate income tax income arising from taxable losses and unused tax credits.		
- Deferred corporate income tax income arising from the reversal of deferred income tax payable.		
- Total deferred corporate income tax expense		

VII. Totalitional information for items presented in the Statement of Cash Flows

1: Funds held by a business but not used.

Provide a detailed explanation of the value and reasons for cash and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must comply with.

2. Non-cash transactions that will affect the Cash Flow Statement in the future.

Acquiring assets by assuming directly related liabilities or through financial leasing.

- Acquiring a business through a stock issuance.
- Convert debt into equity
- Other non-cash transactions

3. Amount of borrowed funds actually collected during the period:

- Money received from borrowing under a standard loan agreement;
- Proceeds from the issuance of ordinary bonds;
- Proceeds from the issuance of convertible bonds;
- Proceeds from the issuance of preferred shares are classified as liabilities;
- Proceeds from repurchase agreements of government bonds and securities REPOs;
- Money received from borrowing in other forms.

4. Amount of principal actually repaid during the period:

- Repayment of principal loan amount according to a standard loan agreement;
- Payment of principal on ordinary bonds;
- Payment of principal on convertible bonds;
- Payments for the principal of preferred stock are classified as liabilities;
- Payments for repurchase agreements of government bonds and securities REPOs;
- Loan repayments in other forms

5. Acquisition and disposal of subsidiaries during the reporting period.

26/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

- Total value of acquisitions or liquidations of subsidiaries during the period;
- The value of the purchase or liquidation of the subsidiary is paid in cash and cash equivalents;
- Cash and cash equivalents belonging to a subsidiary or other business unit that is purchased or liquidated;
- The portion of asset value (aggregated by asset type) excluding cash and cash equivalents and liabilities in the subsidiary acquired or disposed of during the period.

VIII. Other Information

1. Contingent liabilities, commitments, and other financial information:
2. Events occurring after the end of the accounting year:
3. Information about stakeholders (in Totalition to the information already explained in the sections above):
4. Present assets, revenue, and business results by segment (by business sector or geographic area) in accordance with Vietnamese Accounting Standard No. 28 "Segment Reporting".
 - (1):...
 - (2):...
5. Comparative information (changes in information in the financial statements of previous accounting periods):

6. Information regarding the fulfillment of the going concern assumption applies when the Board of Directors determines that there exist events or conditions that may cast substantial doubt on the entity's ability to continue as a going concern. In such cases, the disclosures to the financial statements of the enterprise must:

- Provide a full description of the principal events or conditions that give rise to substantial doubt about the business's ability to continue operating and the Board of Directors' plans to Totalress these events or conditions;
- Clearly state the uncertainties that the company's management is aware of relating to events or conditions that could cast significant doubt on the company's ability to continue as a going concern;

The Board of Directors' conclusion on whether or not there are material uncertainties relating to the going concern of the business, thereby determining whether or not the business is able to recover its assets and pay its liabilities in the normal course of its business.

7. Explanation of key assumptions and estimates, including:

- a) The nature of the assumptions or the uncertainty of the estimate;
- b) Reasons and amounts that may be affected by assumptions or uncertainties in the estimate;
- c) Assessing the likelihood of different scenarios occurring;
- d) Measures/solutions that the Board of Directors intends to implement to mitigate the impact on items on the financial statements should uncertainty arise in the next fiscal year.

8. Other measures/solutions:

IX. Amendments and Totalitions to the forms, names, and content of indicators of the Financial Statement compared to the Financial Statement forms prescribed by the Ministry of Finance (if any)

- The names of the indicators have been amended, supplemented, or changed according to regulations;
- The content of the indicators has been revised, supplemented, or changed according to regulations;
- Reason for the change:

d) Amount of overdue loans and financial leases that remain unpaid (provide detailed explanation by entity if the balance accounts for 10% or more of the total outstanding overdue loans and financial leases).

27/28

SON LA WATER SUPPLY JOINT STOCK COMPANY

No. 55, To Hieu Street, Group 5, To Hieu Ward, Son La Province, Vietnam.

Tax identification number: 5500154649

Preparer

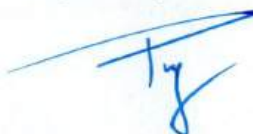
(Signature, full name)



Lu Thi Thanh Xuan

Chief Accountant

(Signature, full name)



Bui Thanh Tung

Prepared on October 19, 2026

General Director

(Signature, full name, seal)



Trần Quyet Chien

- Professional license

number:

Accounting service provider: