

Number: 2849 /GD-TCHC

Ho Chi Minh City, 20 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

CÔNG TY
CỔ PHẦN
CẤP
NƯỚC GIA
ĐÌNH

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Dear:

- State Securities Commission
- Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, Gia Dinh Water Supply Joint Stock Company hereby discloses its Financial Statements for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: GIA DINH WATER SUPPLY JOINT STOCK COMPANY

- Stock code: GDW
- Address: 2 Bis No Trang Long Street, Binh Thanh Ward, Ho Chi Minh City
- Contact phone/Tel: 19001024 Fax: (028) 38418524
- Email: giadinh@sawaco.com.vn Website: <https://giadinh.sawaco.com.vn>

2. Disclosed information:

- Financial Statements for the third quarter of 2026

☒ Separate financial statements. There are no subsidiaries and the superior accounting unit has subordinate units.

☐ Consolidated financial statements (for listed entities with subsidiaries);

☐ Combined financial statements (for listed entities with dependent accounting units having independent accounting organizations).

- Cases subject to explanation:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes ☒ No

Explanatory document in case of a checkmark:

☐ Yes ☒ No

+ The difference between pre- and post-audit profit in the reporting period is 5% or more, shifting from loss to profit or vice versa (for audited financial statements in 2026):

☐ Yes ☒ No



Explanatory document in case of a checkmark:

☐ Yes ☒ No

+ The after-tax profit in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes ☐ No

Explanatory document in case of a checkmark:

☒ Yes ☐ No

+ Net profit after tax in the reporting period shows a loss, shifting from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes ☒ No

Explanatory document in case of a checkmark:

☐ Yes ☒ No

- This information was disclosed on the Company's website on 20 October 2026 at the following link: <https://giadinh.sawaco.com.vn>

- Report on transactions with a value of 35% or more of total assets in 2026.

- In case the listed company has transactions subject to reporting, the following details are disclosed:

- Transaction details: Wholesale purchase and sale of clean water through master meters with Saigon Water Corporation.

- Ratio of transaction value to total assets of the enterprise: 84,18% (based on the most recent annual financial statements), in 2026.

- Transaction completion date: 30 September 2026.

We hereby certify that the information disclosed above is true and take full responsibility before the law for the contents of this disclosure.

Attached documents:

- Financial Statements for the third quarter of 2026 dated 19 October 2026

Representative of the organization

Legal Representative/ Authorized Person for Information Disclosure

(Signature, full name, title, and seal)



Le Huu Quang

GIA DINH WATER SUPPLY JOINT STOCK COMPANY
ADDRESS: 2 BIS NO TRANG LONG – WARD BINH THANH – HCM CITY

FINANCIAL REPORT
FROM 01/07/2026
TO 30/09/2026

2026

STATEMENT OF FINANCIAL POSITION

Day 30 Month 9 Year 2026

Currency Unit: VND

Norm	Code	Interpre- tation	Closing Balance	Opening Balance
1	2	3	4	5
A - SHORT-TERM ASSETS	100		138.329.710.885	128.438.741.758
I. CASH AND CASH EQUIVALENTS	110	5.1	32.839.352.174	27.500.199.233
1. Cash	111		17.839.352.174	12.432.254.028
2. Cash Equivalents	112		15.000.000.000	15.067.945.205
II. SHORT-TERM INVESTMENTS	120		13.048.883.562	13.206.850.685
1. Trading Securities	121			
2. Allowances for decline in value of trading securities	122			
3. Held-to-Maturity Investments	123	5.2	13.048.883.562	13.206.850.685
4. Provision on held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for loss on other short-term investments	126			
III. SHORT-TERM RECEIVABLES	130		42.389.761.952	33.248.404.102
1. Short-term trade receivables	131	5.3	31.031.015.144	11.246.791.497
2. Short-term repayments to suppliers	132	5.4	3.672.003.672	4.318.062.240
3. Short-term intra-company receivables	133			
4. Receivables under schedule of construction contract	134			
5. Other Short-term Receivables	135	5.5	11.397.403.157	21.363.480.732
6. Short-term allowances for doubtful debts	136	5.6	(3.710.660.021)	(3.679.930.367)
7. Shortage of assets awaiting resolution	137			
IV. INVENTORIES	140	5.7	40.510.801.833	42.052.652.285
1. Inventories	141		40.510.801.833	42.052.652.285
2. Allowances for decline in value of inventories	142			
V. Short-term Biological Assets	150			
1. Consumable Livestock in short-term	151			
2. Consumable Plants or Seasonal Crops in short-term	152			
3. Provision for Loss on Short-term Biological Assets	153			
V. OTHER CURRENT ASSETS	160		9.540.911.364	12.430.635.453
1. Short-term Prepaid Expenses	161	5.8	8.641.358.050	9.616.760.626
2. Deductible VAT	162		457.607.512	2.414.660.128
3. Taxes and other receivables from government budget	163	5.15	441.945.802	399.214.699
4. Government bonds purchased for resale	164			
5. Others Current Assets	165			
B - LONG-TERM ASSETS	200		222.730.293.236	211.729.079.501
I. LONG-TERM RECEIVABLES	210		332.353.191	332.353.191
1. Long-term trade receivables	211			
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
5. Other Long-term Receivables	215	5.5	332.353.191	332.353.191
6. Long-term allowances for doubtful debts	216			
II. FIXED ASSETS	220		176.413.644.866	172.060.081.115
1. Tangible Fixed Assets	221	5.9	172.225.197.259	166.786.008.040
- Historical Cost	222		675.723.971.936	643.517.989.809
- Accumulated Depreciation	223		(503.498.774.677)	(476.731.981.769)
2. Finance lease fixed assets	224			
- Historical Cost	225			
- Accumulated Depreciation	226			
3. Intangible Fixed Assets	227	5.10	4.188.447.607	5.274.073.075
- Historical Cost	228		19.587.109.037	18.590.829.577
- Accumulated Depreciation	229		(15.398.661.430)	(13.316.756.502)
III. Long-term Biological Assets	230			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumulated Depreciation	235			
2. Consumable Livestock in long-term	236			
3. Consumable Plants or Seasonal Crops in long-term	237			
4. Provision for Loss on Biological Assets: Long term	238			
III. INVESTMENT PROPERTIES	240			
- Historical Cost	241			
- Accumulated Depreciation	242			
IV. LONG-TERM ASSETS IN PROGRESS	250		5.091.787.931	6.412.632.243
1. Long-term Work In Progress	251			
2. Construction in progress	252	5.11	5.091.787.931	6.412.632.243
V. LONG-TERM INVESTMENTS	260			
1. Investments in Subsidiaries	261			
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Provision for loss on investments in other companies in long-term	264			
5. Held-to-Maturity Investments	265			
6. Provision for loss on held-to-maturity investments in long-term	266			
VI. OTHER LONG-TERM ASSETS	270		40.892.507.248	32.924.012.952
1. Long-term Deferred Expenses	271	5.8	40.892.507.248	32.924.012.952
2. Deferred Income Tax Assets	272			
3. Long-term equipment and spare parts for replacement	273			
4. Other long-term assets	274			
TOTAL ASSETS	280		361.060.004.121	340.167.821.259
C - LIABILITIES	300		192.257.031.531	152.554.379.892
I. SHORT-TERM LIABILITIES	310		191.744.245.308	151.696.237.912

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
1. Short-term trade payables	311	5.12	49.869.459.126	64.269.382.301
2. Short-term prepayments from customers	312	5.13	850.133.806	775.779.208
3. Dividend and interest payables	313	5.14	10.287.770.853	927.375.823
4. Taxes and other payables to government budget in short-term	314	5.15	2.185.910.008	5.814.174.632
5. Payables to employees	315		14.253.305.662	13.077.213.859
6. Short-term accrued expenses	316	5.16		1.057.149.744
7. Short-term intra-company payables	317			
8. Payables under schedule of construction contract	318			
9. Short-term Deferred Revenues	319			
10. Other Short-term Payables	320	5.17	98.974.394.851	60.722.459.270
11. Short-term borrowings and finance lease liabilities	321	5.18	13.240.980.048	3.168.560.075
12. Short-term provisions	322			
13. Bonus and welfare fund	323	5.19	2.082.290.954	1.884.143.000
14. Price Stabilisation Fund	324			
15. Government bonds purchased for resale	325			
II. LONG-TERM LIABILITIES	330		512.786.223	858.141.980
1. Long-term trade payables	331			
2. Long-term repayments from customers	332			
3. Taxes and other payables to government budget in long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables for operating capital received	335			
6. Long-term intra-company payables	336			
7. Long-term Deferred Revenues	337			
8. Other Long-term Payables	338	5.17	439.141.101	559.597.644
9. Long-term borrowings and finance lease liabilities	339	5.18	73.645.122	298.544.336
10. Convertible Bonds	340			
11. Preferred Shares	341			
12. Deferred income tax payables	342			
13. Long-term provisions	343			
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	400	5.20	168.802.972.590	187.613.441.367
1. Contributed capital	411		95.000.000.000	95.000.000.000
- Ordinary Shares with Voting Right	411A		95.000.000.000	95.000.000.000
- Preferred Shares	411B			
2. Capital surplus	412			
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Exchange Rate Differences	417			
8. Development and investment funds	418		58.872.418.050	52.343.494.267
9. Other equity funds	419			
10. Undistributed profit after tax	420		14.930.554.540	40.269.947.100

Norm	Code	Interpre tation	Closing Balance	Opening Balance
1	2	3	4	5
- Undistributed profit after tax brought forward	420A			
- Undistributed profit after tax for the current year	420B		14.930.554.540	40.269.947.100
TOTAL SOURCES	440		361.060.004.121	340.167.821.259

PREPARED BY
(Signature, full name)


Chau Thi Dieu Tam

CHIEF ACCOUNTANT
(Signature, full name)


Nguyen Thi Quynh Diep

Tp, Hồ Chí Minh, Dated 19/10/2026

 **DIRECTOR**
(Signature, full name, seal)

Le Hau Quang

INCOME STATEMENT

From July 1st to September 30, 2026

Currency Unit: VND

Norm	Code	Interpretation	Quarter Current Year	Quarter Previous Year	Accu. from Beginning of Year Current Year	Accu. from Beginning of Year Previous Year
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01		168.175.484.848	165.982.402.357	501.684.073.082	502.404.287.589
2. Revenue deductions	02		135.841.461	57.105.319	257.614.301	180.980.283
3. Net revenues from sales and services rendered (10=01-02)	10	6.1	168.039.643.387	165.925.297.038	501.426.458.781	502.223.307.306
4. Costs of goods sold	11	6.2	104.570.619.306	100.063.897.010	310.482.451.153	305.972.279.314
5. Gross revenues from sales and services rendered (20=10-11)	20		63.469.024.081	65.861.400.028	190.944.007.628	196.251.027.992
6. Profit and Loss from the investment property selling	21					
7. Financial income	22	6.3	396.541.979	155.108.088	1.072.978.414	716.993.633
8. Financial expenses	23	6.4	300.539.556	87.629.980	801.630.287	336.644.962
- In Which: Borrowing Cost	24					
9. Selling expenses	25	6.5	38.812.530.929	36.390.521.392	104.088.641.477	101.331.507.344
10. General administration expenses	26	6.6	27.873.274.553	22.609.751.938	76.416.843.468	65.144.295.687
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		(3.120.778.978)	6.928.604.806	10.709.870.810	30.155.573.632
12. Other income	31	6.7	7.214.950.628	502.328.241	8.227.306.741	1.479.868.846
13. Other expenses	32	6.8	(361)	9.107.419	143.484.376	273.463.573

Norm	Code	Interpretation	Quarter Current Year	Quarter Previous Year	Accu. from Beginning of Year Current Year	Accu. from Beginning of Year Previous Year
1	2	3	4	5	6	7
14. Other profits (40=31-32)	40		7.214.950.989	493.220.822	8.083.822.365	1.206.405.273
15. Total net profit before tax (50=30+40)	50		4.094.172.011	7.421.825.628	18.793.693.175	31.361.978.905
16. Current corporate income tax expenses	51	5.14	853.634.402	1.515.565.126	3.863.138.635	6.404.411.681
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60=50-51-52)	60		3.240.537.609	5.906.260.502	14.930.554.540	24.957.567.224
19. Basic earnings per share	70	6.9	341	622	1.572	2.627
20. Diluted earnings per share	71					

Hồ Chí Minh. City, Dated. 19 / 10 / 2026

PREPARED BY
(Signature, full name)



Chau Thi Dieu Tam

CHIEF ACCOUNTANT
(Signature, full name)



Nguyen Thi Quynh Diep

LEGAL REPRESENTATIVE

(Signature, full name)



Le Huu Quang

CASH FLOW STATEMENT
(Direct Method)

From July 1st to September 30, 2026

Currency: VND

Article	Code	Interpretation	Accu. from Beginning of Year	Accu. from Beginning of Year
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Proceeds from sales and services rendered and other revenues	01		677.397.116.064	661.979.693.250
2. Expenditures paid to suppliers	02		(542.825.118.724)	(568.795.790.269)
3. Expenditures paid to employees	03		(61.280.511.768)	(55.690.510.068)
4. Paid Borrowing Cost	04		(810.816.437)	(364.641.530)
5. Paid enterprise income tax	05		(7.015.929.445)	(9.726.114.600)
6. Other proceeds from operating activities	06		106.474.000	75.510.000
7. Other expenditures on operating activities	07		(15.599.349.363)	(13.972.181.789)
Net Cash Flows from Operating Activities	20		49.971.864.327	13.505.964.994
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(53.608.000.141)	(31.080.324.291)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		6.721.505.015	
3. Expenditures on loans and purchase of debt instruments from other entities	23			
4. Proceeds from lending or repurchase of debt instruments from other entities	24			
5. Expenditures on equity investments in other entities	25			
6. Proceeds from equity investment in other entities	26			
7. Proceeds from interests, dividends and distributed profits	27		1.095.867.951	786.373.084
Net Cash Flows from Investing Activities	30		(45.790.627.175)	(30.293.951.207)
III. CASH FLOWS FROM FINANCING ACTIVITIES				

Article	Code	Interpretation	Accu. from Beginning of Year	Accu. from Beginning of Year
1	2	3	4	5
1. Proceeds from issuance of shares and receipt of contributed capital	31			
2. Repayment of contributed capital and repurchase of stock issued	32			
3. Proceeds from borrowings	33	7.1	45.000.000.000	
4. Repayment of principal	34	7.2	(35.152.479.241)	(2.471.332.136)
5. Repayment of financial principal	35			
6. Dividends and profits paid to owners	36		(8.689.604.970)	(8.710.209.140)
Net Cash Flows from Financing Activities	40		1.157.915.789	(11.181.541.276)
Net cash flows during the fiscal year	50		5.339.152.941	(27.969.527.489)
Cash and cash equivalents at the beginning of fiscal year	60		27.500.199.233	58.519.180.687
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	70		32.839.352.174	30.549.653.198

Tp. Hồ Chí Minh. Dated. 19/10/2026

PREPARED BY

(Signature, full name)



Chau Thi Dieu Tam

CHIEF ACCOUNTANT

(Signature, full name)



Nguyen Thi Quynh Diep

LEGAL REPRESENTATIVE

(Signature, full name)



Le Huu Quang

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

1. BUSINESS OVERVIEW

1.1 Form of Ownership

Gia Dinh Water Supply Joint Stock Company (the “Company”) is a state-owned enterprise equitized from Gia Dinh Water Supply Branch, which was part of Saigon Water Supply Corporation, pursuant to Decision No. 6658/QD-UBND dated 31 December 2005 issued by the Ho Chi Minh City People’s Committee approving the equitization plan and the conversion of Gia Dinh Water Supply Branch into Gia Dinh Water Supply Joint Stock Company. The Company operates under Business Registration Certificate No. 4103005928, initially issued on 17 January 2007, and the 7th amendment to its Enterprise Registration Certificate No. 0304806225 dated 12 August 2025, issued by the Department of Finance of Ho Chi Minh City.

As at 30 September 2026 and 1 January 2026, the Company’s charter capital amounted to VND 95.000.000.000, equivalent to 9.500.000 shares with a par value of VND 10.000 per share.

The Company’s shares (stock code: GDW) are listed on the Hanoi Stock Exchange pursuant to Decision No. 651/QD-SGDHN dated 18 December 2018 issued by the General Director of the Hanoi Stock Exchange.

The Company’s head office is located at 2 Bis No Trang Long Street, Binh Thanh Ward, Ho Chi Minh City, Vietnam.

1.2 Business Sector

The Company operates in the trading and services sector.

1.3 Principal Activities

According to its Enterprise Registration Certificate, the Company’s registered business activities include:

- Collection, treatment and supply of water. Details: Management and development of the water supply system; supply and trading of clean water for consumption and production purposes within the area assigned under decisions of Saigon Water Supply Corporation;
- Manufacture of non-alcoholic beverages and mineral water (not operating at the head office);
- Construction of railway and road works;
- Construction of utility projects;
- Construction of other civil engineering projects. Details: Construction of water supply works; reinstatement of road surfaces following the execution of water supply infrastructure works and other projects;
- Site preparation. Details: Road surface levelling and filling;
- Wholesale of beverages;
- Road freight transport (excluding the transport of liquefied gases);
- Real estate business, including land use rights owned, used or leased by the Company (in accordance with Clause 1, Article 10 of the Law on Real Estate Business);
- Architectural activities and related technical consultancy. Details: Construction consultancy for water supply, civil and industrial projects (excluding construction surveying and supervision); design of water supply and drainage works.

During the period, the Company’s principal activities were the management and development of the water supply system and the supply and trading of clean water for consumption and production purposes within the area assigned under decisions of Saigon Water Supply Corporation).

1.4 Normal Operating Cycle

The Company’s normal operating cycle does not exceed 12 months.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

1.5 Statement on the Comparability of Information in the Financial Statements

The corresponding figures for the prior period are comparable with those of the current period. During the current period, the Company adopted for the first time the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance (“Circular 99”), which replaced Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”). Accordingly, certain items in the financial statements have been reclassified and renamed in accordance with the new regulations to ensure comparability. These changes do not affect the Company’s total assets, total liabilities, equity or profit after tax. Details are as follows:

STATEMENT OF FINANCIAL POSITION

ITEMS	Code	31/12/2025 Figures as previously reported VND	01/01/2026 Restated figures VND	Net changes VND
2. Cash equivalents	112	15.000.000.000	15.067.945.205	67.945.205
3. Short-term investments held to maturity	123	13.000.000.000	13.206.850.685	206.850.685
5. Other short-term receivables	135	21.638.276.622	21.363.480.732	(274.795.890)
3. Dividends and profits payable	313	-	927.375.823	927.375.823
10. Other short-term payables	320	61.649.835.093	60.722.459.270	(927.375.823)

1.6 Employees

As at 30 September 2026, the Company had a total of 306 employees (as at 31 December 2025: 307 employees).

2. FINANCIAL YEAR AND ACCOUNTING CURRENCY

2.1 Financial Year

The Company’s financial year begins on 1 January and ends on 31 December each year.

2.2 Accounting Currency

The accounting currency is the Vietnamese Dong (VND), as the Company’s receipts and payments are primarily denominated in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

3.1 Accounting Standards and Accounting Regime Applied

The Company applies Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 (“Circular 99”), together with other circulars issued by the Ministry of Finance providing guidance on the implementation of Vietnamese Accounting Standards, in preparing and presenting its financial statements.

3.2 Statement of Compliance with Accounting Standards and the Accounting Regime

The Company’s Board of Management ensures that the Company has complied with the requirements of Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises issued under Circular 99, as well as the circulars issued by the Ministry of Finance providing guidance on the implementation of Vietnamese Accounting Standards, in preparing and presenting the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of Preparation of the Financial Statements

The financial statements are prepared on the accrual basis of accounting, except for information relating to cash flows).

4.2 Cash and Cash Equivalents

Cash comprises cash on hand, demand deposits with banks and cash in transit. Cash equivalents are short-term investments with maturities of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash and are subject to insignificant risk of changes in value at the reporting date.

4.3 Financial Investments

Investments Held to Maturity

Investments are classified as held to maturity when the Company has the intention and ability to hold them to maturity. Investments held to maturity comprise term deposits with banks, loans held to maturity for the purpose of earning periodic interest income, and other investments held to maturity.

Investments held to maturity are initially recognised at cost, including the purchase price and directly attributable transaction costs. Subsequent to initial recognition, these investments are measured at their recoverable amounts. Interest income from investments held to maturity after the acquisition date is recognised in the interim statement of profit or loss on an accrual basis. Interest accrued before the Company acquires the investments is deducted from their cost at the acquisition date.

Where there is objective evidence that part or all of an investment may not be recoverable and the amount of the impairment loss can be reliably measured, the impairment loss is recognised in finance costs for the period and deducted directly from the carrying amount of the investment.

Upon disposal of an investment, the difference between the net disposal proceeds and the carrying amount is recognised as income or expense.

4.4 Receivables

Receivables are stated at original cost less an allowance for doubtful debts.

Receivables are classified as trade receivables and other receivables based on the following principles:

- Trade receivables represent receivables of a commercial nature arising from sales transactions between the Company and buyers that are independent of the Company.
- Other receivables represent non-trade receivables that do not arise from sales transactions.

The allowance for doubtful debts represents the estimated loss arising from amounts receivable that customers are not expected to pay, based on the outstanding receivable balances as at the date of preparation of the interim statement of financial position. The recognition or reversal of the allowance for doubtful debts is recognised in general and administrative expenses in the interim statement of profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

4.5 Inventories

Inventories are recognised at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials: Comprise purchase costs and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work in progress: Comprises costs related to the installation, repair and construction of water supply systems that remain incomplete, as well as the estimated volume of clean water remaining in the water supply system.

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

The cost of inventories is determined using the weighted average method and calculated on a transaction-by-transaction basis.

An allowance for inventory write-downs is made for each inventory item whose cost exceeds its net realisable value. Increases or decreases in the required allowance for inventory write-downs at the end of the accounting period are recognised in cost of goods sold..

4.6 Prepaid Expenses

Prepaid expenses comprise actual costs incurred that relate to the operating results of more than one accounting period. The Company's prepaid expenses include the following:

Life Insurance Expenses

Life insurance expenses are allocated to expenses on a straight-line basis over a period of 12 months from the date of incurrence.

Tools, Supplies and Other Prepaid Expenses

Tools and supplies put into use, together with other prepaid expenses, are allocated to expenses on a straight-line basis over periods not exceeding 36 months.

4.7 Tangible Fixed Assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises all expenditures incurred by the Company to acquire the assets up to the date on which they are ready for use. Subsequent expenditures are capitalised as part of the cost of tangible fixed assets only when it is probable that they will increase the future economic benefits derived from the use of the assets. Expenditures that do not meet this criterion are recognised as expenses in the period in which they are incurred.

Upon the sale or disposal of an asset, its cost and accumulated depreciation are derecognised from the financial statements, and any resulting gain or loss is recognised in the interim statement of profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

Depreciation of tangible fixed assets is calculated using the straight-line method over the estimated useful lives of the assets, as follows:

	Useful life (years)
Buildings and structures	05 – 25
Machinery and equipment	05 – 10
Vehicles and transmission equipment	05 – 10
Office equipment and management tools	03 – 05

4.8 Intangible Fixed Assets

Intangible fixed assets are stated at cost less accumulated amortisation. The cost of intangible fixed assets comprises all expenditures incurred by the Company to acquire the assets up to the date on which they are ready for use. Subsequent expenditures relating to intangible fixed assets are recognised as expenses in the period in which they are incurred, unless such expenditures are directly attributable to a specific intangible fixed asset and increase the future economic benefits derived from that asset.

Upon the sale or disposal of an intangible fixed asset, its cost and accumulated amortisation are derecognised, and any resulting gain or loss is recognised as income or expense in the period.

The Company's intangible fixed assets comprise:

Computer Software

The purchase cost of computer software that is not an integral part of the related hardware is capitalised. The cost of computer software comprises all expenditures incurred by the Company up to the date on which the software is put into use. Computer software is amortised using the straight-line method over a period of 3 – 5 years.

4.9 Construction in Progress

Construction in progress reflects costs directly attributable to assets under construction and machinery and equipment being installed for production, rental and administrative purposes, including related borrowing costs where appropriate in accordance with the Company's accounting policies, as well as costs relating to ongoing repairs of fixed assets. These assets are recognised at cost and are not depreciated.

4.10 Payables and Accrued Expenses

Payables and accrued expenses are recognised for amounts payable in the future in respect of goods and services already received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent commercial payables arising from transactions involving the purchase of goods, services and assets from suppliers that are independent of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid for because invoices have not been received or the accounting records and supporting documents are incomplete; amounts payable to employees for annual leave; and operating expenses that must be accrued.
- Other payables represent non-trade payables that do not relate to transactions involving the purchase or sale of goods or the provision of services.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

4.11 Salaries and Wages

Salaries and wages charged to expenses for the period are based on the estimated salary fund in accordance with Submission No. 945/TTr-GD dated 06 May 2026 submitted by the Director to the Board of Directors.

During the first nine months of 2026, the Company accrued a salary fund of VND 55.678.664.997 for employees and the Executive Management, and VND 818.474.715 for full-time members of the Board of Directors and Controllers.

4.12 Statutory Contributions Based on Salaries and Wages

Social insurance contributions are charged to expenses at 17,5% of contractual salaries and wages and deducted from employees' salaries at 8%.

Health insurance contributions are charged to expenses at 3% of salaries and wages and deducted from employees' salaries at 1,5%.

Unemployment insurance contributions are charged to expenses at 1% of salaries and wages and deducted from employees' salaries at 1%.

Trade union contributions are charged to expenses at 2% of salaries and wages.

4.13 Owners' Equity

Owners' equity is recognised based on the actual capital contributed by shareholders.

