

PERIODIC INFORMATION DISCLOSURE

To: The State Securities Commission (SSC)
The Hanoi Stock Exchange (HNX)

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 securities market, Gia Lai Water Supply Sewerage Joint Stock Company discloses the Financial Statements for Quarter 3/2026 to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: GLW
- Address: 388 Ly Thai To Street, Dien Hong Ward, Gia Lai Province, Vietnam
- Tel: (84.269) 3824094 Fax: (84.269) 3714288
- Email: thanhglw@gmail.com Website: capthoatnuocgialai.com

2. Contents of information disclosure:

- Financial Statements for Quarter 3/2026

☒ Separate Financial Statements (applicable to listed organizations without subsidiaries and whose superior accounting unit has no dependent units);

☐ Consolidated Financial Statements (applicable to listed organizations with subsidiaries);

☐ Combined Financial Statements (applicable to listed organizations having dependent accounting units with separate accounting systems).

- Cases requiring explanation:

+ The audit firm issues an opinion other than an unqualified opinion on the Financial Statements (for the Financial Statements of the reporting period):

Yes ☐ No ☐

Explanation document in case of "Yes":

Yes ☐ No ☐

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

Yes ☐ No ☐

Explanation document in case of "Yes":

Yes ☐ No ☐

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



Yes ☒

No ☐

Explanation document in case of “Yes”:

Yes ☒

No ☐

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

Yes ☐

No ☐

Explanation document in case of “Yes”:

Yes ☐

No ☐

This information was disclosed on the Company’s electronic information portal on October 20, 2026, at the following link: <https://capthoatnuocgialai.com/shareholder-relations/reports>

Attached documents:

- Q3/2026 Financial Statements;
- Explanation Document.

Representative of the organization

Legal Representative / Authorized Person for
Information Disclosure

(Signature, full name, position, company seal)



GENERAL DIRECTOR
Nguyen Thi Hong Hanh



GIA LAI WATER SUPPLY SEWERAGE JOINT STOCK COMPANY
(Formerly: Gia Lai Water Supply Single-Member Limited Liability Company)
FINANCIAL STATEMENTS
QUARTER III/2026

BALANCE SHEET
As at September 30, 2026

Form B01-DN
Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
A. CURRENT ASSETS	100		34,977,100,786	27,513,102,880
I. Cash and cash equivalents	110	V.5	17,891,242,194	20,164,338,601
1. Cash	111		4,366,255,894	2,163,867,366
2. Cash equivalents	112		13,524,986,300	18,000,471,235
II. Short-term financial investments	120		2,360,220,172	513,069,862
1. Held-to-maturity investments	123	V.6	2,360,220,172	513,069,862
III. Short-term receivables	130		7,858,448,247	1,610,360,379
1. Short-term trade receivables	131	V.7	823,464,838	680,799,179
2. Short-term prepayments to suppliers	132	V.8	6,734,938,895	57,672,000
3. Other short-term receivables	135	V.9	563,606,550	1,143,151,000
4. Provision for doubtful short-term receivables	136		(263,562,036)	(271,261,800)
IV. Inventories	140		5,468,620,837	3,915,214,383
1. Inventories	141	V.10	5,468,620,837	3,915,214,383
V. Other current assets	160		1,398,569,336	1,310,119,655
1. Short-term prepaid expenses	161	V.12a	767,450,169	21,562,497
2. Deductible Value Added Tax (VAT)	162		516,353,061	1,197,166,126
3. Taxes and other receivables from the State budget	163		114,766,106	91,391,032
B. NON-CURRENT ASSETS	200		188,997,923,361	185,673,542,349
I. Long-term receivables	210		22,000,000	22,000,000
1. Other long-term receivables	215	V.3b	22,000,000	22,000,000
II. Fixed assets	220	V.13	174,729,162,520	177,730,754,217
1. Tangible fixed assets	221		174,537,792,487	177,380,716,614
- Cost	222		498,244,679,740	490,543,029,251
- Accumulated depreciation	223		(323,706,887,253)	(313,162,312,637)
2. Intangible fixed assets	226	V.14	191,370,033	350,037,603
- Cost	227		1,692,454,091	1,692,454,091
- Accumulated amortization	228		(1,501,084,058)	(1,342,416,488)
III. Long-term assets in progress	250		7,907,603,455	2,210,863,602
1. Construction in progress	251	V.15	7,907,603,455	2,210,863,602
IV. Other non-current assets	270		6,339,157,386	5,709,924,530
1. Long-term prepaid expenses	271	V.12b	3,656,080,987	2,950,935,251
2. Long-term equipment, supplies, and spare parts	273	V.11	2,683,076,399	2,758,989,279
TOTAL ASSETS (280 = 100 + 200)	280		223,975,024,147	213,186,645,229

BALANCE SHEET (Continued)

As at September 30, 2026

Form B01-DN

Unit: VND

RESOURCES	Code	Note	30/09/2026	01/01/2026
C. LIABILITIES	300		21,746,045,916	12,375,342,667
I. Current liabilities	310		18,147,363,641	12,375,342,667
1. Short-term trade payables	311	V.16	7,805,961,062	3,512,835,746
2. Short-term advances from customers	312		7,923,000	8,949,000
3. Taxes and other obligations to the State budget	314	V.17	3,865,367,064	3,587,003,915
4. Payables to employees	315		824,997,073	3,315,991,899
5. Short-term accrued expenses	316	V.18	2,764,023,490	538,450,540
6. Other short-term payables	320	V.19	44,494,847	30,950,314
7. Bonus and welfare fund	323		2,827,814,105	1,375,993,253
II. Non-current liabilities	330		3,598,682,275	-
1. Long-term borrowings and financial lease liabilities	339	V.20	3,598,682,275	-
D. OWNER'S EQUITY	400		202,228,978,231	200,811,302,562
I. Owner's equity	410	V.21	202,228,978,231	200,811,302,562
1. Contributed charter capital	411		180,000,000,000	180,000,000,000
- Ordinary shares with voting rights	411a		180,000,000,000	180,000,000,000
2. Share premium	412		3,940,051,378	3,940,051,378
3. Investment and development fund	418		5,867,263,790	3,116,266,942
4. Undistributed earnings after tax	420		12,421,663,063	13,754,984,242
- Undistributed earnings accumulated to previous period end	420a		-	-
- Undistributed earnings of current period	420b		12,421,663,063	13,754,984,242
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		223,975,024,147	213,186,645,229



Nguyen thi Quynh
Preparer

Dated October 19, 2026



Truong thi Thanh
Chief Accountant



Nguyen Thi Hong Hanh
General Director



INTERIM INCOME STATEMENT

Form B02-DN
Unit: VND

ITEMS	Code	Note	QUARTER III/2026		ACCUMULATED YEAR TO DATE	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods & services	01	V.21	21,446,328,601	17,171,357,081	61,794,556,796	55,102,208,732
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and services	10		21,446,328,601	17,171,357,081	61,794,556,796	55,102,208,732
4. Costs of goods sold and services rendered	11	V.22	13,659,678,831	11,279,273,009	40,702,540,723	35,787,143,707
5. Gross profit from sale of goods & services	20		7,786,649,770	5,892,084,072	21,092,016,073	19,315,065,025
6. Finance income	21	V.23	207,024,181	339,119,218	590,382,488	1,118,079,804
7. Finance expenses	23		-	-	-	-
- In which: Interest expenses	24		-	-	-	-
8. Selling expenses	25	V.24	1,035,869,457	1,082,504,503	2,861,441,627	3,206,858,775
9. General and administrative expenses	26	V.25	1,677,196,109	1,929,826,375	5,404,332,341	5,366,133,510
10. Operating profit/(loss)	30		5,280,608,385	3,218,872,412	13,416,624,593	11,860,152,544
11. Other income	31	V.26	1,279,302,774	148,053,106	2,467,885,187	1,611,075,317
12. Other expenses	32	V.27	13,954,830	0	244,564,529	3,078
13. Other profit/(loss)	40		1,265,347,944	148,053,106	2,223,320,658	1,611,072,239
14. Net profit before tax	50		6,545,956,329	3,366,925,518	15,639,945,251	13,471,224,783
15. Current corporate income tax expense	51	V.28	1,323,528,512	684,106,145	3,218,282,188	2,736,035,105
16. Deferred income tax income/(expense)	52		-	-	-	-
17. Net profit/(loss) after tax	60		5,222,427,817	2,682,819,373	12,421,663,063	10,735,189,678
18. Basic earnings per share	70		290	149	690	596

Nguyen thi Quynh
Preparer

Dated October 19, 2026

Truong thi Thanh
Chief Accountant



Nguyen Thi Hong Hanh
General Director

CASH FLOW STATEMENT
(Indirect Method)

