

SAIGON WATER CORPORATION
ONE MEMBER LIMITED LIABILITY COMPANY
NHABE WATER SUPPLY JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: **2946**/CNNB-TCHC

Ho Chi Minh City, October 19, 2026

**PERIODIC DISCLOSURE OF INFORMATION ON FINANCIAL
STATEMENTS**

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, NhaBe Water Supply Joint Stock Company hereby discloses information on its financial statements (FS) for the 3rd Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Name of entity:

- Stock code: NBW
- Address: 1179 Nguyen Van Linh Street, Quarter 34, Tan Hung Ward, Ho Chi Minh City
- Contact number: 19001210 Fax: 028.54122500
- Email: tchccapnuocnhabe@gmail.com
- Website: www.capnuocnhabe.vn

2. Disclosed information:

- Financial statements for the 3rd Quarter of 2026

☒ Separate financial statements (Listed organization without subsidiaries and superior accounting units with affiliated units);

☐ Consolidated financial statements (Listed organization with subsidiaries);

☐ General financial statements (Listed organization with affiliated accounting units having their own accounting apparatus).

- Cases that require explanation:

+ The auditor gave an opinion that was not an unqualified opinion on the financial statements:

☐ Yes

☒ No

Written explanation in case of yes:

☐ 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:

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

+ Profit after corporate income tax in the business income statement of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes

☐ No

Written explanation in case of yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

This information was published on the Company's website on October 19, 2026 at: www.capnuocnhabe.vn

3. Report on transactions with a value of 35% or more of total assets during the reporting period:

In case the listed organization has a transaction, please report the following details in full:

- Transaction content: Wholesale purchase and sale of water in 2026.
- Ratio of transaction value/total asset value of the enterprise (%) (based on financial statements): 45,15%.
- Transaction completion date: the 3rd Quarter of 2026.

We certify, under penalty of perjury, that the information disclosed above is true and correct. 

Recipients:

- As above;
- Archives, HR.

Attached documents:

- Financial statements for the 3rd Quarter of 2026;
- Explanation regarding the 3rd Quarter of 2026.



DIRECTOR

Duong Van Hoa

**SAIGON WATER SUPPLY CORPORATION
NHABE WATER SUPPLY JOINT STOCK COMPANY**

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**FINANCIAL STATEMENTS
THE 3TH QUARTER OF 2026
(FROM 01/07/2026 TO 30/09/2026)**



STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

ASSETS	Code	Notes	As at 30/09/2026	As at 01/01/2026
1	2	3	4	5
A. CURRENT ASSETS	100		111.046.649.131	107.012.487.870
I. Cash and cash equivalents	110	1	37.792.061.872	49.690.463.270
1. Cash	111		32.792.061.872	44.690.463.270
2. Cash equivalents	112		5.000.000.000	5.000.000.000
II. Short - term investments	120	2	5.030.000.000	10.030.000.000
1. Held to maturity investments	123		5.030.000.000	10.030.000.000
III. Short - term receivable	130		33.825.206.849	12.419.808.910
1. Short-term Receivables from Customers	131	3	32.902.482.854	13.993.314.203
2. Short-term prepayments to suppliers	132		1.326.334.632	381.820.000
3. Other receivables	135	4a	1.863.300.554	311.775.654
4. Provisions for bad debts (*)	136	6	(2.266.911.191)	(2.267.100.947)
IV. Inventories	140	7	27.924.792.898	28.230.495.605
1. Inventory	141		27.924.792.898	28.230.495.605
V. Other short-term assets	160		6.474.587.512	6.641.720.085
1. Short-term prepaid expenses	161	14a	6.474.587.512	2.249.540.196
2. Deductible VAT	162			2.458.222.266
3. Taxes and other receivables from State budget	163			1.933.957.623
B. LONG-TERM ASSETS	200		224.413.623.617	224.259.876.074
I. Long-term receivables	210	4b	41.500.000	39.000.000
1. Other long-term receivables	215		41.500.000	39.000.000
II. Fixed assets	220		212.439.189.966	204.867.370.790
1. Tangible fixed assets	221	9	207.680.248.816	199.280.859.056
- Historical costs	222		637.434.919.666	606.204.470.224
- Accumulated depreciation (*)	223		(429.754.670.850)	(406.923.611.168)
2. Intangible fixel assets	227	10	4.758.941.150	5.586.511.734
- Historical costs	228		20.854.019.573	19.889.019.573
- Accumulated depreciation (*)	229		(16.095.078.423)	(14.302.507.839)
III. Long-term biological assets	230			
IV. Investment property	240			
V . Long-term assets in progress	250		3.629.411.457	8.230.762.833
1. Construction in progress	252	8	3.629.411.457	8.230.762.833
VI. Other long-term assets	270		8.303.522.194	11.122.742.451

1. Long-term prepaid expenses	271	14b	5.272.740.212	7.926.226.668
2. Deferred tax assets	272	26a	3.030.781.982	3.196.515.783
TOTAL ASSETS (270 = 100 + 200)	280		335.460.272.748	331.272.363.944

SOURCES	Code	Notes	As at 30/09/2026	As at 01/01/2026
1	2	3	4	5
C. LIABILITIES	300		159.302.953.116	148.369.239.890
I. Current liabilities	310		159.037.953.116	148.074.239.890
1. Short-term trade payables	311	17a	88.991.810.647	83.392.325.464
2. Short-term prepayment from customers	312		764.084.903	881.751.728
3. Dividends and profit payable	313	18	2.137.107.366	
4. Taxes and other payables to State budget	314	19	35.380.820.330	29.049.537.518
5. Payables to employees	315		17.382.232.449	30.407.404.696
6. Short-term accrued expenses	316	20		368.406.397
7. Other short-term payments	320	21a	4.732.685.162	3.518.560.508
8. Bonus and welfare fund	323		9.649.212.259	456.253.579
II. Non-current liabilities	330		265.000.000	295.000.000
1. Other long-term payables	338		265.000.000	295.000.000
D. OWNERS' EQUITY	400	27	176.157.319.632	182.903.124.054
1. Contributed capital	411		109.000.000.000	109.000.000.000
- Ordinary shares with voting rights	411a		109.000.000.000	109.000.000.000
2. Other owner's funds	414		431.588.293	431.588.293
3. Investment and development funds	418		41.595.763.549	41.595.763.549
4. Undistributed profits after tax	420		25.129.967.790	31.875.772.212
- Undistributed profits after tax brought forward	420a			31.875.772.212
- Undistributed profits after tax for the current year	420b		25.129.967.790	
TOTAL SOURCES	440		335.460.272.748	331.272.363.944