Funds

Funds are appropriated and utilised in accordance with the Company's Charter.

4.14 Profit Distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws, and upon approval by the General Meeting of Shareholders.

When distributing profits to shareholders, the Company considers non-cash items included in undistributed after-tax profits that may affect cash flows and the ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains arising from the revaluation of monetary items and financial instruments, and other non-cash items.

Dividends are recognised as liabilities when approved by the General Meeting of Shareholders.

4.15 Revenue

Revenue from Sales of Goods

Revenue from sales of goods is recognised when all five (5) of the following conditions are satisfied:

- (a) The Company has transferred substantially all the risks and rewards of ownership of the products or goods to the buyer;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods;
- (c) Revenue can be measured reliably. Where a contract allows the buyer to return purchased products or goods under specific conditions, revenue is recognised only when those conditions no longer exist and the buyer no longer has the right to return the products or goods, except where the buyer is entitled to return goods in exchange for other goods or services);
- (d) The Company has received or will receive the economic benefits from the sales transaction;
- (e) The costs relating to the sales transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

Revenue from Rendering of Services

Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. Where a service transaction relates to multiple accounting periods, revenue is recognised in each period based on the stage of completion of the work at the reporting date of that period. The outcome of a service transaction can be measured reliably when all four (4) of the following conditions are satisfied:

- (a) Revenue can be measured reliably. Where a contract allows the buyer to return purchased services under specific conditions, revenue is recognised only when those conditions no longer exist and the buyer no longer has the right to return the services rendered;
- (b) It is probable that the economic benefits associated with the service transaction will flow to the Company;
- (c) The stage of completion of the transaction at the reporting date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest Income

Interest income is recognised on an accrual basis and calculated based on deposit account balances and the effective interest rate applicable to each period..

4.16 Borrowing Costs

Borrowing costs comprise interest expenses and other costs directly attributable to borrowings. Borrowing costs are recognised as finance expenses in the period in which they are incurred, unless they are directly attributable to the acquisition, construction or production of a qualifying asset under construction, in which case they are capitalised as part of the cost of that asset. Capitalisation of borrowing costs ceases when substantially all activities necessary to prepare the qualifying asset for its intended use or sale have been completed.

4.17 Operating Leases

A lease is classified as an operating lease if the lessor retains substantially all the risks and rewards incidental to ownership of the leased asset.

Operating lease expenses are recognised in the interim income statement over the lease term on a straight-line basis, based on the lease term specified in the contract.

4.18 Corporate Income Tax

Corporate income tax expense comprises current corporate income tax only.

Current Income Tax

Current income tax is the amount of income tax payable calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between accounting and tax treatments, non-deductible expenses, non-taxable income and tax losses carried forward.

The Company's tax returns are subject to examination by the tax authorities. As the application of tax laws to different types of transactions, and their interpretation, understanding and acceptance, may vary, the amounts reported in the financial statements may differ from those determined by the tax authorities.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

4.19 Segment Reporting

A business segment is a separately identifiable component of the Company that is engaged in the production or provision of products or services and is subject to risks and economic benefits that differ from those of other business segments.

A geographical segment is a separately identifiable component of the Company that is engaged in the production or provision of products or services within a particular economic environment and is subject to risks and economic benefits that differ from those of business segments operating in other economic environments.

4.20 Financial Instruments

Financial Assets

The classification of financial assets depends on their nature and purpose and is determined at initial recognition. The Company's financial assets comprise cash and cash equivalents, trade receivables and other receivables.

At initial recognition, financial assets are recognised at cost plus transaction costs directly attributable to the acquisition of those financial assets..

Financial Liabilities

The classification of financial liabilities depends on their nature and purpose and is determined at initial recognition. The Company's financial liabilities comprise trade payables, borrowings and other payables.

At initial recognition, except for liabilities relating to finance leases and convertible bonds, which are recognised at amortised cost, other financial liabilities are initially recognised at cost less transaction costs directly attributable to those financial liabilities.

Amortised cost is determined by taking the initial carrying amount of a financial liability, subtracting principal repayments, adding or subtracting the cumulative amortisation calculated using the effective interest method of any difference between the initial carrying amount and the maturity amount, and deducting any reductions, either directly or through the use of an allowance account, for impairment or uncollectibility.

The effective interest method is a method of calculating the amortised cost of a financial liability or a group of financial liabilities and allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments or receipts over the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial liability.

Equity Instruments

An equity instrument is a contract that evidences a residual interest in the Company's assets after deducting all of its liabilities.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and presented at their net amounts in the interim statement of financial position if, and only if, the Company:

- Has a legally enforceable right to offset the recognised amounts; and
- Intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

4.21 Related Parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

The following individuals and companies are considered related parties:

Individual / Company	Location	Relationship
Saigon Water Corporation	Vietnam	Parent company
Ree Water Company Limited	Vietnam	Major shareholder
Vikki Digital Bank Limited	Vietnam	Major shareholder
Water Design And Consultancy Joint Stock Company	Vietnam	Under common parent company
Water Mechanical Construction Joint Stock Company	Vietnam	Under common parent company
Communications And Public Works Joint Stock Company	Vietnam	Under common parent company
Board of Directors, Board of Controllers and Executive Management		Key management personnel

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

5.1 Cash and Cash Equivalents

	At the end of the period VND	At the beginning of the year VND
Cash on hand - VND	411.658.418	497.074.000
Demand deposits - VND		
- Vietnam Bank For Agriculture And Rural Development	4.727.213.104	7.828.439.675
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	4.941.612.682	864.374.514
- Vikki Digital Bank Limited	774.949.092	1.453.699.289
- Other banks	6.983.918.878	1.788.666.550
Cash equivalents		
- Vietnam Bank For Agriculture And Rural Development (*)	15.000.000.000	15.000.000.000
- Accrued interest income	-	67.945.205
	32.839.352.174	27.500.199.233

(*) Cash equivalents comprise three-month term deposits bearing interest at 4,75% per annum..

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.2 Held-to-Maturity Investments

	At the end of the period			At the beginning of the year		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
	VND	VND	VND	VND	VND	VND
Current						
Term deposits (*)						
- Vietnam Bank for Agriculture and Rural Development	5.000.000.000	5.000.000.000	-	5.000.000.000	5.000.000.000	-
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam	5.000.000.000	5.000.000.000	-	5.000.000.000	5.000.000.000	-
- Asia Commercial Joint Stock Bank	3.000.000.000	3.000.000.000	-	3.000.000.000	3.000.000.000	-
Accrued interest on term deposits	48.883.562	48.883.562	-	206.850.685	206.850.685	-
	13.048.883.562	13.048.883.562		13.206.850.685	13.206.850.685	-

(*) These term deposits have maturities of 4–12 months and bear interest at rates ranging from 2,4% to 7,2% per annum at various banks.

5.3 Short-term Trade Receivables

	At the end of the period		At the beginning of the year	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
Receivables from related parties				
Saigon Water Corporation	1.490.460.802	-	1.504.227.241	-
Receivables from other customers				
Water bill receivables	29.443.218.132	(2.982.622.759)	9.383.642.626	(2.951.893.105)
Other customers	97.336.210	-	358.921.630	-
	31.031.015.144	(2.982.622.759)	11.246.791.497	(2.951.893.105)

5.4 Short-term Advances to Suppliers

	At the end of the period	At the end of the period
	VND	VND
Advances to related suppliers		
Communications And Public Works Joint Stock Company	1.001.085.798	-
Advances to other suppliers		
Viet Thanh Son Co.,Ltd	683.965.097	383.220.657
Tuyen Quang Production And Commercial Import Export Company Limited	587.760.000	-
Viet Sunday Travel And Media Company Limited	-	1.000.000.000
Other advances to suppliers	1.399.192.777	2.934.841.583
	3.672.003.672	4.318.062.240

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.5 Other Receivables

5.5.1 Other Short-term Receivables

	At the end of the period		At the beginning of the year	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
Receivables from other organisations and individuals				
Unclaimed value-added tax (VAT)	84.209.359	-	1.442.684.150	-
Employee advances	32.000.000	-	196.326.200	-
Deposits and collateral	4.000.000	-	4.000.000	-
Receivables from maintenance teams for material costs	10.662.219.746	-	19.105.496.330	-
Fire hydrant installation costs receivable	614.974.052	-	614.974.052	-
	11.397.403.157	-	21.363.480.732	-

5.5.2 Other Long-term Receivables

	At the end of the period		At the beginning of the year	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
Receivables from other organisations and individuals				
Deposits and collateral	332.353.191	-	332.353.191	-
	332.353.191	-	332.353.191	-