Form B03-DN
Unit: VND

ITEMS	Code	Accumulated for 2026 (VND)	Accumulated for 2025 (VND)
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	01	15,639,945,251	13,471,224,783
2. Adjustments for:			
Depreciation of fixed assets	02	10,703,242,186	9,339,631,103
Provisions	03	(7,699,764)	(2,762,333)
Gains from investing activities	05	(2,164,029,828)	(1,490,872,922)
3. Operating profit before changes in working capital	08	24,171,457,845	21,317,220,631
Decrease in receivables	09	(7,725,947,070)	(1,073,613,535)
(Increase)/decrease in inventories	10	(1,477,493,574)	295,141,953
Decrease in payables (excluding interest payable and corporate income tax payable)	11	3,543,061,988	1,766,650,196
Decrease in prepaid expenses	12	(1,451,033,408)	(1,975,046,613)
Corporate income tax paid	15	(3,099,262,001)	(3,733,293,358)
Net cash flows from operating activities	20	13,960,783,780	16,597,059,274
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Payments for purchases and construction of fixed assets and other long-term assets	21	(13,292,438,937)	(15,892,187,223)
2. Proceeds from disposal of fixed assets and other long-term assets	22	2,252,852,294	1,015,617,593
3. Collections from loans granted and proceeds from sales of debt instruments of other entities	24	–	15,770,000,000
4. Interest and dividends received	27	207,024,181	658,961,679
Net cash flows from investing activities	30	(10,832,562,462)	1,552,392,049
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	3,598,682,275	–
2. Dividends and profits paid to owners	36	(9,000,000,000)	(9,000,000,000)
Net cash flows from financing activities	40	(5,401,317,725)	(9,000,000,000)
Net decrease/increase in cash and cash equivalents during the period (50 = 20 + 30 + 40)	50	(2,273,096,407)	9,149,451,323
Cash and cash equivalents at the beginning of the period	60	20,164,338,601	21,563,057,141
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	17,891,242,194	30,712,508,464



Nguyen thi Quynh
Preparer

Dated October 19, 2026



Truong thi Thanh
Chief Accountant



Nguyen Thi Hong Hanh
General Director



NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. CORPORATE INFORMATION

Form of Ownership:

Gia Lai Water Supply Sewerage Joint Stock Company (the “Company”) is a joint stock company converted from Gia Lai Water Supply Single-Member Limited Liability Company, operating under Business Registration Certificate No. 5900189614, first issued on November 1, 2005 by the Department of Planning and Investment of Gia Lai Province and amended from time to time.

The Company’s head office is located at 388 Ly Thai To Street, Yen Do Ward, Pleiku City, Gia Lai Province.

The charter capital as at June 30, 2026 was VND 180,000,000,000, divided into 18,000,000 ordinary shares with a par value of VND 10,000 per share.

Main Business Lines and Activities

The Company’s business lines include: production and trading of clean water; construction and installation of water supply pipelines and facilities; trading in materials and equipment specialized for water supply; production and trading of mineral water and purified bottled water; wholesale of non-alcoholic beverages; retail sale of beverages in specialized stores; supervision of water supply and drainage projects; structural design of civil and industrial constructions; survey and design of small-scale water supply and drainage systems and headworks.

The Company’s main activities during the period were the production and trading of clean water, and trading in water supply equipment and materials.

Normal Operating Cycle

The Company’s normal operating cycle is within 12 months.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS AND FINANCIAL YEAR

Basis of preparation

The accompanying financial statements are presented in Vietnamese Dong (VND), on the historical cost basis and in compliance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of financial statements.

These financial statements are not intended to present the financial position, results of operations, or cash flows in accordance with generally accepted accounting principles and practices in other countries.

Financial year

The financial year of the Company begins on January 1 and ends on December 31.

These financial statements have been prepared for the third quarter of 2026 for the period from January 1, 2026 to September 30, 2026.

3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

The Company’s financial statements are prepared and presented in accordance with the provisions of Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the corporate accounting system, Vietnamese Accounting Standards, and other current relevant legal regulations..

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Accounting estimates

The preparation of financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations requires management to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the financial statement date as well as the reported revenues and expenses throughout the financial year.

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Although such estimates are made based on management's best knowledge, actual results may differ from these estimates.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value.

Receivables

Receivables represent amounts due from customers or other parties. Receivables are presented at their carrying amount net of provisions for doubtful debts.

A provision for doubtful debts is made for receivables that are overdue by more than six months or for receivables from debtors who are insolvent, bankrupt, or facing similar financial difficulties.

Loans are stated at cost less provision for doubtful debts. Provisions for loan receivables are made in accordance with prevailing accounting regulations.

Inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes direct materials, direct labor, and overhead costs, if any, to bring the inventories to their present location and condition. The cost of inventories is determined using the weighted-average method. Net realizable value is the estimated selling price in the ordinary course of business less estimated costs to complete and sell the inventories.