Vo Thi Kim Loan
Preparer



Vu Thi Thuy Nga
Chief Accountant



Dương Văn Hoa
Legal Representative
Ho Chi Minh City, 15 October, 2026

INCOME STATEMENT

As at september 30, 2026

Unit: VND

Items	Code	Notes	Quarter 3 of 2026	Quarter 3 of 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1	2	3	4	5	6	7
1. Revenue from goods sold and services rendered	01	1	233.360.599.937	224.005.469.624	697.084.402.693	681.719.843.178
2. Less Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		233.360.599.937	224.005.469.624	697.084.402.693	681.719.843.178
4. Cost of goods sold	11	3	154.119.401.333	156.793.978.492	461.250.510.280	458.551.534.720
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		79.241.198.604	67.211.491.132	235.833.892.413	223.168.308.458
6. Gain/loss on disposal of investment property	21					
7. Financial income	22	5	77.819.563	69.892.521	357.250.809	645.934.796
8. Financial expenses	23					
- In which: Interest expenses	24					
9. Selling expenses	25	9a	40.752.355.507	39.672.229.017	128.992.386.832	125.640.559.334
10. General administration expenses	26	9b	28.369.816.548	22.322.260.548	75.566.505.106	66.363.705.407
11. Profit from operating activities {30 = 20 +(21 - 22) - (25 + 26)}	30		10.196.846.112	5.286.894.088	31.632.251.284	31.809.978.513
12. Other income	31	7	288.818.800	2.545.871	1.204.862.521	11.517.549
13. Other expenses	32	8	61.905.941	81.669.149	62.562.400	89.744.178
14. Profit from other activities(40 = 31 - 32)	40		226.912.859	(79.123.278)	1.142.300.121	(78.226.629)
15. Total profit before tax (50 = 30 + 40)	50		10.423.758.971	5.207.770.810	32.774.551.405	31.731.751.884
16. Current Corporate income tax	51		2.737.814.535	2.088.503.372	7.478.849.814	7.590.395.101
17. Deferred Corporate income tax	52		(523.534.906)	14.145.463	165.733.801	50.073.477
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		8.209.479.342	3.105.121.975	25.129.967.790	24.091.283.306
19. Basic earnings per shares (*)	70					
20. Diluted earnings per shares (*)	71					

Vo Thi Kim Loan
Preparer

Vu Thi Thuy Nga
Chief Accountant



Duong Van Hoa
Legal Representative
Ho Chi Minh City, 15 October, 2026

CASH FLOW STATEMENT

As at September 30, 2026

Unit: VND

Description	Code	Notes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		32.774.551.405	31.731.751.884
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		32.234.503.974	28.170.557.309
- Provisions	03		(189.756)	
- Gain from investing activities	05		(1.507.950.452)	(645.934.796)
- Interest expense	06			
- Other adjustments	07			
3. Operating profit before movements in workinh capital	08		63.500.915.171	59.256.374.397
- Increase, decrease in receivables	09		(15.557.109.889)	(9.536.516.184)
- Increase, decrease in inventories	10		(305.702.707)	(10.942.978.192)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(2.251.568.211)	(11.775.570.514)
- Increase, decrease in prepaid expenses	12		(1.571.560.860)	3.508.101.591
- Corporate income tax paid	15		(7.054.279.709)	(8.522.603.776)
- Receipts from other items	16			
- Other cash outflows	17		(3.716.813.532)	(5.996.927.853)
Net cash generated by operating activities	20		33.043.880.263	15.989.879.469
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(34.065.960.099)	(26.885.277.160)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		1.150.699.643	
3. Cash outflow for lending, buying debt instruments of other entities	23		(5.000.000.000)	(25.030.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		10.000.000.000	70.000.000.000
5. Interest earned, dividends and profits received	27		357.250.809	645.934.796
Net cash used in investing activities	30		(27.558.009.647)	18.730.657.636
III. Cash flows from financing activities				
6. Dividends and profits paid	36		(17.384.272.014)	(17.378.508.600)
Net cash used in financing activities	40		(17.384.272.014)	(17.378.508.600)
Net cash flows in the period (50=20+30+40)	50		(11.898.401.398)	17.342.028.505
Cash and cash equivalents at the beginning of the period	60		49.690.463.270	25.119.312.413
Cash and cash equivalents at the end of the period (70=50+60+61)	70		37.792.061.872	42.461.340.918

Vo Thi Kim Loan
Preparer

Vu Thi Thuy Nga
Chief Accountant



Dương Văn Hòa
Legal Representative
Ho Chi Minh City, 15 October, 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period from 01/07/2026 to 30/09/2026

1 . GENERAL INFORMATION

1.1 . Forms of ownership

Nha Be Water Supply Joint Stock Company is a company that was privatized from Saigon Water Corporation – Nha Be Water Supply Branch according to Decision No. 6659/QĐ-UBND dated 30 December 2005 issued by the People's Committee of Ho Chi Minh City. The Company operates activities under Business registration certificate of joint stock company No. 0304789298 issued by Ho Chi Minh City Department of Investment and Planning for the first time on 02 January 2007, amended of the 11th on 17 September 2026.