5.6 Bad Debts

	At the end of the period			At the beginning of the year		
	Original amount	Recoverable amount	Allowance	Original amount	Recoverable amount	Allowance
	VND	VND	VND	VND	VND	VND
Trade receivables						
<i>Receivables from other customers</i>						
Overdue from more than 6 months to less than 1 year	141.203.506	98.842.454	(42.361.052)	153.840.416	107.688.291	(46.152.125)
Overdue from more than 1 year to less than 2 years	194.155.328	97.077.664	(97.077.664)	172.040.752	86.020.376	(86.020.376)
Overdue from more than 2 years to less than 3 years	123.321.930	36.996.579	(86.325.351)	192.290.128	57.687.039	(134.603.089)
Overdue for 3 years or more	2.756.858.692	-	(2.756.858.692)	2.685.117.515	-	(2.685.117.515)
Advances to suppliers						
<i>Advances to other suppliers</i>						
Overdue for 3 years or more	728.037.262	-	(728.037.262)	728.037.262	-	(728.037.262)
	3.943.576.718	232.916.697	(3.710.660.021)	3.931.326.073	251.395.706	(3.679.930.367)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.7 Inventories

	At the end of the period		At the beginning of the year	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Raw materials and supplies	26.917.840.307	-	22.734.776.560	-
Work in progress (*)	13.592.961.526	-	19.317.875.725	-
	40.510.801.833	-	42.052.652.285	-

(*) Work in progress includes costs relating to the following projects:

	At the end of the period VND	At the beginning of the year VND
Installation of the main water meter chamber	203.784.679	203.784.679
Relocation of the water supply system within the project area	233.218.723	233.218.723
Xuyen Tam Canal clearance	135.530.791	
Work in progress – clean water distribution	12.485.547.562	18.269.933.199
Other projects	534.879.771	610.939.124
	13.592.961.526	19.317.875.725

5.8 Prepaid Expenses

5.8.1 Short-term Prepaid Expenses

	At the end of the period VND	At the beginning of the year VND
Life insurance expenses	3.837.514.706	5.060.291.912
Tools and supplies expenses	140.611.315	132.163.339
Other short-term prepaid expenses	4.663.232.029	4.424.305.375
	8.641.358.050	9.616.760.626

5.8.2 Long-term Prepaid Expenses

	At the end of the period VND	At the beginning of the year VND
Tools and supplies expenses	4.047.876.860	3.990.398.464
Water loss prevention expenses	34.398.865.007	26.109.469.678
Other long-term prepaid expenses	2.445.765.381	2.824.144.810
	40.892.507.248	32.924.012.952

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.9 Movements in Tangible Fixed Assets

	Buildings and structures VND	Machinery and equipment VND	Vehicles and transmission equipment VND	Office equipment and management tools VND	Total VND
COST					
At 01/01/2026	30.775.423.613	40.730.592.910	537.691.291.611	34.320.681.675	643.517.989.809
Additions during the period	-	5.013.203.000	-	720.270.000	5.733.473.000
Completed construction in progress	-	-	26.225.365.821	-	26.225.365.821
Disposals during the period	-	(1.214.141.680)	-	(248.472.000)	(1.462.613.680)
At 30/06/2026	30.775.423.613	44.529.654.230	563.916.657.432	34.792.479.675	674.014.214.950
At 01/07/2026	30.775.423.613	44.529.654.230	563.916.657.432	34.792.479.675	674.014.214.950
Additions during the period	62.500.000	646.501.000		787.772.000	1.496.773.000
Completed construction in progress			663.570.506		663.570.506
Disposals during the period		(269.886.520)		(180.700.000)	(450.586.520)
At 30/09/2026	30.837.923.613	44.906.268.710	564.580.227.938	35.399.551.675	675.723.971.936
ACCUMULATED DEPRECIATION					
At 01/01/2026	16.885.543.243	21.918.441.150	423.184.090.266	14.743.907.110	476.731.981.769
Depreciation for the period	519.498.270	2.950.743.069	13.433.053.613	2.632.849.735	19.536.144.687
Disposals during the period	-	(1.214.141.680)	-	(248.472.000)	(1.462.613.680)
At 30/06/2026	17.405.041.513	23.655.042.539	436.617.143.879	17.128.284.845	494.805.512.776
At 01/07/2026	17.405.041.513	23.655.042.539	436.617.143.879	17.128.284.845	494.805.512.776
Depreciation for the period	260.235.246	1.638.055.497		1.376.722.492	3.275.013.235
Completed construction in progress			5.868.835.186		5.868.835.186
Disposals during the period	-	(160.000.000)	-	(290.586.520)	(450.586.520)
At 30/09/2026	17.665.276.759	25.133.098.036	442.485.979.065	18.214.420.817	503.498.774.677
NET BOOK VALUE					
At 01/01/2026	13.889.880.370	18.812.151.760	114.507.201.345	19.576.774.565	166.786.008.040
At 30/09/2026	13.172.646.854	19.773.170.674	122.094.248.873	17.185.130.858	172.225.197.259

Tangible fixed assets include fully depreciated assets that remain in use, with the following historical costs:

At 01/01/2026	5.247.745.413	12.410.624.197	282.991.396.954	9.171.684.545	309.821.451.109
At 30/09/2026	5.247.745.413	12.006.004.447	337.755.079.402	9.185.862.545	364.194.691.807

The net book value of fixed assets pledged as collateral for borrowings from Asia Commercial Bank (is disclosed in Note 5.18).

At 01/01/2026	13.731.020.177	-	1.477.332.822	-	15.208.352.999
At 30/09/2026	-	-	-	-	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.10 Movements in Intangible Fixed Assets

	Land use rights	Publishing rights	Copyrights and patents	Trademarks	Computer software	Other intangible fixed assets	Total
	VND	VND	VND	VND			VND
COST							
At 01/01/2026	-	-	478.577.777	-	17.666.406.800	445.845.000	18.590.829.577
Additions during the period	-	-	-	-	200.000.000		200.000.000
At 30/06/2026	-	-	478.577.777	-	17.866.406.800	445.845.000	18.790.829.577
At 01/07/2026	-	-	478.577.777	-	17.866.406.800	445.845.000	18.790.829.577
Additions during the period					796.279.460		
At 30/09/2026	-	-	478.577.777	-	18.662.686.260	445.845.000	19.587.109.037
ACCUMULATED AMORTISATION							
At 01/01/2026	-	-	478.577.777	-	12.392.333.725	445.845.000	13.316.756.502
Amortisation for the period	-	-	-	-	1.396.053.365	-	1.396.053.365
At 30/06/2026	-	-	478.577.777	-	13.788.387.090	445.845.000	14.712.809.867
At 01/07/2026	-	-	478.577.777	-	13.788.387.090	445.845.000	14.712.809.867
Additions during the period					685.851.563		
At 30/09/2026	-	-	478.577.777	-	14.474.238.653	445.845.000	15.398.661.430
NET BOOK VALUE							
At 01/01/2026	-	-	-	-	5.274.073.075	-	5.274.073.075
At 30/09/2026	-	-	-	-	4.188.447.607		4.188.447.607

The historical cost of intangible fixed assets that were fully amortised but remained in use as at 30 September 2026 amounted to VND 10.931.521.042 (as at 31 December 2025: VND 10.160.329.427).

5.11 Construction in Progress

	Balance at the beginning of the year VND	Costs incurred during the period VND	Transfers to fixed assets / other reductions VND	Balance at the end of the period VND
- Development of the water supply network along the left side of Le Van Sy Street (Dang Van Ngu Street – Le Van Sy Bridge), Phu Nhuan District and District 3	2.772.272.848	4.653.398	-	2.776.926.246
- Repair costs for deteriorated pipes on Le Quang Dinh Street (from Pham Van Dong Street to Nguyen Van Nghi Street), Wards 1 and 4, Go Vap District	1.002.775.582	-	(145.938.394)	856.837.188
- Repair costs for deteriorated pipes on Truc 30 Road to Rach Lang, Ward 13, Binh Thanh District	899.523.869	-	-	899.523.869
- Investment in replacement of deteriorated pipes on Xo Viet Nghe Tinh Street (from Dien Bien Phu	198.582.115	3.630.378.688	(3.828.960.803)	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

	Balance at the beginning of the year VND	Costs incurred during the period VND	Transfers to fixed assets / other reductions VND	Balance at the end of the period VND
Street to Nguyen Van Lac Street), alleys 163, 195 and 217 Xo Viet Nghe Tinh, Ward 17, Binh Thanh District				
- Investment in replacement of deteriorated pipes on Nguyen Thuong Hien Street (from Hoang Hoa Tham Street to Le Quang Dinh Street), Ward 5, Binh Thanh District	174.658.266	4.114.958.913	(4.289.617.179)	-
- Development of the water supply network in Ung Van Khiem Alley 224/6, Thanh My Tay Ward, and Binh Loi Alley 171/14 and 245, Binh Loi Trung Ward		663.570.506	(663.570.506)	-
- Other projects	1.364.819.563	17.300.468.904	(18.106.787.839)	558.500.628
	6.412.632.243	25.714.030.409	(27.034.874.721)	5.091.787.931