Provisions for inventory devaluation are made in accordance with prevailing accounting regulations. The Company is permitted to make provisions for obsolete, damaged, low-quality inventories, and for cases where the carrying amount exceeds net realizable value at the end of the financial year.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets includes purchase price and any directly attributable costs necessary to bring the asset to working condition for its intended use.

The cost of self-constructed tangible fixed assets includes actual construction costs, actual production costs, and related installation and trial operation costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

Asset Category	Useful Life (years)
Buildings and structures	8 – 30
Machinery and equipment	3 – 20
Transportation vehicles	4 – 30
Management tools and devices	5 – 10

Any gain or loss arising on disposal or retirement of an asset is the difference between the proceeds and the carrying amount of the asset and is recognized in the Statement of Income.

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Intangible fixed assets and amortization

Intangible fixed assets are stated at cost less accumulated amortization. The Company's intangible fixed assets mainly consist of computer software and are amortized on a straight-line basis over eight (8) years.

Construction in progress

Assets under construction for production, rental, administrative, or other purposes are recorded at cost. Such costs include directly related service fees and borrowing costs that are capitalized in accordance with the Company's accounting policy. Depreciation of such assets is applied once they are ready for intended use.

Prepaid expenses

Prepaid expenses represent actual costs incurred that relate to multiple accounting periods. These include the cost of tools, equipment, and small spare parts used and are expected to provide future economic benefits to the Company. Such costs are capitalized as prepaid expenses and amortized to the Statement of Income on a straight-line basis in accordance with prevailing accounting regulations.

Payables

Payables are recorded in detail by maturity, creditor, currency, and other relevant factors for management purposes. They are classified as commercial payables arising from purchases of goods and services or non-commercial payables. Payables are classified as short-term or long-term based on their remaining maturity as of the reporting date.

Accrued expenses

Accrued expenses are those that are payable for goods and services received or rendered during the reporting period but not yet paid or invoiced due to incomplete documentation. These are recognized as expenses of the current period.

Owners' equity

Owners' equity is recognized at the actual contributed capital of the shareholders.

Share premium is the difference between the actual proceeds and the par value of shares issued, including original, additional, or treasury shares reissued.

Undistributed post-tax profits are determined as the net profit (or loss) from the Company's operations minus current corporate income tax expenses and adjustments from retrospective changes in accounting policies or material prior year errors.

The allocation of reserves and funds from post-tax profits is based on the Company's Charter and the resolutions of the General Meeting of Shareholders.

Revenue recognition

Revenue from sales of goods is recognized when all five (5) of the following conditions are met: (a) The Company has transferred the majority of risks and rewards of ownership to the buyer; (b) The Company no longer retains control over the goods; (c) Revenue can be measured reliably; (d) It is probable that the economic benefits will flow to the Company; and (e) The costs incurred in respect of the transaction can be measured reliably.

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue from rendering of services is recognized when the outcome of the transaction can be reliably estimated. For services provided over multiple periods, revenue is recognized in the period based on the stage of completion at the balance sheet date, if all four (4) of the following conditions are met: (a) Revenue can be measured reliably;

- (b) It is probable that the economic benefits will flow to the Company;
- (c) The stage of completion at the balance sheet date can be measured reliably; and
- (d) The costs incurred and the costs to complete the transaction can be measured reliably.

Interest income is recognized on an accrual basis using the applicable interest rates and account balances.

Cost of goods sold

Cost of goods sold is recognized based on the actual costs incurred and matched with the revenue generated. It includes the value and quantity of finished goods, merchandise, and services delivered to customers, in accordance with the matching principle and prudence principle. Abnormal or excessive production costs are expensed in the period incurred.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets that take a substantial period of time to complete are capitalized as part of the cost of those assets. Any income earned on the temporary investment of specific borrowings is deducted from the cost of the related asset.

Other borrowing costs are recognized as expenses in the period in which they are incurred.

Taxation

Corporate income tax includes both current tax and deferred tax.

Current tax is calculated based on taxable income for the year. Taxable income differs from accounting profit presented in the Statement of Income as it excludes taxable or deductible items in other years and items that are not taxable or deductible under prevailing tax regulations.

Deferred tax is recognized on temporary differences between the carrying amounts and tax bases of assets and liabilities in the financial statements, using the balance sheet approach. Deferred tax liabilities are recognized for all taxable temporary differences; deferred tax assets are recognized when it is probable that taxable profits will be available against which the deductible temporary differences can be utilized.

Deferred tax is measured at the tax rates expected to apply in the period in which the related asset is realized or the liability settled. Deferred tax is recognized in the Statement of Income unless it relates to items recognized directly in equity.

Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities and the deferred taxes relate to the same tax authority and intention to settle on a net basis.

The determination of corporate income tax is based on the prevailing tax regulations in Vietnam, which may be subject to changes and to final assessment by the tax authorities.

Other taxes are applied in accordance with current tax laws in Vietnam.

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

5. CASH AND CASH EQUIVALENTS

CASH AND CASH EQUIVALENTS

Item	30/09/2026 (VND)	01/01/2026 (VND)
Cash on hand	47,316,670	19,965,782
Cash in bank – demand deposits	4,318,939,224	2,143,901,584
Cash equivalents (i)	13,524,986,300	18,000,471,235
Total	17,891,242,194	20,164,338,601

Cash equivalents

Item	30/09/2026 (VND)	01/01/2026 (VND)
Term deposits with maturities of up to three months	13,500,000,000	17,900,000,000
Accrued interest on term deposits with maturities of up to three months	24,986,300	100,471,235

6. SHORT-TERM FINANCIAL INVESTMENTS

Item	30/09/2026 (VND)	01/01/2026 (VND)
Term deposits with maturities of more than three months	2,323,500,000	500,000,000
Accrued interest on term deposits	36,720,172	13,069,862
Total	2,360,220,172	513,069,862

7. SHORT-TERM RECEIVABLES FROM CUSTOMERS

Items	30/06/2026 (VND)	01/01/2026 (VND)
Receivables from domestic water supply services	795.304.238	644.290.929
Other customers	28.160.600	36.508.250
Total	823.464.838	680.799.179

8. ADVANCES TO SUPPLIERS

a. Short-term

Particulars	30/09/2026 (VND)	01/01/2026 (VND)
ADI Infrastructure Design Consulting Joint Stock Company	1,276,743,241	57,672,000
An Phat Construction and Trading Joint Stock Company	1,025,817,486	–
Vigo Gia Lai Construction Company Limited	79,200,000	–
An Thien Phuc Construction Company Limited	3,519,185,800	–
ECO Vietnam Equipment and Technology Joint Stock Company	465,579,600	–
Others	368,412,768	–
Total	6,734,938,895	57,672,000

9. OTHER SHORT-TERM RECEIVABLES

a. Short-term

Particulars	30/09/2026 (VND)	01/01/2026 (VND)
Advances to employees	223,630,000	681,000,000
Short-term deposits and pledges	–	15,200,000
Management Board of Construction Investment Projects of Western Gia Lai Communes and Wards	324,776,550	446,951,000
Other receivables	15,200,000	–
Total	563,606,550	1,143,151,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

10. INVENTORIES

Items	Cost (VND)	Allowance (VND)	Cost (VND)	Allowance (VND)
		30/09/2026		01/01/2026
Raw materials	5,468,620,837	-	3,915,214,383	-

11. LONG-TERM EQUIPMENT, MATERIALS, AND SPARE PARTS

Items	Cost (VND)	Allowance (VND)	Cost (VND)	Allowance (VND)
		30/09/2026		01/01/2026
Spare parts and supplies	2,683,076,399	-	2,758,989,279	-

12. PREPAID EXPENSES

	Prepaid Expenses	30/09/2026 (VND)	01/01/2026 (VND)
a. Current			
Laboratory testing expenses		55,287,038	-
Repair expenses		6,117,294	14,395,831
Tools and equipment issued for use		13,392,655	7,166,666
Other current prepaid expenses		692,653,182	-
Total current prepaid expenses		767,450,169	21,562,497
b. Non-current			
Costs of water meter replacement for customers (i)		2,618,453,888	2,013,195,338
Major repair expenses of fixed assets		249,801,541	228,279,468
Tools and equipment issued for use		536,378,104	445,172,025
Other non-current prepaid expenses		251,447,454	264,288,420
Total non-current prepaid expenses		3,656,080,987	2,950,935,251
Total prepaid expenses		4,423,531,156	2,972,497,748

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

13. TANGIBLE FIXED ASSETS

Particulars	Buildings and structures (VND)	Machinery and equipment (VND)	Vehicles and transmission equipment (VND)	Management equipment and tools (VND)	Total (VND)
Historical cost					
As at 1 January 2026	103,689,776,474	112,694,298,271	273,515,107,779	643,846,727	490,543,029,251
Additions during the period	–	416,481,000	237,962,963	–	654,443,963
Completed construction in progress transferred to fixed assets	367,138,888	1,040,436,750	5,639,630,888	–	7,047,206,526
Disposal and sale	–	–	–	–	–
As at 30 September 2026	104,056,915,362	114,151,216,021	279,392,701,630	643,846,727	498,244,679,740
Accumulated depreciation					
As at 1 January 2026	76,048,997,534	78,592,725,512	158,018,773,085	501,816,506	313,162,312,637
Depreciation for the period	2,231,309,981	2,118,809,496	6,173,991,758	20,463,381	10,544,574,616
As at 30 September 2026	78,280,307,515	80,711,535,008	164,192,764,843	522,279,887	323,706,887,253
Net book value					
As at 1 January 2026	27,640,778,940	34,101,572,759	115,496,334,694	142,030,221	177,380,716,614
As at 30 September 2026	25,776,607,847	33,439,681,013	115,199,936,787	121,566,840	174,537,792,487