The Company's head office is located at: No. 1179 Nguyen Van Linh Street, Quarter 34, Tan Hung Ward, Ho Chi Minh City.

The Company's Charter capital: VND 109,000,000,000, the actual contributed capital as at 30/09/2026 is VND 109,000,000,000, equivalent to 10,900,000 shares, par value per share: VND 10,000.

The number of employees of the Company as at 30/09/2026 is 389 (as at 01/01/2026: 388).

1.2 . Business field

Commerce, services, construction and production of mineral water.

1.3 . Business activities

Main business activities of the Company include:

- Management and development of the water supply system; provision and business of clean water for consumption and production needs;
- Consulting on the construction of water supply works, civil and industrial works (excluding supervision, surveying of works);
- Construction of water supply and drainage works. Project preparation, design verification. Reconstruct the road surface for specialized water supply projects and other projects;
- Wholesale and retail of purified water, materials, water industry equipment, water filtration equipment.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/03/2016 amending and supplementing some articles of Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01/01/2026.

The Company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 01/01/2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note No. 36 of the Interim Financial Statements.

2.4 . Accounting estimates

The preparation of the Interim Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the end of the accounting period and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Financial Statements include:

- Allowance for bad debts
- Allowance for devaluation of inventory
- Provision for payables
- Estimated allocation of deferred expenses
- Estimated useful life of fixed assets
- Classification and allowance of financial investments
- Estimated income tax

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company's Interim Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

2.5 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically.

Allowance for devaluation of investments is made at the end of the period as follows:

- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 . Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.9 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Interim Financial Statements.

Net realizable value is estimated based on the selling price of the inventories less the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated by weighted average method.

Method for valuation of work in process at the end of the period:

- The value of work in progress is recorded based on actual cost incurred for each unfinished product.
- The value of work in progress for water supply operations represents the value of purchased clean water that has already been supplied to customers but for which the corresponding revenue has not yet been recognized because the water meter reading date has not yet occurred. The amount is estimated based on the average daily consumption volume of the current month (including potential water losses) and the number of days from the customer meter reading date of the current billing cycle to the meter reading date for purchased water from Saigon Water Corporation.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.10 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initial standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Interim Statement of Income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 25	years
- Machineries, equipments	03 - 10	years
- Vehicles, transportation equipments	05 - 15	years
- Office equipments and furnitures	05	years
- Other fixed assets	03	years
- Managerment softwares	03 - 05	years

2.11 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.12 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.13 . Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis not exceed 03 years.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis in the useful life.

2.14 . Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Interim Financial Statements according to their remaining terms at the reporting date.

2.15 . Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the Company according to relevant laws.

Dividends payable to shareholders are recognized as a payable on the Company's Statement of Financial Position after being approved by the Company's General Meeting of Shareholders in the Resolution of the Annual General Meeting of Shareholders. Dividends payable to shareholders are monitored and recorded for each specific subject after the notice of dividend payment from the Company's Board of Directors and the notice of the record date for dividend entitlement from the Vietnam Securities Depository and Clearing Corporation.

2.16 . Accrued expenses

Accrued expenses include payables to goods from the suppliers or provided for the customers during the reporting period, but the payments have not been made for such goods and other payables such as water connection and electricity and telephone expenses, etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.17 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

2.18 . Revenues

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Revenue from provision of services:

- The percentage of completion of the transaction at the preparation date of Interim Financial Statements can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

2.19 . Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.20 . Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.21 . Corporate income tax

a) Deferred income tax assets

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax asset are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilized. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

c) Current corporate income tax rate

For the period from 01/07/2026 to 30/09/2026, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.22 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for Bonus and welfare fund and Bonus fund for the Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.23 . Related parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Organizations, directly or indirectly having control the Company, are controlled by the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.24 . Segment information

The Company's main activity is supplying clean water and occur primarily in Ho Chi Minh City. The Company does not prepare segment reports by business segment and geographical segment.



