

CÔNG TY
CỔ PHẦN
CẤP NƯỚC
THANH HÓA

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THANH HOA WATER SUPPLY JOINT STOCK COMPANY
ADDRESS : No. 99 Mat Son Street, Hac Thanh Ward, Thanh Hoa City



FINANCIAL STATEMENT

QUARTER III 2026

- 1. *Balance Sheet*
- 2. *Income Statement*
- 3. *Cash Flows Statement*
- 4. *Notes to the Financial Statements*

RECIPIENTS: SSC, HNX

BALANCE SHEET

As of Date 30 month 9 year 2026

Currency: VN

Indicator	Code	Notes	End of Period Amount	Beginning of Year Amount
(A)	(B)	(C)	(1)	(2)
ASSETS				
A - CURRENT ASSETS	100		67.328.288.840	62.079.687.036
I. Cash and Cash Equivalents	110		21.843.667.326	15.299.239.766
1. Cash	111		2.287.088.059	2.060.098.909
2. Cash equivalents	112		19.556.579.267	13.239.140.857
II. Short-term Financial Investments	120		600.000.000	600.000.000
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Short-term investments held to maturity	123		600.000.000	600.000.000
4. Provision for short-term investments held to maturity (*)	124			
5. Other short-term investments	125			
6. Provision for other short-term investments (*)	126			
III. Short-term Receivables	130		26.332.291.783	29.091.107.731
1. Short-term trade receivables	131		22.174.599.730	24.981.628.611
2. Short-term prepayments to suppliers	132		1.713.132.140	12.067.922.780
3. Short-term internal receivables	133			
4. Receivables according to the progress of construction contracts	134			
5. Other short-term receivables	135		20.935.336.147	11.635.240.390
6. Provision for doubtful short-term receivables (*)	136		-18.490.776.234	-19.593.684.050
7. Shortage of assets pending resolution	137			
IV. Inventories	140		18.552.329.731	15.571.129.999
1. Inventories	141		20.969.057.550	17.987.857.818
2. Provision for decline in value of inventories (*)	142		-2.416.727.819	-2.416.727.819
V. Short-term Biological Assets	150			
1. Short-term livestock held for one-time product harvesting	151			
2. Short-term seasonal crops or crops held for one-time product harvesting	152			
3. Provision for impairment of short-term biological assets (*)	153			
VI. Other Current Assets	160			1.518.209.540
1. Short-term prepaid expenses	161			
2. Deductible value-added tax	162			1.439.436.227
3. Taxes and other receivables from the State	163			78.773.313



Indicator	Code	Notes	End of Period Amount	Beginning of Year Amount
(A)	(B)	(C)	(1)	(2)
4. Repurchase transactions of Government bonds	164			
5. Other current assets	165			
B - NON-CURRENT ASSETS	200		688.219.729.057	653.028.200.542
I. Long-term Receivables	210			
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Business capital allocated to dependent units	213			
4. Long-term internal receivables	214			
5. Other long-term receivables	215			
6. Provision for doubtful long-term receivables (*)	216			
II. Fixed Assets	220		527.769.995.946	538.270.891.798
1. Tangible fixed assets	221		527.393.204.284	537.807.475.136
Historical cost	222		1.562.708.969.817	1.529.787.438.194
Accumulated depreciation (*)	223		-1.035.315.765.533	-991.979.963.058
2. Finance lease fixed assets	224			
Historical cost	225			
Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		376.791.662	463.416.662
- Historical cost	228		1.160.121.550	1.160.121.550
- Accumulated amortization (*)	229		-783.329.888	-696.704.888
III. Long-term Biological Assets	230			
1. Livestock held for periodic product harvesting	231			
a) Livestock held for periodic product harvesting that has not reached maturity	232			
b) Livestock held for periodic product harvesting that has reached maturity	233			
-Historical cost	234			
-Accumulated depreciation (*)	235			
2. Long-term livestock held for one-time product harvesting	236			
3. Long-term seasonal crops or crops held for one-time product harvesting	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Investment Properties	240			
-Historical cost	241			
-Accumulated depreciation (*)	242			
V. Long-term Work in Progress	250		135.699.321.551	86.275.317.900
1. Long-term unfinished production and business costs	251			
2. Construction in progress	252		135.699.321.551	86.275.317.900
VI. Long-term Financial Investments	260			
1. Investments in subsidiaries	261			
2. Investments in joint ventures and associates	262			
3. Capital contributions to other entities	263			

Indicator	Code	Notes	End of Period Amount	Beginning of Year Amount
(A)	(B)	(C)	(1)	(2)
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Long-term investments held to maturity	265			
6. Provision for long-term investments held to maturity (*)	266			
VII. Other Non-current Assets	270		24.750.411.560	28.481.990.844
1. Long-term prepaid expenses	271		24.750.411.560	28.481.990.844
2. Deferred income tax assets	272			
3. Long-term equipment, materials and spare parts	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		755.548.017.897	715.107.887.578
CAPITAL AND LIABILITIES				
C - LIABILITIES	300		322.139.658.412	277.770.931.568
I. Current Liabilities	310		169.814.579.463	146.761.873.088
1. Short-term trade payables	311		29.889.268.769	48.392.997.043
2. Short-term advances from customers	312		1.306.042.313	499.629.804
3. Dividends and profits payable	313			
4. Taxes and other amounts payable to the State	314		6.865.909.791	4.249.871.039
5. Payables to employees	315		26.834.510.254	25.851.089.840
6. Short-term accrued expenses	316		14.819.620.500	8.079.514.558
7. Short-term internal payables	317			
8. Payables according to the progress of short-term construction contracts	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320		58.706.707.887	29.581.774.754
11. Short-term borrowings and finance lease liabilities	321		19.987.356.614	21.836.658.000
12. Short-term provisions	322			
13. Funds for rewards and welfare	323		11.405.163.335	8.270.338.050
14. Price stabilization fund	324			
15. Repurchase transactions of Government bonds	325			
II. Long-term Liabilities	330		152.325.078.949	131.009.058.480
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term taxes and other amounts payable to the State	333			
4. Long-term accrued expenses	334			2.024.000.000
5. Internal payables for business capital	335			
6. Long-term internal payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338			
9. Long-term borrowings and finance lease liabilities	339		152.325.078.949	128.985.058.480
10. Convertible bonds	340			
11. Preference shares	341			

Indicator	Code	Notes	End of Period Amount	Beginning of Year Amount
(A)	(B)	(C)	(1)	(2)
12. Deferred income tax liabilities	342			
13. Long-term provisions	343			
14. Science and technology development fund	344			
D - OWNER'S EQUITY	400		433.408.359.485	437.336.956.010
1. Owner's contributed capital	411		329.954.110.000	329.954.110.000
-Ordinary shares with voting rights	411a		329.954.110.000	329.954.110.000
-Preference shares	411b			
2. Share premium	412			
3. Bond conversion options	413			
4. Other owner's capital	414			
5. Treasury shares (*)	415			
6. Asset revaluation differences	416			
7. Foreign exchange differences	417			
8. Development investment fund	418		53.880.814.996	44.439.280.112
9. Other funds belonging to owner's equity	419			
10. Undistributed after-tax profit	420		49.573.434.489	62.943.565.898
-Accumulated undistributed profit at the end of the previous period	420a			62.943.565.898
-Undistributed after-tax profit of the current period	420b		49.573.434.489	
TOTAL CAPITAL AND LIABILITIES (440 = 300 + 400)	440		755.548.017.897	715.107.887.578

Thanh Hoa, date 16 month 10 year 2026

PREPARED BY



Dang Thi Tien

CHIEF ACCOUNTANT



Nguyen Thi Nga

CHAIRMAN



Le The Son

INCOME STATEMENT

Accounting period: July 1, 2026 – September 30, 2026

Indicator (A)	Code (B)	Notes (C)	Incurred During the Period		Accum. YTD	
			Current Year (1)	Previous Year (2)	Current Year (3)	Previous Year (4)
1. Revenue from Sales of Goods and Provision of Services	01		139.151.833.584	129.584.158.156	387.611.140.089	357.089.304.645
2. Deductions from Revenue	02					
3. Net Revenue from Sales of Goods and Provision of Services (10=01-02)	10		139.151.833.584	129.584.158.156	387.611.140.089	357.089.304.645
4. Cost of Goods Sold	11		94.214.955.938	86.764.706.128	267.801.822.676	242.108.908.765
5. Gross Profit from Sales of Goods and Provision of Services (20=10-11)	20		44.936.877.646	42.819.452.028	119.809.317.413	114.980.395.880
6. Financial Income	21		213.503.450	166.198.893	329.597.983	1.397.871.194
7. Financial Expenses	22		2.864.270.414	2.214.350.534	6.945.271.411	6.551.634.730
Including: Interest Expenses	23		2.864.270.414	2.214.350.534	6.945.271.411	6.551.634.730
8. Selling Expenses	25		10.184.111.254	14.515.791.389	34.752.242.024	36.481.294.920
9. General and Administrative Expenses	26		9.090.231.733	6.750.652.203	23.675.676.028	23.169.103.616
10. Net Profit from Operating Activities (30=20+(21-22)-(25+26))	30		23.011.767.695	19.504.856.795	54.765.725.933	50.176.233.808
11. Other Income	31		426.361.000	38.910.088	2.213.880.000	288.714.088
12. Other Expenses	32		33.582.400		1.623.711.161	13.142.717
13. Other Profit (40=31-32)	40		392.778.600	38.910.088	590.168.839	275.571.371
14. Total Accounting Profit before Tax (50=30+40)	50		23.404.546.295	19.543.766.883	55.355.894.772	50.451.805.179

Indicator	Code	Notes	Incurred During the Period		Accum. YTD	
			Current Year	Previous Year	Current Year	Previous Year
(A)	(B)	(C)	(1)	(2)	(3)	(4)
15. Current Corporate Income Tax Expense	51		2.530.500.000	1.954.376.688	5.782.460.283	5.239.094.078
16. Deferred Corporate Income Tax Expense	52					
17. Profit after Corporate Income Tax (60=50-51-52)	60		20.874.046.295	17.589.390.195	49.573.434.489	45.212.711.101
18. Basic Earnings per Share (*)	70					
19. Diluted Earnings per Share (*)	71					

PREPARER

[Signature]

Dang Thi Tien

CHIEF ACCOUNTANT

[Signature]

Nguyen Thi Nga



Le The Son

STATUS OF TAX OBLIGATION FULFILLMENT

Third Quarter 2026

Indicator (A)	Code (B)	Beginning Balance of Outstanding Payable (1)	Incurred During the Period		Cumulative from the Beginning of the Year		Ending Balance of Outstanding Payable (6)
			Amount Payable (2)	Amount Paid (3)	Amount Payable (4)	Amount Paid (5)	
I. TAXES	(B)	(1)	(2)	(3)	(4)	(5)	(6)
1. VAT on Domestic Sales	10	2.897.231.521	7.125.909.339	6.443.261.345	13.665.477.539	11.833.521.349	3.579.879.515
2. VAT on Imported Goods	11	692.421.420	2.803.769.184	2.790.000.000	3.617.598.280	2.905.000.000	706.190.604
3. Special Consumption Tax	12						
4. Import and Export Duties	13						
5. Corporate Income Tax	14						
6. Personal Income Tax	15	1.769.100.311	2.530.500.000	1.900.000.000	5.782.460.283	5.100.000.000	2.399.600.311
7. Resource Tax	16	170.992.000	839.460.425	972.452.425	1.635.478.269	1.525.112.632	38.000.000
8. Land and Housing Tax	17	264.717.790	720.000.480	772.197.420	2.150.117.550	2.047.153.310	212.520.850
9. Land Rental Fees	18						
10. Other Taxes	19		232.179.250	8.611.500	479.823.157	256.255.407	223.567.750
II. OTHER PAYABLES	20						
1. Additional Surcharges	30	3.657.200.172	11.100.693.304	11.471.863.200	30.939.312.982	30.076.457.107	3.286.030.276
2. Fees and Charges	31						
3. Other Payables	32	3.657.200.172	10.924.233.224	11.319.877.464	29.758.971.204	28.920.589.673	3.261.555.932
TOTAL	33	6.554.431.693	18.226.602.643	17.915.124.545	44.604.790.521	41.909.978.456	6.865.909.791

PREPARER

CHIEF ACCOUNTANT

Thanh Hoa, 16 October 2026
CHAIRMAN



[Signature]

Nguyen Thi Nga

Le The Son

[Signature]

Dang Thi Tien

CASH FLOW STATEMENT

Accounting period, from date 01/01/2026 to date 30/09/2026

Indicator	Code	Notes	Current Year	Previous Year
(A)	(B)	(C)	(1)	(2)
I. Cash Flows from Operating Activities				
1. Cash received from sales of goods, provision of services, and other revenue	01		441.642.597.366	402.071.659.238
2. Cash paid to suppliers of goods and services	03		-99.786.220.290	-89.513.311.670
3. Cash paid to employees	02		-123.299.383.231	-122.789.837.798
4. Interest paid	04		-4.654.946.352	-5.174.789.056
5. Corporate income tax paid	05		-5.100.000.000	-200.000.000
6. Other cash received from operating activities	06		375.233.565.613	491.900.089.580
7. Other cash payments for operating activities	07		-452.069.395.273	-605.280.053.312
Net Cash Flow from Operating Activities	20		131.966.217.833	71.013.756.982
II. Cash Flows from Investing Activities				
1. Cash paid for purchases, construction of fixed assets, and other long-term assets	21		-96.103.327.000	-66.681.678.429
2. Cash received from disposal and sale of fixed assets and other long-term assets	22			
3. Cash paid for loans, purchases of debt instruments from other entities	23		-100.940.730.364	-128.011.965.259
4. Cash received from loan repayments and resale of debt instruments from other entities	24		94.623.291.954	142.420.456.403
5. Cash invested in other entities	25		-600.000.000	
6. Cash received from divestments in other entities	26			
7. Interest received, dividends, and profits shared	27		168.752.183	181.942.570
Net Cash Flow from Investing Activities	30		-102.852.013.227	-52.091.244.715
III. Cash Flows from Financing Activities				
1. Cash received from issuing shares and contributions from owners	31			
2. Cash paid to owners for capital withdrawals, repurchase of issued shares	32			
3. Cash received from loans	33		75.083.969.311	66.285.301.772
4. Repayment of loan principal	34		-53.593.250.228	-55.797.275.400
5. Repayment of finance lease principal	35			

Indicator	Code	Notes	Current Year	Previous Year
(A)	(B)	(C)	(1)	(2)
6. Dividends and profits paid to owners	36		-44.060.496.129	-43.502.900.106
Net Cash Flow from Financing Activities	40		-22.569.777.046	-33.014.873.734
Net Cash Flow for the Period (50 = 20+30+40)	50		6.544.427.560	-14.092.361.467
Cash and Cash Equivalents at Beginning of Period	60		15.299.239.766	45.366.481.134
Effect of Exchange Rate Fluctuations on Cash and Cash Equivalents	61			
Cash and Cash Equivalents at End of Period (70 = 50+60+61)	70		21.843.667.326	31.274.119.667

Thanh Hoa, date 16 month 10. year 2026

PREPARED BY



Dang Thi Tien

CHIEF ACCOUNTANT



Nguyen Thi Nga

CHAIRMAN




Le The Son



NOTES TO THE FINANCIAL STATEMENTS

From July 1, 2026, to September 30, 2026.

I. Characteristics of the Enterprise's Operations

1. Form of capital ownership.
2. Business sector.
3. Principal business activities.
4. Normal production and business cycle.
5. Characteristics of the enterprise's operations during the financial year that affect the Financial Statements.
6. Corporate structure
 - List of subsidiaries;
 - List of joint ventures and associates;
 - List of dependent units.
7. The total number of employees across the company as of September 30, 2026, is 867.
8. Statement on the comparability of information in the Financial Statements: Where the Financial Statements are not comparable, the enterprise must clearly disclose and explain the reasons for the non-comparability between the information of the reporting period and the comparative period in the Notes to the Financial Statements.
9. Disclosure of other information in the Financial Statements as required by relevant laws such as enterprise law, securities law, etc.

II. Accounting Period and Currency Unit Used in Accounting

1. The annual accounting period begins on January 1 and ends on December 31 of each year.
2. Currency used in accounting: VND
In the event that the currency used for accounting purposes differs from that of the previous year, provide a clear explanation of the reasons for this change and its impact.

III. Accounting Standards and Accounting System Applied

- 1- Applicable accounting regime: The accounting regime for enterprises, issued in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.
- 2- Statement of compliance with accounting standards and the accounting regime: The financial statements have been prepared and presented in accordance with Vietnamese accounting standards and the accounting regime.
- 3- Accounting method applied: Computerized accounting.

IV. Accounting Policies, Accounting Estimates and Relevant Legal Regulations Applied

1. Principles for translating Financial Statements prepared in a foreign currency into Vietnamese Dong (where the accounting currency differs from Vietnamese Dong); the effects (if any) of translating the Financial Statements from a foreign currency into Vietnamese Dong.
2. Types of exchange rates applied in accounting
 - The exchange rate selected for accounting for exchange rate differences arising during the period, and the exchange rate used when revaluing monetary items denominated in foreign currency;
 - The cross exchange rate applied where a bank does not announce a transaction rate for the foreign currency;
 - The gold buying price announced by the State Bank or the reference buying price of an entity licensed to trade gold, used when revaluing monetary gold at the end of the accounting period.
3. Principles for determining the effective interest rate used to discount cash flows.
4. Principles for recognizing cash and cash equivalents.
5. Accounting principles for financial investments
 - a) Trading securities;
 - b) Held-to-maturity investments;
 - c) Investments in subsidiaries; joint ventures and associates;

- d) Investments in other entities;
 - e) Accounting methods for other transactions relating to financial investments.
6. Accounting principles for receivables
The enterprise must disclose the accounting policies relating to receivables and the significant estimation basis used in the policy for provision for doubtful debts.
 7. Accounting principles for inventories
 - Principles for recognizing inventories;
 - Method of valuing inventories;
 - Method of accounting for inventories;
 - Method of making provision for devaluation of inventories;
 - Basis for allocating raw materials and materials;
 - Accounting policy relating to inventories for contracts with significant risk.
 8. Accounting and depreciation/amortization principles for tangible fixed assets (including perennial plants yielding periodic products and working animals), intangible fixed assets, finance-leased fixed assets, and investment property.
 9. Accounting principles for biological assets.
 10. Accounting principles for business co-operation contracts (BCCs).
 11. Accounting principles for deferred expenses.
 12. Accounting principles for trade payables
 13. Accounting principles for dividends and profits payable.
 14. Principles for recognizing accrued expenses.
 15. Principles for recognizing deferred revenue.
 16. Accounting principles for provisions.
 17. Accounting principles for deferred corporate income tax.
 18. Principles for recognizing borrowings and finance lease liabilities.
 19. Principles for recognizing and capitalizing borrowing costs.
 20. Principles for recognizing convertible bonds.
 21. Principles for recognizing owner's equity:
 - Principles for recognizing owners' contributed capital, share premium, convertible bond option, and other owners' capital;
 - Principles for recognizing asset revaluation differences;
 - Principles for recognizing exchange rate differences;
 - Principles for recognizing undistributed profit.
 22. Principles and methods of recognizing revenue and other income:
 - Revenue from sale of goods and rendering of services;
 - Revenue from sale of goods;
 - Revenue from rendering of services;
 - Revenue from construction contracts;
 - Revenue from sale of real estate being tourist apartments, office-cum-residential units, or similar products;
 - Revenue from sale of investment property;
 - Revenue from financial activities;
 - Other income.
 23. Accounting principles for revenue deductions.
 24. Accounting principles for cost of goods sold.
 25. Accounting principles for financial expenses.
 26. Accounting principles for selling expenses and general and administration expenses.
 27. Accounting principles for the sale and liquidation of fixed assets and investment property.
 28. Principles and methods of recognizing current corporate income tax expense (including top-up corporate income tax expense under the global minimum tax regulations) and deferred corporate income tax expense.
 29. Other accounting principles and methods.

V. Additional Information on Items Presented in the Statement of Financial Position

Currency unit:

1. Cash and Cash Equivalents

Cash and cash equivalents held by the enterprise that are not restricted for use	Ending balance	Beginning balance
- Cash on hand	384.460.500	440.829.700
- Demand deposits		
- Cash in transit	1.902.627.559	1.619.269.209
- Cash equivalents	19.556.579.267	13.839.140.857
Total	21.843.667.326	15.299.239.766

- Disclose in detail the balance of demand deposits at each bank that accounts for 10% or more of the total balance of demand deposits;

- Disclose in detail the nature, term, and balance of each item classified as a cash equivalent of the enterprise (details of each item accounting for 10% or more of the total value of cash equivalents).

2. Financial Investments

a) Trading securities

Items	Ending balance		Beginning balance	
	Cost	Fair value	Provision	Cost
- Total value of shares; (details of each type of share accounting for 10% or more of the total value of shares)				
- Total value of bonds (similarly to shares)				
- Other investments				
Total				

- Reasons for changes in each investment/type of share or bond:

+ In terms of quantity

+ In terms of value

- Basis for determining the fair value of trading securities.

b) Held-to-maturity investments

Items	Ending balance		Beginning balance	
	Cost	Recoverable value	Provision	Cost
- Short-term	600.000.000	600.000.000		600.000.000
+ Term deposits (details of each short-term deposit accounting for 10% or more of the total value of short-term term deposits)	600.000.000	600.000.000		600.000.000
+ Bonds (details of each short-term bond investment accounting for 10% or more				

of the total value of short-term bond investments)						
+ Loans (details of each short-term loan accounting for 10% or more of the total value of short-term loans)						
+ Other investments						
- Long-term (similarly to short-term)						
+ Term deposits						
+ Bonds						
+ Loans						
+ Other investments						
Total	600.000.000	600.000.000	600.000.000	600.000.000	600.000.000	600.000.000

- Disclose the interest on held-to-maturity investments that is not recoverable and therefore has not been recognized as revenue by the enterprise.
- Reasons for making additional provision for or reversing the impairment provision for held-to-maturity investments.

c) Equity investments in other entities (details of each investment by ownership percentage and voting rights percentage)

Items	Ending balance			Beginning balance		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
- Investments in subsidiaries						
- Investments in joint ventures and associates						
- Investments in other entities						
+ Of which: investments in BCC contracts where the enterprise does not have joint control but is entitled to benefits dependent on the after-tax profit of the BCC contract						
Total						

- Summary of the operating status of subsidiaries, joint ventures and associates, and the status of BCC contracts during the period;
- Significant transactions between the enterprise and its subsidiaries, joint ventures, associates and BCCs during the period.
- Where the fair value or recoverable value of an investment cannot be determined, the reasons must be clearly explained.
- Basis for determining the value of intangible fixed assets such as intellectual property rights, etc. when contributing capital to a subsidiary, joint venture or associate.

3. Trade Receivables

Items	Ending balance		Beginning balance	
	Carrying value	Provision	Carrying value	Provision
a) Short-term accounts receivable from customers	22.174.599.730	18.490.776.234	24.981.628.611	19.593.684.050
+ Bach Dang 16 Investment and Development Joint Stock Company	3.379.441.088	3.379.441.088	3.379.441.088	3.379.441.088
+ Dinh Hoa Commune People's Committee – Yen Dinh	3.683.070.000	3.683.070.000	3.888.054.000	3.883.202.000
- Other accounts receivable from customers	15.112.088.642	11.428.265.146	17.714.133.523	12.331.040.962
b) Long-term accounts receivable from customers (similar to short-term accounts receivable)				
Total	22.174.599.730	18.490.776.234	22.666.153.192	19.185.115.050

- Reasons for making additional provision for or reversing the provision for doubtful debts

4. Other Receivables

Items	Ending balance		Beginning balance	
	Carrying value	Provision	Carrying value	Provision
a) Short-term	20.935.336.147	...	11.635.240.390	
- Receivables for dividends and profits distributed	711.449.636	...	711.449.636	
- Receivables from employees	2.736.977.120	...	36.000.000	
- Deposits and collateral				
- Non-monetary assets lent				
- Amounts paid on behalf of others				
- Other receivables	17.486.909.391	...	10.887.790.754	
b) Long-term (similarly to short-term)				
c) Receivables from BCC contracts jointly controlled by the enterprise				
Total	20.935.336.147	...	11.635.240.390	

- The enterprise must disclose in detail the nature, content, value, advance date, settlement date, expected recovery date, and overdue recovery date (if any), etc. and other information relating to cash and assets that the enterprise has entrusted to individuals or departments within the enterprise to place as deposits or collateral in the form of advances, or other receivables accounting for 10% or more of total other receivables. Where the parties have agreed that the party receiving the cash or assets must pay interest to the enterprise, the enterprise must disclose in detail the interest rate, interest payment date, and form of interest payment, etc., and must record and account for the transaction based on its substance rather than its legal form.

- Disclose information on BCC contracts accounting for 10% or more of the total value of the enterprise's BCC contracts/having a material effect:

+ Number/Name of the BCC contract

+ Nature of the BCC contract's activities (describing the nature of the relationship between the parties, the terms and conditions of the BCC contract, and the enterprise's rights and obligations relating to the BCC contract, etc.)

+ Status and progress of implementation of the BCC contract.

+ Other necessary information such as the basis for revaluing jointly controlled assets distributed from the BCC contract (if any), etc.

5. Assets Awaiting Resolution (Details of Each Type of Missing Asset)

Items	Ending balance		Beginning balance	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets.				
Total				

The enterprise must further disclose the time frame within which it will determine the cause of each type of asset shortage awaiting resolution, the results of resolving the asset shortages reported in the previous period's Statement of Financial Position (resolved during the period and not yet resolved during this period), and the reasons why asset shortages reported in the previous period's Statement of Financial Position have not yet been resolved during this period, etc.

6. Bad Debts

Items	Ending balance			Beginning balance		
	Original value of debt	Recoverable value	Debtor	Original value of debt	Recoverable value	Debtor
- It is unlikely that overdue accounts receivable can be recovered.						
+ Bach Dang 16 Investment and Development Joint Stock Company	3.379.441.088	0		3.379.441.088	0	
+ Other subjects	16.214.242.962	1.102.907.816		16.672.591.162	458.348.200	
Total	19.593.684.050	1.102.907.816		20.052.032.250	458.348.200	

- Disclose penalties, receivables for late payment interest, etc. arising from receivables that are not recoverable and therefore have not been recognized as revenue by the enterprise.

7. Inventories

Items	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
- Goods in transit for purchase				
- Raw materials and materials	19.648.497.870	2.416.727.819	16.952.965.136	2.416.727.819
- Tools and supplies	746.285.780		539.687.966	
- Work in progress	574.273.900		495.204.716	
- Finished goods				
- Merchandise goods				
- Goods on consignment				
Total	20.969.057.550	2.416.727.819	17.987.857.818	2.416.727.819

- Basis for allocating raw materials and materials
- Value of slow-moving, damaged, defective, or technically obsolete inventories, etc. that are unable to be sold at the end of the period; causes and resolution direction for slow-moving, damaged, defective, or technically obsolete inventories, etc.;
- Value of inventories pledged or mortgaged as security for liabilities at the end of the period;
- Reasons for making additional provision for or reversing the provision for devaluation of inventories.

8. Long-term Work in Progress

Items	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
a) Long-term work in progress (details of each type, stating the reasons for any unusual interruption in the production process of the asset under construction)				
Total				
b) Construction in progress (Detailed for projects accounting for 10% or more of the total value of construction in progress)	135.699.321.551	135.699.321.551	86.275.317.900	86.275.317.900
- Shopping	79.500.000	79.500.000	79.500.000	79.500.000
- Capital construction	135.032.527.076	135.032.527.076	77.661.105.066	77.661.105.066
+ Project to increase the capacity of Mat Son Water Treatment Plant from 50,000 m ³ /day to 70,000 m ³ /day	59.362.026.374	59.362.026.374	25.818.105.675	25.818.105.675
+ Other subjects	75.670.500.702	75.670.500.702	52.517.873.457	52.517.873.457
- Periodic repair and maintenance	587.294.475	587.294.475	8.534.712.834	8.534.712.834
- Upgrading and renovating fixed assets				
Total	135.699.321.551	135.699.321.551	86.275.317.900	86.275.317.900

9. Increases and Decreases in Tangible Fixed Assets

Item	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Management equipment and tools	Perennial plants yielding periodic products	Other tangible fixed assets	Total
Historical cost							
Opening balance	375,848,283,690	219,747,899,059	931,382,374,186	2,808,881,259			1,529,787,438,194
- Purchases during the year							
- Completed capital construction investments	10,584,514,456	13,456,859,525	6,877,248,547	511,504,630			31,430,127,158
- Other increases		2,176,099,716					2,176,099,716
- Transferred to investment property							
- Disposals and sales							
- Other decreases		173,190,621		511,504,630			684,695,251
Closing balance	386,432,798,146	235,207,667,679	938,259,622,733	2,808,881,259			1,562,708,969,817
Accumulated depreciation							
Opening balance	254,743,486,468	162,663,633,906	572,244,011,973	2,328,830,711			991,979,963,058
- Depreciation charge for the year	10,515,337,082	12,025,084,986	20,686,342,938	137,263,838			43,364,028,844
- Other increases							
- Transferred to investment property							
- Disposals and sales							
- Other decreases		4,438,304	3,263,334	20,524,731			
Closing balance	265,258,823,550	174,684,280,588	592,927,091,577	2,445,569,818			1,035,315,765,533
Net book value							
- At the beginning of the year	121,104,797,222	57,084,265,153	359,138,362,213	480,050,548			537,807,475,136
- At the end of the year	121,173,974,596	60,523,387,091	345,332,531,156	363,311,441			527,393,204,284

- Net book value of tangible fixed assets used as collateral or security for loans:

- + Competitive Infrastructure Development Project (Phase 2) in Thanh Hoa Province, under the Vietnam Urban Water Supply Development Project – net book value as of September 30, 2026: 47,947,087,822 VND
- + Project for the renovation and capacity expansion of the Ham Rong Water Treatment Plant (from 20,000 m³/day to 35,000 m³/day) – net book value as of September 30, 2026: 6,849,125,804 VND
- + Comprehensive Socio-Economic Development Project for Thanh Hoa City – net book value as of September 30, 2026: 45,104,250,022 VND
- + Project for the booster pumping station and the second DN400 transmission pipeline (Thanh Hoa – Sam Son) – net book value as of September 30, 2026: 40,276,027,761 VND
- + Project for the construction of the Quang Xuong Water Treatment Plant (capacity of 15,000 m³/day) – net book value as of September 30, 2026: 27,174,144,071 VND
- Disclosures regarding perennial plants that yield periodic produce and working animals (if any);
- Detailed explanation of the list of existing and liquidated/transferred/tangible fixed assets during the period with a value of 10% or more of the total value of tangible fixed assets;
- Fixed assets at the end of the year that have been fully depreciated but are still in use as of September 30, 2026 are: 536,370,478,184 VND

- Fixed assets at the end of the year awaiting liquidation;
- Commitments to buy and sell tangible fixed assets of great value in the future;
- Other changes in tangible fixed assets.

10. Increases and Decreases in Intangible Fixed Assets

Item	Land use rights	Copyrights	Industrial property rights	Software	Licenses and franchises	Other intangible fixed assets	Total
Historical cost							
Opening balance				1.101.453.550	58.668.000		1.160.121.550
- Purchases during the year							
- Internally generated							
- Increase due to business combination							
- Other increases							
- Disposals and sales							
- Other decreases							
Closing balance				1.101.453.550	58.668.000		1.160.121.550
Accumulated depreciation							
Opening balance							
- Depreciation charge for the year				638.036.888	58.668.000		696.704.888
- Other increases				86.625.000			86.625.000
- Disposals and sales							
- Other decreases							
Closing balance				724.661.888	58.668.000		783.329.888
Net book value							
- At the beginning of the year				463.416.662			463.416.662
- At the end of the year				376.791.662			376.791.662

- Detailed disclosure of the list of existing intangible fixed assets and those disposed of/sold/transferred during the period with a value of 10% or more of total intangible fixed assets;

- Net book value at the end of the period of intangible fixed assets pledged or mortgaged to secure loans;
- Intangible fixed assets fully amortized but still in use;
- Changes in the depreciation/amortization method;
- Other data disclosure and explanations.

11. Increases and Decreases in Finance-Leased Fixed Assets

Item	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Management equipment and tools	Other assets	Total
Historical cost						
Opening balance						
- Finance leases during the year						
- Purchase of finance-leased fixed assets						
- Other increases						
- Return of finance-leased fixed assets						
- Other decreases						
Closing balance						
Accumulated depreciation						
Opening balance						
- Depreciation charge for the year						
- Purchase of finance-leased fixed assets						
- Other increases						
- Return of finance-leased fixed assets						
- Other decreases						
Closing balance						
Net book value						
- At the beginning of the year						
- At the end of the year						

- Additional lease payments recognized as expenses during the year;
- Basis for determining additional lease payments;
- Lease renewal terms or the option to purchase the asset;
- Detailed disclosure of the list of existing finance-leased fixed assets with a value of 10% or more of total finance-leased fixed assets.

12. Biological Assets

12.1. Other biological assets, excluding mature animals yielding periodic products

Items	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
1. Animals raised for one-time products				
a) Short-term animals raised for one-time products				
b) Long-term animals raised for one-time products				
2. Seasonal crops or plants yielding one-time products				
a) Short-term seasonal crops or plants yielding one-time products				
b) Long-term seasonal crops or plants yielding one-time products				
3. Immature animals yielding periodic products				

- Description of types of biological assets with a value of 10% or more of total biological assets: nature and characteristics of each type of biological asset, accounting policy applied to each type of biological asset, etc.;
- Method of allocating cultivation and husbandry costs during the period to parent biological assets, newly created biological assets, and agricultural produce, etc.;
- Depreciation method for biological assets;
- Useful life/depreciation rate of biological assets;
- Total carrying value and accumulated depreciation at the beginning and end of the accounting period;
- Provisions for impairment of biological assets (if any);
- Value of biological assets pledged or mortgaged as security for liabilities at the end of the period;
- Commitments to invest in or purchase biological assets;
- Changes such as disclosure of the fair value less costs to sell of biological assets that are observable and measurable by the enterprise (if any);
- Disclosure of other matters relating to biological assets.

12.2. Mature Animals Yielding Periodic Products

Item	Group 1	Group 2	...	...	Total
Historical cost					
Opening balance					
- Purchases during the year					
- Disposals and sales					
- Other decreases					
Closing balance					
Accumulated depreciation					
Opening balance					
- Depreciation charge for the year					
- Other increases					
- Disposals and sales					
- Other decreases					
Closing balance					
Net book value					
- At the beginning of the year					
- At the end of the year					

Groups 1, 2, etc. by group of mature animals yielding periodic products, as classified by the enterprise.

13. Increases and Decreases in Investment Property

Item	Beginning balance	Increase during the year	Decrease during the year	Ending balance
a) Investment property held for leasing				
Historical cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Accumulated depreciation				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Net book value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
b) Investment property held for capital appreciation				
Historical cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Impairment loss				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Net book value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				

- Net book value at the end of the period of investment property pledged or mortgaged to secure loans;
- Historical cost of investment property fully depreciated but still leased out or held for capital appreciation;
- Detailed disclosure of the list of existing investment property and that disposed of/sold during the period with a value of 10% or more of total investment property;
- Other data disclosure and explanations.

14. Deferred Expenses

Item	Ending balance	Beginning balance
a) Short-term (details of each expense item)	24.750.411.560	28.481.990.844
b) Long-term (details of each expense item)		
Total	24.750.411.560	28.481.990.844

15. Other Assets

Item	Ending balance	Beginning balance
a) Short-term (details of each item)		
b) Long-term (details of each item)		
Total		

16. Borrowings and Finance Lease Liabilities

Item	Ending balance	During the year		Beginning balance
		Increase	Decrease	
a) Short-term borrowings (disclose in detail by lender where the balance accounts for 10% or more of the total balance of short-term borrowings)	19.987.356.614	60.970.277.842	40.982.921.228	
b) Long-term loans (similar to short-term loans)	152.325.078.949	14.113.691.469	12.610.329.000	150.821.716.480
Thanh Hoa Development Bank, WB Project (6 districts)	22.630.602.900		2.828.825.000	25.459.427.900
Thanh Hoa Development Bank, Socio-Economic Development Project	24.029.534.623		2.184.504.000	26.214.038.623
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Project/Loan No. 2 – Sub-project	17.984.999.999		1.635.000.000	19.619.999.999
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Quang Xuong Branch/Transaction Office	25.480.000.000		1.960.000.000	27.440.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Mat Son Branch/Transaction Office	42.259.507.427	14.113.691.469	1.340.000.000	29.485.815.958
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Ham Rong Branch	11.220.939.000	-	1.570.000.000	12.790.939.000
Other subjects	8.719.495.000	-	1.092.000.000	9.811.495.000
c) Loans from related parties	-	-	-	-
Total	172.312.435.563	75.083.969.311	53.593.250.228	150.821.716.480

d) Finance lease liabilities (disclose in detail by lessor where the balance accounts for 10% or more of the total balance of finance lease liabilities)

Term	Current year			Prior year		
	Total finance lease payments	Lease interest payments	Principal repayments	Total finance lease payments	Lease interest payments	Principal repayments
Within 1 year						
Over 1 year to 5 years						
Over 5 years						
Finance lease liabilities to related parties						
Total						

e) Overdue and unpaid borrowings and finance lease liabilities (disclose in detail by party where the balance accounts for 10% or more of the total balance of overdue and unpaid borrowings and finance lease liabilities)

Item	Ending balance		Beginning balance	
	Principal	Interest	Principal	Interest
- Borrowings				
- Finance lease liabilities				
- Reasons for the overdue and unpaid balance				
Total				

f) Overdue and unpaid borrowings and finance lease liabilities from related parties

Item	Ending balance		Beginning balance	
	Principal	Interest	Principal	Interest
- Borrowings				
- Finance lease liabilities				
- Reasons for the overdue and unpaid balance				

Total				
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17. Trade Payables

Item	Ending balance	Beginning balance
a) Short-term trade payables	29.889.268.769	48.392.997.043
- Details of each creditor accounting for 10% or more of the total payable		
- Payables to other creditors		
b) Long-term trade payables (details similarly to short-term)		
Total	29.889.268.769	48.392.997.043
c) Overdue and unpaid debts		
- Details of each creditor accounting for 10% or more of the total overdue amount		
- Other creditors		
Total		
d) Trade payables to related parties (details of each party)		

18. Dividends and Profits Payable

Item	Ending balance	Beginning balance
Dividends and profits payable		44.060.496.129

- Disclosure of the payment term for dividends or profits paid in cash or non-monetary assets to shareholders, owners, etc.;

- Dividends and profits committed to be paid but overdue and not yet paid by the enterprise to shareholders, owners, etc.

19. Taxes and Amounts Payable to the State

Item	Beginning balance	Amount payable during the year	Amount actually paid during the year	Ending balance
a) Payable (details of each type of tax)	2.897.231.521	7.125.909.339	6.443.261.345	3.579.879.515
- Short-term				
+ Value added tax	692.421.420	2.803.769.184	2.790.000.000	706.190.604
+ Special consumption tax				
+ Export and import duties				
+ Corporate income tax	1.769.100.311	2.530.500.000	1.900.000.000	2.399.600.311
+ Personal income tax	170.992.000	839.460.425	972.452.425	38.000.000
+ Natural resources tax	264.717.790	720.000.480	772.197.420	212.520.850
+ Land and housing tax, land rental		232.179.250	8.611.500	223.567.750
+ Environmental protection tax and other taxes				
+ Fees, charges and other amounts payable				
- Long-term				
+ Value added tax				
+ Special consumption tax				
+ Export and import duties				

+ Corporate income tax				
+ Personal income tax				
+ Natural resources tax				
+ Land and housing tax, land rental				
+ Environmental protection tax and other taxes				
+ Fees, charges and other amounts payable				
Total				
b) Receivable (details of each type of tax)	3.657.200.172	11.100.693.304	11.471.863.200	3.286.030.276
- Short-term				
- Long-term				
Total	6.554.431.693	18.226.602.643	17.915.124.545	6.865.909.791

Where the enterprise is subject to the top-up corporate income tax under the global minimum tax regulations, it must disclose the basis or grounds for recognizing the top-up corporate income tax payable during the reporting year, as well as any adjustment to the tax liability arising from the difference between the tax declaration year and the year in which the top-up corporate income tax expense under the global minimum tax regulations is recognized, etc.

20. Accrued Expenses

Item	Ending balance	Beginning balance
a) Short-term	14.819.620.500	10.103.514.558
Accrued expenses for major repairs of fixed assets	2.489.619.743	2.489.619.743
Accrued loan interest payable to the Vietnam Development Bank (VDB) – Thanh Hoa branch (World Bank project – 6 districts)	172.558.348	-
Accrued loan interest payable to the Bank for Agriculture and Rural Development (Agribank) – Thanh Hoa branch (HR 35.000m ³ project)	1.077.249.921	834.154.725
Accrued loan interest payable to the Vietnam Development Bank (VDB) – Thanh Hoa branch (Rural Development Project – Component 2 – ADB)	5.409.089.373	4.791.154.665
Accrued loan interest payable to Vietcombank (Route No. 2: Thanh Hoa – Sam Son)	905.567.034	563.604.534
Accrued loan interest payable to the Bank for Foreign Trade (Vietcombank) (Quang Xuong project)	1.883.000.891	1.424.980.891
b) Long-term	-	-
Total	14.819.620.500	10.103.514.558

21. Other Payables

Item	Ending balance	Beginning balance
a) Short-term		
- Surplus assets awaiting resolution		
- Trade union fees	399.337.452	11.970.668
- Social insurance	26.705.128	
- Health insurance		
- Unemployment insurance		
- Short-term deposits and collateral received		
- Other payables	58.280.665.307	29.569.804.112
Total	58.706.707.887	29.581.774.754

b) Long-term (details of each item)		
- Long-term deposits and collateral received		
- Other payables		
c) Overdue and unpaid debts (details of each item stating the reasons for the overdue and unpaid balance)		

22. Deferred Revenue

Item	Ending balance	Beginning balance
a) Short-term (details of each item)		
b) Long-term (details of each item)		
c) Possibility of failing to perform contracts with customers (details of each item and the reasons for the inability to perform contracts with customers)		
Total		

23. Bonds Issued

23.1. Ordinary bonds (details of each type)

Item	Ending balance	Beginning balance
a) Bonds issued		
- Bonds issued at par		
- Bonds issued at a discount		
- Bonds issued at a premium		
Total		
b) Detailed disclosure of bonds held by related parties (by each type of bond)		
c) Bond issuance costs		
Total		

The enterprise must disclose in detail the issuance date; the quantity of each type of bond issued; the interest rate of the bonds issued; the original term of the bonds issued for each group of bonds issued at par, at a discount, or at a premium; the method of amortizing the discount or premium and bond issuance costs, etc.

23.2. Convertible Bonds

The enterprise must disclose information on:

- a) Convertible bonds at the beginning of the period:
 - Issuance date, original term, and remaining term of each type of convertible bond;
 - Quantity, par value, and interest rate of each type of convertible bond;
 - Conversion ratio into shares of each type of convertible bond;
 - Discount rate used to determine the value of the debt component of each type of convertible bond;
 - Value of the debt component and the share option component of each type of convertible bond.
- b) Convertible bonds issued additionally during the period:
 - Issuance date and original term of each type of convertible bond;
 - Quantity, par value, and interest rate of each type of convertible bond;
 - Conversion ratio into shares of each type of convertible bond;
 - Discount rate used to determine the value of the debt component of each type of convertible bond;
 - Value of the debt component and the share option component of each type of convertible bond.
- c) Convertible bonds converted into shares during the period:
 - Quantity of each type of bond converted into shares during the period;
 - Quantity of shares issued additionally during the period to convert bonds;
 - Value of the debt component of the convertible bonds recorded as an increase in owner's equity.

- d) Convertible bonds matured but not converted into shares during the period:
- Quantity of each type of bond matured and not converted into shares during the period;
 - Value of the debt component of the convertible bonds repaid to investors.
- e) Convertible bonds at the end of the period:
- Original term and remaining term of each type of convertible bond;
 - Quantity, par value, and interest rate of each type of convertible bond;
 - Conversion ratio into shares of each type of convertible bond;
 - Discount rate used to determine the value of the debt component of each type of convertible bond;
 - Value of the debt component and the share option component of each type of convertible bond.
- f) Detailed disclosure of bonds held by related parties (disclosure content similar to items a, b, c, d, e above)

24. Preference Shares Classified as a Liability

- Par value;
- Recipients of the issuance (management, officers, employees, other parties);
- Mandatory redemption terms or the requirement for the issuer to pay dividends at a fixed rate independent of the issuer's business results (redemption period, redemption price, and other basic terms of the issuance contract);
- Value redeemed during the period;
- Other disclosures.

25. Provisions

Item	Beginning balance	Provision increased during the year	Provision decreased during the year	Ending balance
a) Short-term (details of each type of provision)				
- Provision for product warranty;				
- Provision for construction warranty;				
- Provision for restructuring;				
- Other provisions (periodic fixed asset repair costs, environmental restoration costs, etc.)				
Total				
b) Long-term (similarly to short-term)				
Total				

- The enterprise must disclose information on the legal or constructive obligation, and the basis for estimating the value (if any), etc. of the obligation for environmental restoration, clearance, restoration, and site reinstatement.
- Detailed disclosure of the total estimated cost the enterprise must incur to pay severance allowances to employees in accordance with labor law regulations.

26. Deferred Tax Assets and Deferred Tax Liabilities

a) Deferred tax assets

Item	Ending balance	Beginning balance
- Corporate income tax rate used to determine the value of deferred tax assets		
- Deferred tax assets relating to deductible temporary differences		
- Deferred tax assets relating to unused tax losses		
- Deferred tax assets relating to unused tax incentives		
- Amount offset against deferred tax liabilities		
Total		

b) Deferred tax liabilities

Item	Ending balance	Beginning balance
- Corporate income tax rate used to determine the value of deferred tax liabilities		
- Deferred tax liabilities arising from taxable temporary differences		
- Amount offset against deferred tax assets		
Total		

a) Statement of changes in owner's equity

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b) Details of owners' contributed capital

Item	Ending balance	Beginning balance
- Capital contributed by the parent company (if the enterprise is a subsidiary)	209.923.710.000	209.923.710.000
- Capital contributed by other parties	120.030.400.000	120.030.400.000
Total	329.954.110.000	329.954.110.000

c) Capital transactions with owners and distribution of dividends and profits

Item	Current year	Prior year
- Owners' invested capital		
+ Contributed capital at the beginning of the year		
+ Contributed capital increased during the year		
+ Contributed capital decreased during the year		
+ Contributed capital at the end of the year		
- Dividends and profits distributed		

d) Shares

Item	Current year	Prior year
- Number of shares registered for issuance		
- Number of shares sold to the public		
+ Ordinary shares		
+ Preference shares (classified as equity)		
- Number of shares repurchased (treasury shares, own shares repurchased)		
+ Ordinary shares		
+ Preference shares (classified as equity)		
- Number of shares currently outstanding		
+ Ordinary shares		
+ Preference shares (classified as equity)		

* Par value of shares outstanding:

e) Dividends and profits

- Dividends and profits declared after the annual accounting period end date:
- + Dividends and profits declared on ordinary shares or the charter capital portion:
- + Dividends declared on preference shares:
- + Stock dividends
- + Portion of profit distributed to supplement the charter capital of the investee enterprise ...
- Cumulative preference share dividends not yet recognized:
- Disclosure of amounts collected by the enterprise from public share offerings/issuances that are frozen and cannot be fully used by the enterprise.

f) Reasons for increases/decreases in items of the enterprise's owner's equity

- Share premium;
- Convertible bond option;
- Investment and development fund;
- Own shares repurchased;
- Other reserves within owner's equity.

g) Income and expenses, gains or losses recognized directly in owner's equity in accordance with specific Vietnamese Accounting Standards.

28. Asset Revaluation Differences

Item	Current year	Prior year
- Reasons for the change between the beginning and end of year balances (circumstances of the revaluation, which assets were revalued, under which decision, etc.)		

29. Exchange Rate Differences

Item	Current year	Prior year
- Exchange rate differences arising from translating Financial Statements prepared in a foreign currency into VND		
- Exchange rate differences arising from other causes (state the causes clearly)		

30. Off-Balance Sheet Items

Item	Current year	Prior year
a) Leased-in assets: Total future minimum lease payments under non-cancellable operating lease contracts by term		
- Within 1 year		
- Over 1 year to 5 years		
- Over 5 years		

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

b) Assets held in custody, on consignment, for processing, or under entrusted import-export

- Disclosure of the value and reasons for significant cash and cash equivalents held by the enterprise but not available for use due to legal restrictions or other constraints the enterprise must comply with.