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

14. INTANGIBLE FIXED ASSETS

	Software programs
	VND
Historical cost	
As at 01/01/2026	1,692,454,091
Completed acquisition of fixed assets during the year	-
Disposals during the year	
As at 30/09/2026	1,692,454,091
Accumulated depreciation	
As at 01/01/2026	1,342,416,488
Depreciation during the period	158,667,570
As at 30/09/2026	1,501,084,058
Net book value	
As at 01/01/2026	350,037,603
As at 30/09/2026	191,370,033

15. CONSTRUCTION IN PROGRESS

	30/09/2026 (VND)	01/01/2026 (VND)
Expansion of the water supply system	539,688,946	-
Rehabilitation of the water supply system	6,584,347,842	1,630,708,294
Installation of DMA master water meters – Pleiku	350,555,556	580,155,308
Other projects	433,011,111	-
Total	7,907,603,455	2,210,863,602

16. SHORT-TERM PAYABLES TO SUPPLIERS

	30/09/2026 (VND)		01/01/2026 (VND)	
	Amount (VND)	Payable amount (VND)	Amount (VND)	Payable amount (VND)
An Phat Construction and Trading Joint Stock Company	966,822,669	966,822,669	658,091,128	658,091,128
Binh An An Production, Trading and Services Company Limited	1,651,011,487	1,651,011,487	-	-
An Thien Phuc Construction Company Limited	-	-	-	-
Nguyen Quynh Anh Company Limited	19,825,500	19,825,500	-	-
Gia Lai Irrigation Works Exploitation Company	166,751,457	166,751,457	134,812,755	134,812,755
Hoang Phuc Technical Infrastructure Investment and Construction Company Limited	100,398,550	100,398,550	100,398,550	100,398,550
Nguyen Thinh Phuoc One Member Company Limited	12,830,650	12,830,650	37,434,100	37,434,100
Hung Nhanh Construction One Member Company Limited	-	-	21,176,500	21,176,500

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

	30/09/2026 (VND)		01/01/2026 (VND)	
	Amount (VND)	Payable amount (VND)	Amount (VND)	Payable amount (VND)
ENVIRO Engineering Joint Stock Company	763,107,371	763,107,371	763,107,371	763,107,371
Pho Nui Agroforestry Company Limited	–	–	153,439,000	153,439,000
Van Van Phuoc – Gia Lai One Member Company Limited	–	–	23,470,020	23,470,020
Cityland Valuation and Consulting Company Limited	83,334	83,334	–	–
ADI Infrastructure Design Consulting Joint Stock Company	295,628,449	295,628,449	–	–
Hung Hung Thanh Manufacturing and Trading One Member Company Limited	85,747,950	85,747,950	–	–
Other parties	576,416,876	576,416,876	159,308,554	159,308,554
Related party – Saigon – Pleiku Water Supply Joint Stock Company	3,167,336,769	3,167,336,769	1,182,007,670	1,182,007,670
Related party – Dong Nai Mien Trung Plastic Joint Stock Company	–	–	183,848,238	183,848,238
Related party – DNP HAWACO Mien Nam Joint Stock Company	–	–	95,741,860	95,741,860
Total	7,805,961,062	7,805,961,062	3,512,835,746	3,512,835,746
Of which: Payables to related parties				
Particulars		30/09/2026 (VND)		01/01/2026 (VND)
Payables to related parties		3,167,336,769		1,461,597,768

17. TAXES AND OTHER PAYABLES TO THE GOVERNMENT

Taxes and other payables/receivables

Particulars	1 January 2026 (VND)	Amount payable during the period (VND)	Amount paid during the period (VND)	30 September 2026 (VND)
a. Receivables				
Current VAT receivable	91,391,032	23,375,074	–	114,766,106
Personal income tax	–	–	–	–
Total receivables	91,391,032	23,375,074	–	114,766,106
b. Payables				
Corporate income tax	3,014,622,534	3,218,282,188	3,099,262,001	3,133,642,721
Value-added tax (VAT)	–	3,476,235,749	3,476,235,749	–
Personal income tax	26,655,015	217,663,600	176,559,688	67,758,927