V. Notes to the Financial Statements

1. Cash and cash equivalents

Calculation Unit: VND

Cash and cash equivalents held by the entity free from restrictions	30/09/2026	01/01/2026
- Cash	171.508.030	149.176.149
- Demand deposit	32.620.553.842	44.541.287.121
- Cash equivalents	5.000.000.000	5.000.000.000
Total	37.792.061.872	49.690.463.270

The cash equivalents are deposits with term at Vietnam Bank for Agriculture and Rural Development used to spend on direct production and business activities

2. Short-term Financial Investment

a) Trading Securities

b) Term deposits (attachment)

3. Short - term trade receivables

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- Receivable for repair of water supply pipe (Fire rescue pillar)	125.922.461		125.922.461	
- Receivable for Long An customer's water supply service	2.200.927.411		2.027.884.721	
- Receivable from water meter installation and supply	68.647.788		1.236.228	
- Receivable for water supply service	30.439.037.269	(2.266.911.191)	11.784.634.693	(2.267.100.947)
- Other receivables	67.947.925		53.636.100	
Total	32.902.482.854	(2.266.911.191)	13.993.314.203	(2.267.100.947)

* Receivables from related parties

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- SaiGon Water Supply Corporation- One Member Limited				
Receivable for repair of water supply pipe (Fire rescue pillar)	125.922.461		125.922.461	

4. Other receivables

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
a) Short term				
- Advance payment	564.169.306		86.299.958	
- Margin deposit	82.000.000		82.000.000	
- Accrued interest income from term deposits			77.459.726	
- Other short-term receivable	1.217.131.248		66.015.970	
Total	1.863.300.554		311.775.654	

b) Long-term				
- Mortgages	41.500.000		39.000.000	
Total	41.500.000		39.000.000	

6. Doubtful debts

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- Monarch Laundry Co.Ltd	240.149.880		240.149.880	
- Water bill must be collected	2.026.761.311		2.026.951.067	
Total	2.266.911.191		2.267.100.947	

7. Inventories

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- Raw materials	9.547.721.003		7.125.661.837	
- Tools and supplies	170.330.467		40.258.245	
- Work in progress	160.646.836		69.660.660	
- Finished water products	17.985.194.592		20.994.914.863	
- Goods	60.900.000			
Total	27.924.792.898		28.230.495.605	

8. Construction in progress

Target	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Construction in progress				
- Expansion of water supply network	185.013.284		95.482.620	
- Cost of repairing rotten	1.792.723.144		7.801.483.486	
- Others	1.651.675.029		333.796.727	
Total	3.629.411.457		8.230.762.833	

9. Tangible fixed assets (attachment)

10. Intangible fixed assets (attachment)

14. Prepaid expenses

a) Short-term

Item	30/09/2026	01/01/2026
Life insurance cost	4.454.914.000	1.145.965.997
Cost to be allocated	2.019.673.512	1.103.574.199
Total	6.474.587.512	2.249.540.196

b) Long-term		
Item	30/09/2026	01/01/2026
Cost to be allocated	5.272.740.212	7.926.226.668
Total	5.272.740.212	7.926.226.668

17. Short-term trade payables

Item	30/09/2026	01/01/2026
a) Short-term trade payables		
- SaiGon Water Supply Corporation	53.513.322.081	64.165.244.436
- Hong Dang Construction, Travel and Trading Co., Ltd.	206.449.393	3.549.261.306
- Nhan Viet Production and Construction Co.,Ltd	526.666.488	3.421.740.322
- N.T.P Trading Co., Ltd.	5.708.880.000	1.686.826.080
- Waseen Construction Investment Water Supply Sewerage And Environment Co., Ltd.	358.964.698	3.225.518.479
- Dan Vi Co.,Ltd	569.425.760	1.175.600.453
- Au My co., Ltd	341.280.000	970.000.000
- Hawaco Southern joint stock company	7.970.400.000	-
- Joint Stock Company for Telecom and Informatics	4.610.454.961	-
- Bavitech Corporation	9.774.334.800	124.459.200
- Payables to others	5.411.632.466	5.198.134.388
Total	88.991.810.647	83.516.784.664
b. Payables to related parties		
	30/09/2026	01/01/2026
Corporation:		
- Wholesale clean water supply service	53.513.322.081	61.361.569.355
- Communication service software		2.803.675.081
Total	53.513.322.081	64.165.244.436