5.12 Short-term Trade Payables

	At the end of the period VND	At the beginning of the year VND
Payables to related parties		
Saigon Water Corporation	36.874.290.994	39.528.945.084
Water Design And Consultancy Joint Stock Company	6.970.172	69.027.157
Water Mechanical Construction Joint Stock Company	15.892.000	15.892.000
Communications And Public Works Joint Stock Company	137.077.029	137.077.029
Payables to other suppliers		
Viet Thanh Son Co.,Ltd	296.481.612	4.103.811.900
Thuy Khanh Long Construction Works Company Limited	467.695.658	2.209.595.301
Hien Minh Trang Construction Investment Company Limited	84.672.394	1.693.447.877
Minh Trang Construction Corporation	1.082.405.894	-
Tam Hop Investment And Construction Company Limited	650.527.704	-
Other suppliers	10.253.445.669	16.511.585.953
	49.869.459.126	64.269.382.301

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.13 Short-term Advances from Customers

	At the end of the period VND	At the beginning of the year VND
Advances from other customers		
Song Hoa Company Limited	60.000.000	60.000.000
Nguyen Ngoc Construction, Trading and Services Company Limited	50.000.000	50.000.000
Sydney International School Joint Stock Company	-	195.570.338
Phuong Dat Company Limited	210 000 000	-
District 3 Construction Investment Project Management Board	84.923.000	84.923.000
Water Resources University – Binh Duong Campus	40.121.054	-
Other customers	405.089.752	385.285.870
	850.133.806	775.779.208

5.14 Dividends and Profit Payable

	At the end of the period VND	At the beginning of the year VND
Saigon Water Corporation	9.245.610.000	2.110.000
Other shareholders	1.042.160.853	925.265.823
	10.287.770.853	927.375.823

Pursuant to Notice No. 147/TB-GD dated 06 July 2026 issued by the Board of Directors regarding the payment of the 2025 cash dividend, the Company will pay dividends distributed from 2025 profits at a rate of 19% of par value, commencing on 15 July 2026.

5.15 Short-term Taxes and Other Payables to the State

	Beginning of the year		Movements during the period			End of the period	
	Payable	Receivable	Amount payable	Amount paid	Offset against tax / tax refund	Payable	Receivable
	VND	VND	VND	VND	VND	VND	VND
Domestic sales VAT	-	-	25.977.460.649	-	(25.977.460.649)	-	-
VAT on drainage services	1.300.233.981	-	11.909.609.800	(11.883.301.155)	-	1.326.542.626	-
Corporate income tax	4.012.158.192	-	3.863.138.635	(7.015.929.445)	-	859.367.382	-
Personal income tax (*)	501.782.459	-	1.318.326.074	(1.215.188.801)	(1.046.865.534)	-	(441.945.802)
Land and housing tax, land rental	-	(399.214.699)	673.357.832	(274.143.133)	-	-	-
	5.814.174.632	(399.214.699)	43.741.892.990	(20.388.562.534)	(27.024.326.183)	2.185.910.008	(441.945.802)

During the period, the Company refunded excess personal income tax paid on behalf of employees for 2025, amounting to VND 1.046.865.534, in accordance with the 2025 personal income tax finalisation return.

Value-added tax

The Company declares and pays value-added tax using the credit method. The VAT rate applicable to clean water sales is 5%, while the rates applicable to other activities are 8% and 10%.

Corporate income tax ("CIT")

Corporate income tax payable for the period is estimated as follows:

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

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Accounting profit before tax	18.793.693.175	31.361.978.905
Adjustments to accounting profit for determining taxable income:		
Additions	522.000.000	660.079.498
Deductions	-	-
Taxable income	19.315.693.175	32.022.058.403
CIT rate	20%	20%
Current corporate income tax expense	3.863.138.635	6.404.411.681

The Company is liable to pay corporate income tax at a rate of 20% on taxable income

Environmental protection fee

Pursuant to Decision No. 17/2021/QĐ-UBND dated 01 June 2021 of the Ho Chi Minh City People's Committee, effective from 01 January 2022, the environmental protection fee was replaced by the drainage and wastewater treatment service fee. The applicable drainage and wastewater treatment service fee rate for 2026 is 30% of the clean water supply price. The Company is entitled to retain 1% of the total amount actually collected to cover collection service costs, while the remaining amount is remitted to the State budget.

Other taxes

The Company declares and pays other taxes in accordance with applicable regulations.

5.16 Short-term Accrued Expenses

	At the end of the period VND	At the beginning of the year VND
Amounts payable to related parties		
Fixed asset rental expenses payable to Saigon Water Corporation	-	1.052.616.992
Amounts payable to other organisations and individuals		
Accrued interest expense on borrowings	-	4.532.752
	-	1.057.149.744

5.17 Other Payables

5.17.1 Other Short-term Payables

	At the end of the period VND	At the beginning of the year VND
Payables to related parties		
Communications And Public Works Joint Stock Company - deposit securing water consumption	31.607.280	31.607.280
Payables to other organisations and individuals		
Trade union funds	224.443.492	221.206.282
Payables for drainage and wastewater treatment service fees	95.781.626.728	57.722.734.484
Deposits received	2.861.307.200	2.698.261.880
Other payables	75.410.151	48.649.344
	98.974.394.851	60.722.459.270

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.17.2 Other Long-term Payables

	At the end of the period VND	At the beginning of the year VND
Payables to related parties		
Communications And Public Works Joint Stock Company - deposit securing contract performance	6.423.699	6.423.699
Payables to other organisations and individuals		
Deposits received	432.717.402	553.173.945
	439.141.101	559.597.644

5.18 Borrowings and Finance Lease Liabilities

5.18.1 Short-term Borrowings and Finance Lease Liabilities

	At the end of the period		At the beginning of the year	
	Carrying amount VND	Amount repayable VND	Carrying amount VND	Amount repayable VND
Short-term borrowings and finance lease liabilities payable to other organisations				
Saigon Bank for Industry and Trade – Binh Hoa Branch (a)	12.600.000.000	12.600.000.000	-	-
Current portion of long-term borrowings payable to other organisations				
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Song Than Branch (*)	649.980.048	649.980.048	2.551.877.015	2.551.877.015
Asia Commercial Bank	-	-	616.683.060	616.683.060
	13.240.980.048	13.240.980.048	3.168.560.075	3.168.560.075

- a) The short-term loan from Saigon Bank for Industry and Trade – Binh Hoa Branch was obtained under Credit Agreement No. 12/2026/HDTDHMP dated 19 January 2026 to supplement working capital for the Company's business operations. The standby credit facility limit is VND 15.000.000.000, with a validity period of 12 months. The interest rate and loan term are specified in each individual debt acknowledgement. The loan is unsecured.

(*) This represents the portion of long-term borrowings disclosed in Note 5.18.2 that falls due for repayment within the next 12 months.

Movements in short-term borrowings during the period were as follows:

	Balance at the beginning of the year VND	Borrowings during the period VND	Transfers from long-term borrowings VND	Repayments during the period VND	Balance at the end of the period VND
Short-term bank borrowings	-	45.000.000.000	-	(32.400.000.000)	12.600.000.000
Current portion of long-term borrowings	3.168.560.075	-	224.899.214	(2.752.479.241)	640.980.048
	3.168.560.075	45.000.000.000	224.899.214	(35.152.479.241)	13.240.980.048

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.18.2 Long-term Borrowings and Finance Lease Liabilities

	At the end of the period		At the beginning of the year	
	Carrying amount VND	Amount repayable VND	Carrying amount VND	Amount repayable VND
<i>Long-term borrowings payable to other organisations</i>				
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Song Than Branch (b)	1.426.557.215	1.426.557.215	2.850.421.351	2.850.421.351
Asia Commercial Bank	-	-	616.683.060	616.683.060
Current portion of long-term borrowings	(1.352.912.093)	(1.352.912.093)	(3.168.560.075)	(3.168.560.075)
	73.645.122	73.645.122	298.544.336	298.544.336

- b) Long-term borrowings from the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Song Than Branch comprise several loan agreements with an aggregate maximum credit limit of VND 39.939.000.000 and a common loan term of 120 months. The interest rate is 7,5% per annum during the first year and thereafter is based on the 12-month individual deposit rates offered by four banks (VietinBank, Vietcombank, BIDV and Agribank), plus a margin of 1,4% per annum. The loans are intended to finance the Company's investment projects. The loans are unsecured.