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

Particulars	1 January 2026 (VND)	Amount payable during the period (VND)	Amount paid during the period (VND)	30 September 2026 (VND)
Natural resources tax	24,682,522	638,318,175	612,266,891	50,733,806
Land and land rental tax	–	49,304,781	49,304,781	–
Environmental protection fees	456,623,176	4,964,421,160	4,877,384,566	543,659,770
Forest environmental service fees	64,420,668	214,374,316	209,223,144	69,571,840
Other amounts	–	18,833,716	18,833,716	–
Total payables	3,587,003,915	12,797,433,685	12,519,070,536	3,865,367,064

18. SHORT-TERM ACCRUED EXPENSES

Particulars	30/09/2026 (VND)	01/01/2026 (VND)
Laboratory testing expenses	125,673,148	0
Audit expenses	70,000,000	65,000,000
Ayun Pa expenses	14,167,316	9,683,338
Electricity expenses	240,443,734	282,471,177
Lunar New Year bonus expenses	0	142,800,000
Other expenses	2,313,739,292	38,496,025
Total	2,764,023,490	538,450,540

19. OTHER SHORT-TERM PAYABLES

Particulars	30/09/2026 (VND)	01/01/2026 (VND)
Laboratory testing expenses	125,673,148	0
Audit expenses	70,000,000	65,000,000
Ayun Pa expenses	14,167,316	9,683,338
Electricity expenses	240,443,734	282,471,177
Lunar New Year bonus expenses	0	142,800,000
Other expenses	2,313,739,292	38,496,025
Total	2,764,023,490	538,450,540

20. BORROWINGS AND FINANCE LEASE LIABILITIES

Particulars	30 September 2026		Movements during the period		1 January 2026	
	Amount (VND)	Repayable amount (VND)	Increase (VND)	Decrease (VND)	Amount (VND)	Repayable amount (VND)
a. Short-term						
Current portion of long-term loans (see Note b)	–	–	–	–	–	–
b. Long-term						

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

Particulars	30 September 2026		Movements during the period		1 January 2026	
Gia Lai Provincial Development Investment Fund	3,598,682,275	3,598,682,275	—	—	—	—
Less: Amounts payable within the next 12 months	—	—	—	—	—	—
Total borrowings	3,598,682,275	3,598,682,275	—	—	—	—

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

21. SHAREHOLDERS' EQUITY

Statement of Changes in Shareholders' Equity

Particulars	Share capital	Share premium	Development investment fund	Undistributed after-tax profits	Total
	VND	VND	VND	VND	VND
As at 1 January 2025	180,000,000,000	3,940,051,378	375,175,915	13,705,455,133	198,020,682,426
Profit for the period	—	—	—	13,754,984,242	13,754,984,242
As at 31 December 2025	180,000,000,000	3,940,051,378	3,116,266,942	13,754,984,242	200,811,302,562
Profit for the period	—	—	—	13,754,984,242	13,754,984,242
Appropriation to development investment fund	—	—	—	(2,741,091,027)	(2,741,091,027)
Appropriation to the bonus and welfare fund	—	—	—	(1,964,364,106)	(1,964,364,106)
Dividend distribution	—	—	—	(9,000,000,000)	(9,000,000,000)
As at 1 January 2026	180,000,000,000	3,940,051,378	3,116,266,942	13,754,984,242	200,811,302,562
Profit for the period	—	—	—	12,421,663,063	12,421,663,063
Appropriation to development investment fund	—	—	2,750,996,848	(2,750,996,848)	—
Appropriation to the bonus and welfare fund	—	—	—	(2,003,987,394)	(2,003,987,394)
Dividend distribution	—	—	—	(9,000,000,000)	(9,000,000,000)
As at 30 September 2026	180,000,000,000	3,940,051,378	5,867,263,790	12,421,663,063	202,228,978,231

Details of Shareholders' Equity

Shareholder	30/9/2026		01/01/2026	
	Ownership Ratios (%)	Ownership Values VND	Ownership Ratios (%)	Ownership Values VND
Sai Gon Water Infrastructure JSC	51,00%	91,800,000,000	51,00%	91,800,000,000
State Capital Investment Corporation (SCIC)	46,78%	84,209,000,000	46,78%	84,209,000,000
Other shareholders	2,22%	3,991,000,000	2,22%	3,991,000,000
Total	100%	180,000,000,000	100%	180,000,000,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