- Detailed disclosure of the nature, quantity, type, technical specifications, standards, and quality, etc. of each type of finished goods, materials, merchandise, and assets held in custody or for processing, at the end of the accounting period. For enterprises in the logistics and warehousing industry, detailed information must be disclosed on the groups of goods held in custody, the rights and obligations of the parties in safeguarding such goods, as well as any significant risks relating to goods held in custody, etc. Where such information on goods held in custody cannot be specifically disclosed, this fact must be clearly stated and the reasons explained.

- Goods held for sale on behalf of others, on consignment, on agency, or under entrusted import-export: the enterprise must disclose in detail the quantity, type, specification, and quality of each type of goods;

- Assets received as pledges or mortgages: the enterprise must disclose in detail each type of asset received as a pledge or mortgage, each term, and the pledgor/mortgagor, etc.

- Assets of other entities found in surplus during stocktaking.

b) Materials and goods held in custody, on consignment, or for processing: the enterprise must disclose in detail the quantity, type, specification, and quality of each type of asset at the end of the period.

- Materials and goods held in custody, for processing, or on consignment: the enterprise must disclose in detail the quantity, type, specification, and quality at the end of the period.

- Goods held for sale on behalf of others, on consignment, or received as pledges or mortgages: the enterprise must disclose in detail the quantity, type, specification, and quality of each type of goods;

c) Infrastructure assets not included as part of the state capital in the enterprise: The enterprise must disclose the original cost and accumulated depreciation in accordance with relevant legal regulations.

- The Company received these assets from the People's Committee of Thanh Hoa Province pursuant to Decision No. 423/QĐ-UBND dated 2014, which approved the final settlement of completed capital construction investment for the sub-project: "Competitive Route – Phase 2, Thanh Hoa Province," part of the Vietnam Urban Water Supply Development Project. Accordingly, Thanh Hoa Water Supply Joint Stock Company is responsible for the management and operation of these assets.

As of September 30, 2026, the original cost of these tangible fixed assets—which has not yet been recognized as an increase in state equity within the Company—amounts to 2,317,382,800 VND; the accumulated depreciation is 1,435,245,495 VND.

- Counterpart capital (state budget funds) for Component 2 of the Comprehensive Socio-Economic Development Project for Thanh Hoa City. As of December 31, 2024, tangible fixed assets transferred from the People's Committee of Thanh Hoa Province—which have not yet been recognized as an increase in owner's equity—had an original cost of VND 7,627,495,000 and accumulated depreciation of VND 3,698,292,624.

- The value of assets transferred to Thanh Hoa Water Supply Joint Stock Company, pursuant to Decision No. 1517/QĐ-UBND dated April 26, 2018, issued by the Chairman of the People's Committee of Thanh Hoa Province, concerns the approval of the residual value of the domestic water supply system at Lach Bang Fishing Port. This system was transferred from the Lach Bang Fishing Port Management Board to Thanh Hoa Water Supply Joint Stock Company for management and use.

As of September 30, 2026, the aforementioned tangible fixed assets had an original cost of VND 1,408,500,000 and accumulated depreciation of VND 941,970,831.

The Company received assets from the Thanh Hoa Land Fund Development Center, pursuant to Decision No. 4211/QĐ-UBND dated October 26, 2018, issued by the Chairman of the People's Committee of Thanh Hoa Province. This decision pertained to the allocation of assets—resulting from technical infrastructure projects in residential areas, for which the Thanh Hoa Land Fund Development Center served as the project owner—to the entities responsible for their management and use. The value of the assets received by the Company totaled VND 11,325,213,000. Pursuant to Decision No. 4064 dated November 23, 2022, issued by the People's Committee of Thanh Hoa Province regarding the "Approval of the final settlement of investment capital for the completed project: Technical infrastructure for the residential area and green park within the Southern Urban Area of Thanh Hoa City," for which the Thanh Hoa Land Fund Development Center served as the project owner, the Company took delivery of assets valued at VND 6,458,386,000.

As of September 30, 2026, the aforementioned tangible fixed assets had an original cost of VND 17,783,599,000 and an accumulated depreciation of VND 7,465,956,540.

The water supply pipeline extending from Rung Thong Town to National Highway 1A—a project owned by the People's Committee of Dong Son District—was handed over and put into operation in 2024, with an original cost of VND 1,586,407,000.

As of September 30, 2026, the aforementioned tangible fixed assets had an original cost of VND 1,586,407,000 and an accumulated depreciation of VND 152,030,667.

d) Assets of the enterprise used as pledges or mortgages: the enterprise must disclose in detail each type of asset used as a pledge or mortgage, each term, and the pledgee/mortgagee, etc.

e) Foreign currencies: the enterprise must disclose in detail the quantity of each foreign currency in its original currency. Monetary gold: the enterprise must present the quantity in the domestic unit of measurement. Precious metals and gemstones: the enterprise must disclose in detail the cost, quantity, and type of precious metals and gemstones.

f) Bad debts written off: the enterprise must disclose in detail the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off, by debtor and by reason for the accounting write-off of the bad debt.

g) Deferred payment/installment interest on asset purchases: the enterprise must disclose the number of deferred payment/installment periods, total interest payable, interest already paid, and interest still payable on deferred payment/installment asset purchases.

h) Deferred payment/installment interest on asset sales: the enterprise must disclose the number of deferred payment/installment periods, total interest receivable, interest already collected, and interest still receivable on deferred payment/installment asset sales.

i) Other information on off-balance sheet items to provide useful information to users of the Financial Statements.

31. Value of assets of other parties held by the enterprise but restricted from use due to legal restrictions, or liabilities the enterprise is obligated to settle 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 (Disclosure to be tailored to the content of the item in accordance with the enterprise's actual circumstances)	Current year	Prior year
Assets		
- Cash and cash equivalents		
- Receivables		
- Inventories		
- Fixed assets		
- Investment property		
- Other assets		
Total		
Liabilities		
- Trade payables		
- Borrowings payable		
- Accrued expenses		
- Other payables		
Total		

32. Other Information the Enterprise Considers Necessary to Disclose and Explain to Provide Useful Information to Users

- Disclosure of the basis for determining the value of non-monetary assets received as grants or donations;
- Other information.

VII. Additional Information on Items Presented in the Income Statement

Currency unit:

1. Total Revenue from Sale of Goods and Rendering of Services

Item	Current year	Prior year
a) Revenue		
- Revenue from sale of finished goods and merchandise (excluding revenue from sale/disposal of investment property)	139.151.833.584	129.584.158.156
- Revenue from rendering of services (excluding construction services)	135.077.299.733	125.448.741.835
- Revenue from construction services	2.868.863.649	3.157.278.014
+ Revenue from construction services arising during the period		
+ Total cumulative revenue from construction services recognized up to the end of the accounting period		
- Revenue from subsidies and price support		
- Other revenue	1.205.670.202	987.138.307
Total	139.151.833.584	129.584.158.156
b) Revenue from related parties (details of each party)		

c) Where the enterprise generates revenue from the sale of tourist apartments, office-cum-residential units, or similar products, it must disclose in the Financial Statements the accounting policy, the nature of the contract (rights and obligations of the parties), and the accounting recognition method the enterprise considers most appropriate.