18. Dividends and profit payable

Item	30/09/2026	01/01/2026
- Dividends and profit payable	2.137.107.366	
Total	2.137.107.366	-

* First dividend payment: 28/09/2026

17.440.000.000

* Dividends and profit payables to related parties

Dividend payment: at the end 2026	1.526.000.000
The rest: Is the odd number of previous years	611.107.366

19. Tax and other payables to state budget (attachment)

20. Accrued expenses

Item	30/09/2026	01/01/2026
Short-term		

- Accrued electricity expense		104.959.124
- Accrued expenses for cost of telephone		7.093.538
- Other accrued expenses		256.353.735
Total	-	368.406.397

21. Other payables

Item	30/09/2026	01/01/2026
a) Short-term		
- Dividend, profit payables (Circular 99, transferred to account 332)	-	533.580.035
- The fee was exempted, but the customer paid the Company	898.520.285	898.520.285
- Short-term deposits, collateral received	2.843.472.000	2.033.472.000
- Others	990.692.877	52.988.188
Total	4.732.685.162	3.518.560.508
b) Long-term		
- Long-term deposits, collateral received	265.000.000	295.000.000
Total	265.000.000	295.000.000

26. Deferred income tax

a. Deferred income tax assets

Item	30/09/2026	01/01/2026
- Corporate income tax rate used to determine deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences	6.227.297.765	7.012.229.510
- Reversal of previous write-down of deferred income tax assets	(3.196.515.783)	(3.815.713.727)
Total	3.030.781.982	3.196.515.783

b. Deferred corporate income tax expense

Item	30/09/2026	30/09/2025
- Deferred CIT expense relating to taxable temporary difference	3.196.515.783	3.815.713.727
- Defferred CIT income arising from deductible temporary difference	(3.030.781.982)	(3.765.640.250)
Total	165.733.801	50.073.477

27. Owner's equity (attachment)

2. Financial Investments

b) Held to maturity investments

Target	30/09/2026			01/01/2026		
	Original	Recoverable value	Provision	Original	Recoverable value	Provision
Term deposits	5.030.000.000	5.030.000.000		10.030.000.000	10.030.000.000	
Total	5.030.000.000	5.030.000.000		10.030.000.000	10.030.000.000	

Term deposits with maturities from 6 months with the amounting to VND 5.030.000.000 at Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch at the interest rate of 7,2% per annum.

9. Tangible fixed assets

Item	Buildings and structure	Machinery and equipment	Transmission means of transport	Office equipment	Others	Total
Historical cost						
Balance as at 01/01/2026	35.521.316.018	62.017.995.886	487.528.137.755	20.873.396.565	263.624.000	606.204.470.224
- Purchase		12.074.648.820		10.409.244.777		22.483.893.597
- Finished construction investrment	3.718.739.630		12.644.033.917			16.362.773.547
- Disposal		(3.530.109.117)	(4.086.108.585)			(4.086.108.585)
Balance as at 30/09/2026	39.240.055.648	70.562.535.589	496.086.063.087	31.282.641.342	263.624.000	637.434.919.666
Accumulated Depreciation						
Balance as at 01/01/2026	21.819.844.432	45.117.610.005	329.350.472.429	10.372.060.302	263.624.000	406.923.611.168
- Depreciation	1.945.594.901	5.060.205.370	20.570.296.743	2.854.776.706		30.430.873.720
- Disposal		(3.513.705.453)	(4.086.108.585)			(4.086.108.585)
Balance as at 30/09/2026	23.765.439.333	46.664.109.922	345.834.660.587	13.226.837.008	263.624.000	433.268.376.303
Net carrying amount						
- Balance as at 01/01/2026	13.701.471.586	16.900.385.881	158.177.665.326	10.501.336.263	-	199.280.859.056
- Balance as at 30/09/2026	15.474.616.315	23.898.425.667	150.251.402.500	18.055.804.334	-	207.680.248.816