22. REVENUE FROM GOODS SOLD AND SERVICES PROVIDED

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Revenue from clean water supply	19,876,055,897	15,988,763,395	55,669,845,314	49,601,578,437
Revenue from installation and renovation of water systems	1,554,355,413	1,178,240,987	6,056,316,455	5,449,140,925
Revenue from sales of water industry materials and supplies	15,917,291	4,352,699	68,395,027	51,489,370
Other revenue	—	—	—	—
Total	21,446,328,601	17,171,357,081	61,794,556,796	55,102,208,732

23. COST OF GOODS SOLD

	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Cost of clean water supply	12,752,682,810	10,481,050,303	36,935,044,746	32,120,800,769
Cost of installation and renovation of water systems	893,809,785	793,981,470	3,717,902,420	3,621,736,424
Cost of sales of water industry materials and supplies	13,186,236	4,241,236	49,593,557	44,606,514
Total	13,659,678,831	11,279,273,009	40,702,540,723	35,787,143,707

Of which: Costs incurred from transactions with related parties:

Related party	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Saigon – Pleiku Water Supply Joint Stock Company	4,150,234,662	3,170,202,420	12,037,771,356	10,204,835,445

24. FINANCIAL INCOME

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Interest income from bank deposits and loans	207,024,181	339,119,218	590,382,488	1,118,079,804
Total	207,024,181	339,119,218	590,382,488	1,118,079,804

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

25. SELLING EXPENSES

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Selling staff expenses	703,170,671	777,179,309	2,080,903,570	2,479,891,424
Packaging and materials expenses	—	—	—	—
Depreciation of fixed assets	56,252,001	52,889,190	168,756,003	158,667,570
Outsourced service expenses	—	—	—	—
Other cash expenses	276,446,785	252,436,004	611,782,054	568,299,781
Total	1,035,869,457	1,082,504,503	2,861,441,627	3,206,858,775

26. ADMINISTRATIVE EXPENSES

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Management staff expenses	1,218,208,841	1,447,291,171	3,926,558,082	3,932,147,989
Depreciation of fixed assets	59,752,089	93,101,100	187,899,561	280,660,044
Taxes, fees and charges	—	—	—	10,237,462
Provision expenses	(39,430)	(246,429)	(3,620,232)	(2,792,997)
Outsourced service expenses	335,293,910	315,407,551	931,111,261	778,926,018
Other cash expenses	63,980,699	74,272,982	362,383,669	366,954,994
Total	1,677,196,109	1,929,826,375	5,404,332,341	5,366,133,510

27. OTHER INCOME

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Income from support for relocation of the domestic water supply system under the Pleiku City urban improvement project, Gia Lai Province	1,099,940,833	—	1,957,005,647	1,151,753,704
Retained environmental protection fees	179,318,941	148,044,107	510,742,918	459,273,876
Other income	43,000	8,999	136,622	47,737
Total	1,279,302,774	148,053,106	2,467,885,187	1,611,075,317

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of the financial statements and should be read in conjunction with the accompanying separate financial statements.

28. OTHER EXPENSES

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Additional tax assessments, tax penalties and late payment interest	13,954,830	–	244,564,529	–
Other expenses	–	–	–	3,078
Total	13,954,830	–	244,564,529	3,078

29. CORPORATE INCOME TAX (CIT) EXPENSE

Particulars	1 July 2026 to 30 September 2026 (VND)	1 July 2025 to 30 September 2025 (VND)	Year-to-date 2026 (VND)	Year-to-date 2025 (VND)
Accounting profit before tax	6,545,956,329	3,366,925,518	15,639,945,251	13,471,224,783
Adjustments for taxable income				
Less: Non-taxable income	–	–	–	–
Add: Non-deductible expenses	70,908,895	53,605,208	450,688,344	208,950,747
Taxable income	6,616,865,224	3,420,530,726	16,090,633,595	13,680,175,530
Tax losses carried forward	–	–	–	–
Assessable income	6,616,865,224	3,420,530,726	16,090,633,595	13,680,175,530
Standard corporate income tax rate	20%	20%	20%	20%
Corporate income tax payable	1,323,373,045	684,106,145	3,218,126,721	2,736,035,105
Additional corporate income tax for prior years	155,467	–	155,467	–
Corporate income tax reduction under Decree No. 114/2020/ND-CP	–	–	–	–

30. EVENTS AFTER THE REPORTING PERIOD

There were no material events occurring after 30 September 2026 that require adjustment to or disclosure in the Notes to the Financial Statements.



Nguyen thi Quynh
Preparer

Dated October 19, 2026



Truong thi Thanh
Chief Accountant



Nguyen Thi Hong Hanh
General Director