Movements in long-term borrowings and finance lease liabilities during the period were as follows:

	Balance at the beginning of the year VND	Transfers to short-term borrowings VND	Balance at the end of the period VND
Long-term bank borrowings	298.544.336	(224.899.214)	73.645.122

5.19 Bonus and Welfare Funds

	Balance at the beginning of the year VND	Appropriations from profit VND	Funds received during the period VND	Funds utilised during the period VND	Balance at the end of the period VND
Bonus fund	1.409.879.403	12.962.934.494	106.474.000	(12.649.978.649)	1.829.309.248
Welfare fund	452.124.512	2.092.486.656	-	(2.313.768.548)	230.842.620
Bonus fund for the Management Board and Executive Management	22.139.085	635.602.167	-	(635.602.166)	22.139.086
	1.884.143.000	15.691.023.317	106.474.000	(15.599.349.363)	2.082.290.954

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.20 Equity

5.20.1 Statement of Changes in Equity

	Share capital	Development investment fund	Undistributed earnings	Total
	VND	VND	VND	VND
Balance at 01/01/2025	95.000.000.000	44.005.528.993	49.266.002.828	188.271.531.821
Profit for the period	-	-	19.051.306.722	19.051.306.722
Appropriation to the development investment fund	-	8.337.965.274	(8.337.965.274)	-
Appropriation to other funds	-	-	(13.505.947.109)	(13.505.947.109)
Dividends declared	-	-	(27.422.090.445)	(27.422.090.445)
Balance at 30/06/2025	95.000.000.000	52.343.494.267	19.051.306.722	166.394.800.989
Balance at 01/07/2025	95.000.000.000	52.343.494.267	19.051.306.722	166.394.800.989
Profit for the period ended 30/09/2025	-	-	5.906.260.502	5.906.260.502
Profit for the period ended 31/12/2025	-	-	15.312.379.876	15.312.379.876
Balance at 31/12/2025	95.000.000.000	52.343.494.267	40.269.947.100	187.613.441.367
Balance at 01/01/2026	95.000.000.000	52.343.494.267	40.269.947.100	187.613.441.367
Profit for the period	-	-	11.690.016.931	11.690.016.931
Appropriation to the development investment fund	-	6.528.923.783	(6.528.923.783)	-
Appropriation to other funds	-	-	(15.691.023.317)	(15.691.023.317)
Dividends declared	-	-	(18.050.000.000)	(18.050.000.000)
Balance at 30/06/2026	95.000.000.000	58.872.418.050	11.690.016.931	165.562.434.981
Balance at 01/07/2026	95.000.000.000	58.872.418.050	11.690.016.931	165.562.434.981
Profit for the period	-	-	3.240.537.609	3.240.537.609
Balance at 30/09/2026	95.000.000.000	58.872.418.050	14.930.554.540	168.802,972.590

5.20.2 Details of Contributed Capital

According to the amended Enterprise Registration Certificate, the Company's charter capital is VND 95.000.000.000. As at 30 September 2026, the charter capital had been fully contributed by shareholders as follows:

	At the end of the period			At the beginning of the year		
	Number of shares	Share capital VND	Owners hip %	Number of shares	Share capital VND	Owners hip %
Saigon Water Corporation	4.865.000	48.650.000.000	51,21	4.865.000	48.650.000.000	51,21
Ree Water Company Limited	1.904.688	19.046.880.000	20,05	1.904.688	19.046.880.000	20,05
Vikki Digital Bank Limited	950.000	9.500.000.000	10,00	950.000	9.500.000.000	10,00
Other shareholders	1.780.312	17.803.120.000	18,74	1.780.312	17.803.120.000	18,74
	9.500.000	95.000.000.000	100,00	9.500.000	95.000.000.000	100,00

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

5.20.3 Shares

	At the end of the period Cổ phiếu	At the beginning of the year Cổ phiếu
Number of shares authorised for issue	9.500.000	9.500.000
Number of shares issued to the public	9.500.000	9.500.000
<i>Ordinary shares</i>	<i>9.500.000</i>	<i>9.500.000</i>
<i>Preference shares</i>	-	-
Number of shares repurchased	-	-
<i>Ordinary shares</i>	-	-
<i>Preference shares</i>	-	-
Number of shares outstanding	9.500.000	9.500.000
<i>Ordinary shares</i>	<i>9.500.000</i>	<i>9.500.000</i>
<i>Preference shares</i>	-	-

Par value of outstanding shares: VND 10.000 per share.

5.20.4 Profit Distribution

During the period, the Company distributed its 2025 profits in accordance with Resolution No. 07/NQ-GD of the Annual General Meeting of Shareholders dated 22 April 2026, as follows:

	VND
Dividends distributed to shareholders	18.050.000.000
Appropriation to the development investment fund	6.528.923.783
Appropriation to the bonus fund	12.962.934.494
Appropriation to the welfare fund	2.092.486.656
Appropriation to the bonus fund for the Management Board and Executive Management	635.602.167

5.21 Off-Balance-Sheet Items

Assets held under operating leases

Leases from related parties

	At the end of the period VND	At the beginning of the year VND
Value of leased assets	42.104.679.661	42.104.679.661

The Company leases the water supply network from Saigon Water Corporation under Operating Lease Agreement No. 2302/HD-TCT-KTTC dated 25 March 2026. The lease term is one year, from 01 January 2026 to 31 December 2026.

Leases from other organisations and individuals

The total future minimum lease payments under non-cancellable operating lease agreements are as follows:

	At the end of the period VND	At the beginning of the year VND
Within 1 year	650.294.740	765.630.032
Between 1 and 5 years	827.174.904	1.087.292.800
	1.477.469.644	1.852.922.832

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

6.1 Revenue from Sales of Goods and Rendering of Services

6.1.1 Revenue from Sales of Goods and Rendering of Services (Code 01)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Revenue from clean water supply	167.373.379.250	165.172.345.977
Revenue from water meter installation, construction and services	626.916.459	464.150.952
Revenue from construction works	175.189.139	345.905.428
Revenue from sales of goods and rendering of services	168.175.484.848	165.982.402.357

6.1.2 Revenue Deductions (Code 02)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
- Sales discounts		
- Sales returns:		
Revenue from clean water supply	102.477.355	50.062.394
Revenue from water meter installation, construction and services	33.364.106	7.042.925
Revenue from construction works	-	-
Total revenue deductions	135.841.461	57.105.319

6.1.3 Net Revenue from Sales of Goods and Rendering of Services (Code 10)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Revenue from clean water supply	167.270.901.895	165.122.283.583
Revenue from water meter installation, construction and services	175.189.139	345.905.428
Revenue from construction works	593.552.353	457.108.027
Net revenue from sales of goods and rendering of services	168.039.643.387	165.925.297.038

6.2 Cost of Goods Sold (Code 11)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Cost of clean water supply (*)	104.304.668.750	99.858.151.570
Cost of water meter installation, construction and services	265.950.556	205.956.897
Cost of construction works		(211.457)
	104.570.619.306	100.063.897.010

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

- (*) For the cost of clean water supply for the first nine months of 2026, pursuant to Wholesale Clean Water Purchase Agreement No. 3372/HĐ-TCT-KDDVKH dated 07 May 2026 between the Company and Saigon Water Corporation, the Company recorded the wholesale purchase price of clean water at the provisional rate of 6.636,91 VND/m³. This rate will be recalculated at year-end based on the actual increase or decrease in the average retail selling price (the rate of 6.636,91 VND/m³ applies from 01/01/2025 to 31/12/2025).

6.3 Revenue from Financial Activities (Code 22)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Bank deposit interest	396.541.979	155.108.088
	396.541.979	155.108.088

6.4 Financial Expenses (Code 23)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Borrowing costs	300.539.556	87.629.980
	300.539.556	87.629.980

6.5 Selling Expenses (Code 25)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Selling staff expenses	12.703.817.023	13.018.840.680
Water meter installation and replacement expenses	9.785.794.342	8.581.951.491
Tools and supplies expenses	412.745.748	193.420.570
Depreciation of property, plant and equipment	7.767.125.929	8.078.102.795
Water loss prevention expenses	6.889.392.726	5.235.789.113
Rental expenses for property, plant and equipment	1.052.616.992	1.052.616.992
Warehouse rental expenses	194.033.889	183.050.839
Other selling expenses	7.004.280	46.748.912
	38.812.530.929	36.390.521.392

6.6 General and Administrative Expenses (Code 26)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Management staff expenses	11.712.673.926	10.755.302.115
Office supplies expenses	469.922.805	311.195.675
Depreciation of property, plant and equipment	2.062.574.055	1.315.060.857
Taxes, charges and fees	-	-
Provision expenses	-	-
Service expenses	1.126.676.268	1.038.811.194
Other general and administrative expenses	12.501.427.499	9.189.382.097
	27.873.274.553	22.609.751.938