10.Intangible fixed assets

Item	Land use right	Copy right	Trademark	Computer software	Others	Total
Historical cost						
Balance as at 01/01/2026				19.889.019.573		19.889.019.573
- Additions		79.629.629		965.000.000		1.044.629.629
- Decreases		(79.629.629)				(79.629.629)
Balance as at 30/09/2026				20.854.019.573		20.854.019.573
Accumulated Amortisation						
Balance at 01/01/2026				14.302.507.839		14.302.507.839
- Depreciation		71.234.402		1.732.395.852		1.803.630.254
- Others decrease		(11.059.670)				(11.059.670)
Balance as at 30/09/2026		60.174.732		16.034.903.691		16.095.078.423
Net carrying amount						
- Balance as at 01/01/2026				5.586.511.734		5.586.511.734
- Balance as at 30/09/2026		(60.174.732)		4.819.115.882		4.758.941.150

Nha Be Water Supply Joint Stock Company

1179 Nguyen Van Linh Street, Quarter 34, Tan Hung Ward, Ho Chi Minh City

19. Taxes and other payables to the State

Item	Receivable Opening Balance	Payable Opening Balance	Payable during the year	Paid during the year	Receivable Closing Balance	Payable Closing Balance
Value added tax	2.458.222.266		4.019.142.854	2.975.537.567		1.043.605.287
Corporate income tax		2.313.244.430	7.478.849.814	7.054.279.709		2.737.814.535
Personal income tax		426.932.878	2.527.931.814	2.646.719.851		308.144.841
Land tax and land rent	1.933.957.623		6.174.376.494	1.129.999.912		3.110.418.959
Vat on drainge services		1.725.856.853	15.216.734.557	15.219.917.575		1.722.673.835
Total	4.392.179.889	4.466.034.161	35.417.035.533	29.026.454.614	-	8.922.657.457
Drainage servise fees		24.583.503.357	188.362.479.942	186.487.820.426		26.458.162.873
			2.718.316	2.718.316		
Total		24.583.503.357	188.365.198.258	186.490.538.742		26.458.162.873
	4.392.179.889	29.049.537.518	223.782.233.791	215.516.993.356	-	35.380.820.330

Nha Be Water Supply Joint Stock Company

Additional explanation of the item presented in the balance sheet

27. Owners' equity

Item	Owners' Contributed Capital	Other Capital	Development and Investment Fund	Retained Earnings	Total
Balance as at 01/01/2025	109.000.000.000	431.588.293	41.595.763.549	31.852.650.748	182.880.002.590
Profit for the year				31.875.772.212	31.875.772.212
Bonus fund				(9.232.162.617)	(9.232.162.617)
Welfare fund				(1.651.431.057)	(1.651.431.057)
Reward fun of the management and executive board				(453.625.000)	(453.625.000)
Dividends				(20.515.432.074)	(20.515.432.074)
Balance as at 31/12/2025	109.000.000.000	431.588.293	41.595.763.549	31.875.772.212	182.903.124.054
Balance as at 01/01/2026	109.000.000.000	431.588.293	41.595.763.549	31.875.772.212	182.903.124.054
Profit for the year				25.129.967.790	25.129.967.790
Bonus fund				(8.511.300.932)	(8.511.300.932)
Welfare fund				(3.647.700.400)	(3.647.700.400)
Extract the reward fun for the executive management board				(750.770.880)	(750.770.880)
Dividends				(18.966.000.000)	(18.966.000.000)
Balance as at 30/09/2026	109.000.000.000	431.588.293	41.595.763.549	25.129.967.790	176.157.319.632