2. Revenue Deductions

Item	Current year	Prior year
- Trade discounts		
- Sales allowances		
- Revenue from sales returns		
Total		

3. Cost of Goods Sold

Item	Current year	Prior year
- Cost of merchandise sold (excluding the net book value and costs of sale/disposal of investment property)		
- Cost of finished goods sold (excluding the net book value and costs of sale/disposal of investment property)		
- Cost of services rendered (including construction services)	94.214.955.938	86.764.706.128
- Value of inventories lost during the period		
- Value of each type of inventory shrinkage in excess of normal levels during the period		
- Abnormal production costs charged directly to cost of goods sold		
- Provision for devaluation of inventories and provision for devaluation of biological assets		
- Amounts recorded as a reduction of cost of goods sold		
Total	94.214.955.938	86.764.706.128

4. Gain/Loss on Sale and Disposal of Investment Property

Item	Current year	Prior year
- Revenue from sale/disposal of investment property		
- Net book value of investment property		
- Costs of sale/disposal of investment property		
Gain/loss on sale and disposal of investment property		

5. Revenue from Financial Activities

Item	Current year	Prior year
- Interest on deposits and loans	213.503.450	166.198.893
- Gain on sale/disposal of financial investments		
- Dividends and profits distributed in cash or non-monetary assets		
- Foreign exchange gain		
- Interest income from deferred payment/installment sales		
- Cash discounts received		
- Other revenue from financial activities		
Total	213.503.450	166.198.893

6. Financial Expenses

Item	Current year	Prior year
- Borrowing costs	2.864.270.414	2.214.350.534
- Loss on sale/disposal of financial investments		
- Foreign exchange loss		
- Interest expense on deferred payment/installment purchases		
- Cash discounts payable		
- Provision for devaluation of trading securities and provision for impairment of investments in other entities		
- Unsuccessful bond and share issuance costs		
- Other financial expenses		
- Amounts recorded as a reduction of financial expenses		

Total	2.864.270.414	2.214.350.534
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7. Other Income

Item	Current year	Prior year
- Disposal and sale of fixed assets		
- Gain on revaluation of assets contributed as capital		
- Penalties received		
- Tax reductions		
- Support, sponsorship, gifts and donations recognized as other income		
- Other items	392.778.600	38.910.088
Total	392.778.600	38.910.088

8. Other Expenses

Item	Current year	Prior year
- Net book value of fixed assets and costs of disposal/sale of fixed assets		
- Loss on revaluation of assets contributed as capital		
- Penalties incurred		
- Other expenses		
Total	33.582.400	

9. Selling Expenses and General and Administration Expenses

Item	Current year	Prior year
a) General and administration expenses arising during the period	9.090.231.733	6.750.652.203
- Details of items accounting for 10% or more of total general and administration expenses		
- Other general and administration expenses		
b) Selling expenses arising during the period	10.184.111.254	14.515.791.389
- Details of items accounting for 10% or more of total selling expenses		
- Other selling expenses		
c) Amounts recorded as a reduction of selling expenses and general and administration expenses		
- Reversal of provision for product, merchandise and construction warranty		
- Reversal of provision for restructuring and other provisions		
- Other reduction amounts		

10. Production and Business Costs by Nature

Item	Current year	Prior year
- Cost of raw materials and materials	30.288.363.089	28.939.601.090
- Labor costs	43.914.198.095	48.170.088.762
- Depreciation of fixed assets	14.702.154.374	14.359.693.616
- Cost of purchased services	19.449.817.760	12.864.780.677
- Other cash expenses	9.354.412.481	6.713.721.756
Total	117.708.945.799	111.047.885.901

Note:

For disclosure of the item "Production and business costs by nature", depending on the characteristics and industry of production and business, and based on the opening balances and movements during the period of the relevant accounting

accounts, the enterprise shall disclose in detail the production and business costs by nature reflected in the Income Statement.

Where, due to the nature of its business, the enterprise is unable to present cost information in the Income Statement by function of expense, it may present costs by nature of expense. When disclosing production and business costs by nature, the total production and business costs by nature must equal the total costs recorded in the Income Statement.

The enterprise may select another basis, provided that it fully discloses costs by nature.

11. Corporate Income Tax Expense

Item	Current year	Prior year
- Accounting profit before tax	23.404.546.295	19.543.766.883
- Tax calculated at the current corporate income tax rate		
Adjustments (to be disclosed in accordance with the characteristics of the enterprise):		
- Non-taxable income		
- Non-deductible expenses		
- Under/(over-)provision of prior years		
Corporate income tax expense		
Current corporate income tax expense	2.530.500.000	1.954.376.688
Deferred corporate income tax expense (**)		
Corporate income tax expense (*)		

(*) Corporate income tax expense for the financial year is estimated based on taxable income and may be subject to adjustments upon inspection by the tax authorities.

(**) Deferred corporate income tax expense	Current year	Prior year
- Deferred corporate income tax expense arising from taxable temporary differences;		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets;		
- Deferred corporate income tax income arising from deductible temporary differences;		
- Deferred corporate income tax income arising from unused tax losses and tax incentives;		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities;		
- Total deferred corporate income tax expense.		

VIII. Additional Information on Items Presented in the Statement of Cash Flows

1. Cash Held by the Enterprise but Not Available for Use

Detailed disclosure of the value and reasons for each item of cash and cash equivalents held by the enterprise but not available for use due to legal restrictions or other constraints the enterprise must comply with.

2. Non-Cash Transactions Affecting the Statement of Cash Flows in Future Periods

Item	Current year	Prior year
- Acquisition of assets by directly assuming related liabilities or through a finance lease		
- Acquisition of an enterprise through the issuance of shares		
- Conversion of debt into owner's equity		
- Other non-cash transactions		

3. Actual Cash Received from Borrowings During the Period:

- Proceeds from borrowings under standard loan agreements;

+ Borrowings for the project to increase the capacity of the Mat Son Water Treatment Plant from 50,000 m³/day to 70,000 m³/day: 6,113,691,469 VND

+ Borrowings for production and business activities: 14,987,356,614 VND

- Proceeds from the issuance of ordinary bonds;
- Proceeds from the issuance of convertible bonds;
- Proceeds from the issuance of preferred shares classified as liabilities;
- Proceeds from government bond repurchase agreements (repos) and securities repos;
- Proceeds from borrowings in other forms.

4. Actual Cash Repayments of Loan Principal During the Period:

- Principal repayments on standard loan agreements: 3,274,000,000 VND
- Repayment of loans for production and business activities: 11,644,753,473 VND
- Principal repayments on standard bonds;
- Principal repayments on convertible bonds;
- Principal repayments on preferred shares classified as liabilities;
- Payments for government bond repurchase (repo) transactions and securities repo transactions;
- Principal repayments on loans in other forms.

5. Acquisition and Disposal of Subsidiaries During the Reporting Period

- Total value of subsidiaries acquired or disposed of during the period;
- Portion of the value of subsidiaries acquired or disposed of that was settled in cash and cash equivalents;
- Amount of cash and cash equivalents actually held by the subsidiary or other business unit acquired or disposed of;
- Value of assets (summarized by type of asset), other than cash and cash equivalents, and liabilities of the subsidiary acquired or disposed of during the period.

IX. Other Information

1. Contingent liabilities, commitments, and other financial information:
2. Events occurring after the annual accounting period end date:
3. Information on related parties (other than information already disclosed in the sections above).
4. Presentation of assets, revenue, and operating results by segment (by business line or geographical area) in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting
 - (1):...
 - (2):...
5. Comparative information (changes in information in the Financial Statements of prior accounting periods):
6. Information on compliance with the going concern assumption, applicable where the Board of Directors determines that events or conditions exist that may cast significant doubt on the entity's ability to continue as a going concern. In such cases, the enterprise's notes to the financial statements must:
 - Fully describe the principal events or conditions giving rise to significant doubt about the enterprise's ability to continue as a going concern, and the Board of Directors' plans to address these events or conditions;
 - Clearly state the uncertainties known to the Board of Directors relating to the events or conditions that may give rise to significant doubt about the enterprise's ability to continue as a going concern;
 - Present the Board of Directors' conclusion on whether or not material uncertainties exist relating to the enterprise's ability to continue as a going concern, thereby determining whether the enterprise will be able to recover its assets and settle its liabilities in the normal course of business.
7. Disclosure of significant assumptions and estimates, including:
 - a) The nature of the assumptions or the uncertainty of the estimates;
 - b) The reasons for and amounts that may be affected by the assumptions or uncertainty of the estimates;
 - c) An assessment of the likelihood of different scenarios occurring;
 - d) The measures/solutions the Board of Directors plans to implement to limit the impact on items in the Financial Statements should the uncertainty materialize in the following financial year.
8. Other Measures/Solutions

X. Amendments and Additions to the Form, Names, and Content of Items of the Financial Statements Compared to the Financial Statement Forms Prescribed by the Ministry of Finance (if any)

- Names of items amended or supplemented in accordance with regulations: ...
- Content of items amended or supplemented in accordance with regulations: ...
- Reasons for the change: ...

Thanh Hoa, 16 October 2026

PREPARED BY

Dang Thi Tien

CHIEF ACCOUNTANT

Nguyen Thi Nga

LEGAL REPRESENTATIVE



Le The Son