VII. Notes to the Financial Statements

1. Total revenue from sales of goods and rendering of services

Calculation Unit: VND

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
a) Revenue				
Revenue from clean water supply	226.155.236.113	217.915.035.360	674.884.913.356	658.156.270.749
Revenue of clean water supply for Long An Province	4.759.934.000	4.244.241.052	15.254.332.511	12.763.948.929
Revenue of water metre supply	1.786.955.267	1.196.813.253	5.022.156.569	3.005.167.787
Others	658.474.557	649.379.959	1.923.000.257	7.794.455.713
Total	233.360.599.937	224.005.469.624	697.084.402.693	681.719.843.178
b) Revenue from related parties				

3. Cost of goods sold

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
Cost of clean water supply	148.662.879.414	148.828.580.602	444.725.683.495	442.771.705.928
Cost of clean water supply for Long An Province	2.801.745.988	2.708.484.337	9.826.815.490	8.254.467.882
Cost of water metre supply	1.777.503.225	1.089.171.522	4.620.599.963	2.545.676.693
Others	877.272.706	4.170.742.031	2.077.411.332	4.979.684.217
Total	154.119.401.333	156.796.978.492	461.250.510.280	458.551.534.720

5. Financial income

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
Interest income	77.819.563	69.892.521	357.250.809	645.934.796
Total	77.819.563	69.892.521	357.250.809	645.934.796

7. Other income

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
Income from asset liquidation	260.800.000		1.150.699.643	
Other income	28.018.800	2.545.871	54.162.878	11.517.549
Total	288.818.800	2.545.871	1.204.862.521	11.517.549

8. Other expenses

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
Other expenses	61.905.941	81.669.149	62.562.400	89.744.178
Total	61.905.941	81.669.149	62.562.400	89.744.178

9. Selling expenses and General and administrative expenses

Item	01/07/2026 -> 30/09/2026	01/07/2025 -> 30/09/2025	01/01/2026 -> 30/09/2026	01/01/2025 -> 30/09/2025
a) Selling expenses				
Raw materials	11.669.695.318	7.641.390.243	29.643.579.064	22.721.416.781
Labour expenses	15.077.350.084	17.677.149.811	55.810.810.628	58.717.047.679
Depreciation expenses	6.233.778.020	5.478.656.796	18.653.830.132	16.874.586.766
Depreciation expenses Long An	114.955.470	150.119.436	387.748.205	439.216.508
Water loss prevention expenses	4.540.665.591	3.735.939.844	12.019.491.403	12.482.444.656
Other expenses in cash	3.115.911.024	4.988.972.887	12.476.927.400	14.405.846.944
Total	40.752.355.507	39.672.229.017	128.992.386.832	125.640.559.334
b) General and administrative expenses				
Raw materials	992.031.089	863.996.640	2.843.947.355	2.560.390.886
Labour expenses	14.156.957.440	9.807.311.363	34.629.947.425	29.678.628.970
Depreciation expenses	2.568.017.628	1.657.894.416	7.301.919.919	4.478.748.677
Tax, Charge, Fee	277.237.994	-	6.174.376.494	6.417.210.804
Expenses of outsourcing services	638.540.200	591.559.734	1.751.458.080	1.531.235.125
Other expenses in cash	9.737.032.197	9.401.498.395	22.864.855.833	21.697.490.945
Total	28.369.816.548	22.322.260.548	75.566.505.106	66.363.705.407

10. Financial instruments

Item	30/09/2026	30/09/2025
Raw materials	40.044.470.875	31.260.151.443
Labour expenses	93.660.301.650	91.292.680.942
Depreciation expenses	32.234.503.974	28.170.557.309
Expenses of outsourcing services	1.751.458.080	1.699.258.071
Other expenses in cash	42.404.232.884	44.354.207.065
Total	210.094.967.463	196.776.854.830



Vo Thi Kim Loan
Prepared by



Vu Thi Thuy Nga
Chief Accountant



Dương Văn Hòa
Legal Representative
Ho Chi Minh City, 15 October, 2026