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

6.7 Other Income (Code 31)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Gain on disposal of property, plant and equipment	7.409.092	8.279.472
Income from disposal of recovered used materials	6.562.100.000	-
Income from water meter inspection	12.719.922	19.548.634
Fees for breaking water meter seals	107.961.652	14.736.079
Drainage and wastewater treatment service fees	460.125.086	449.182.584
Other income	64.634.876	10.581.472
	7.214.950.628	502.328.241

6.8 Other Expenses (Code 32)

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Expenses for disposal of used materials	-	-
Late tax payment penalties	-	-
Bad debt write-offs	-	-
Other expenses	(361)	9.107.419
	(361)	9.107.419

6.9 Basic Earnings per Share

		From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Profit after corporate income tax	VND	4.094.172.011	5.906.260.502
Adjustments to increase/(decrease) profit for the purpose of determining profit attributable to the Company's ordinary shareholders	VND	-	-
Profit attributable to ordinary shareholders for basic earnings per share calculation	VND	4.094.172.011	5.906.260.502
Weighted average number of ordinary shares outstanding during the period	Shares	9.500.000	9.500.000
Basic earnings per share (*)	VND/share	428	622

(*) As at the date of preparation of the financial statements for the eight-month accounting period ended 30 September 2026, the Company had not yet planned the appropriation of the bonus and welfare funds from profit after tax.

6.10 Production and Business Expenses by Nature

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Raw materials and supplies expenses	16.675.187.068	13.817.740.604
Labour costs	24.416.490.949	23.774.142.795
Depreciation of property, plant and equipment	9.829.699.984	9.393.163.652
Purchased services expenses	1.246.650.881	1.235.667.831
Other expenses	14.517.776.600	10.779.558.448
	66.685.805.482	59.000.273.330

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

7. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

7.1 Proceeds from Borrowings

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Proceeds from borrowings under ordinary loan agreements	45.000.000.000	-

7.2 Repayment of Borrowings

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Repayment of principal under ordinary loan agreements	35.152.479.241	2.471.332.136

8. FINANCIAL INSTRUMENTS

The Company has financial assets such as trade receivables, other receivables, cash and short-term deposits arising directly from its operations. The Company's financial liabilities mainly comprise borrowings, trade payables and other payables. The primary purpose of these financial liabilities is to raise funds for the Company's operations.

The Company is exposed to market risk, credit risk and liquidity risk.

Risk management is an integral part of the Company's overall business operations. The Company has established a control system to ensure a reasonable balance between the costs incurred when risks arise and the costs of managing such risks. The Board of Management continuously monitors the risk management process to ensure an appropriate balance between risks and risk controls.

The Board of Management considers and agrees to apply the following policies for managing these risks:

i. Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk comprises four types of risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk.

The Company has no significant exposure to risks arising from changes in market prices because its principal business is supplying clean water to designated areas under the direction of Saigon Water Corporation. The Company's operating costs mainly comprise the wholesale purchase price of clean water from Saigon Water Corporation. The Company also primarily obtains long-term bank loans under loan agreements with a 10-year term and floating interest rates, and its transactions do not involve foreign currencies.

ii. Credit Risk

Credit risk is the risk that one party to a financial instrument or transaction contract will fail to fulfil its obligations, resulting in a financial loss. The Company is exposed to credit risk from its operating activities, primarily trade receivables, and from its financial activities, including bank deposits and other financial instruments.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

Trade receivables

The Company regularly monitors outstanding receivables. For major customers, the Company assesses changes in each customer's credit quality at the reporting date. The Company seeks to maintain strict control over overdue receivables and assigns personnel to manage credit risk. On this basis, and because the Company's trade receivables relate to a diverse customer base, credit risk is not significantly concentrated in any particular customer.

Bank deposits

The Company primarily maintains bank deposits with well-known banks in Vietnam. Credit risk relating to bank deposits is managed by the Company's treasury department in accordance with the Company's policies. The Company considers the concentration of credit risk relating to bank deposits to be low.

The Company's Board of Management assesses that all financial assets are current and unimpaired, except for the receivables disclosed in Note 5.6.

iii. Liquidity Risk

Liquidity risk is the risk that the Company may encounter difficulties in meeting its financial obligations due to a shortage of funds. The Company's liquidity risk mainly arises from differences in the maturity dates of financial assets and financial liabilities.

The Company mitigates liquidity risk by maintaining cash and cash equivalents and bank borrowings at levels that the Board of Management considers sufficient to meet the Company's operating requirements and reduce risks arising from fluctuations in cash flows.

The following table sets out the remaining contractual maturities of financial liabilities and the agreed payment terms, based on undiscounted cash flows and the earliest date on which the Company may be required to pay:

	Within 1 year VND	Over 1 year VND	Total VND
As at 30 September 2026			
Trade payables	49.869.459.126	-	49.869.459.126
Accrued expenses	-	-	-
Other payables	98.974.394.851	439.141.101	99.413.535.952
Borrowings	13.240.980.048	73.645.122	13.314.625.170
	162.084.834.025	512.786.223	162.597.620.248
As at 01 January 2026			
Trade payables	64.269.382.301	-	64.269.382.301
Accrued expenses	1.057.149.744	-	1.057.149.744
Other payables	60.501.252.988	559.597.644	61.060.850.632
Borrowings	3.168.560.075	298.544.336	3.467.104.411
	128.996.345.108	858.141.980	129.854.487.088

The Company considers its concentration of repayment risk to be low. The Company has sufficient access to the necessary sources of funding.

Collateral

As at 30 September 2026:

- The Company holds collateral provided by another party.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

iv. Fair Value

The following table presents the Company's financial assets and financial liabilities:

	Carrying amount		Fair value	
	End of period VND	Beginning of period VND	End of period VND	Beginning of period VND
Financial assets				
Held-to-maturity investments	13.048.883.562	13.206.850.685	13.048.883.562	13.206.850.685
Trade receivables	31.031.015.144	11.246.791.497	28.048.392.385	8.294.898.392
Other receivables	951.327.243	951.327.243	951.327.243	951.327.243
Cash and cash equivalents	32.839.352.174	27.500.199.233	32.839.352.174	27.500.199.233
	77.870.578.123	52.905.168.658	74.887.955.364	49.953.275.553
Financial liabilities				
Trade payables	49.869.459.126	64.269.382.301	49.869.459.126	64.269.382.301
Accrued expenses	-	1.057.149.744	-	1.057.149.744
Other payables	98.974.394.851	61.060.850.632	98.974.394.851	61.060.850.632
Borrowings	13.240.980.048	3.467.104.411	13.240.980.048	3.467.104.411
	162.084.834.025	129.854.487.088	162.084.834.025	129.854.487.088

The fair values of financial assets and financial liabilities are stated at the amounts at which the financial instruments could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation.

The Company has not revalued its financial assets and financial liabilities at fair value because Circular No. 210/2009/TT-BTC dated 06 November 2009 issued by the Ministry of Finance, as well as current regulations, do not provide specific guidance on determining fair value. As at 01 January 2026 and 30 September 2026, the fair values of the financial assets and financial liabilities were equivalent to their carrying amounts. The Board of Management considers that the fair values of these financial assets and financial liabilities do not differ materially from their carrying amounts at the reporting date.

v. Hedging

The Company does not apply hedge accounting policies.

9. OTHER INFORMATION

9.1 Related-Party Transactions and Balances

Related parties of the Company include key management personnel, individuals related to key management personnel and other related parties.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

9.1.1 Transactions and Balances with Key Management Personnel and Individuals Related to Key Management Personnel

The remuneration of key management personnel is as follows:

		From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Salaries, bonuses and remuneration:			
Mr. Hoang The Bao	Chairman of the Board of Directors	160.650.127	150.014.975
Mr. Nguyen Thanh Phuc	Former Chairman of the Board of Directors	-	92.576.908
Mr. Le Huu Quang	Director	5.440.546	-
Mr. Nguyen Ngoc Hung	Member of the Board of Directors and former Director	175.100.782	206.489.450
Ms. Tran Le Phuong	Member of the Board of Directors	23.000.000	22.000.000
Mr. Bui Thanh Giang	Member of the Board of Directors	-	21.000.000
Mr. Pham Thanh Trung	Member of the Board of Directors	21.000.000	21.000.000
Mr. Nguyen Anh Tuan	Member of the Board of Directors	21.000.000	21.000.000
Ms. Phan My Hoa	Member of the Board of Directors	21.000.000	-
Mr. Vo Nhat Tran	Member of the Board of Directors	21.000.000	-
Ms. Nguyen Thi Bao Chau	Former member of the Board of Directors	-	21.000.000
Ms. Vu Phuong Thao	Former member of the Board of Directors	-	-
Mr. Ho Thanh Cuong	Former member of the Board of Directors	-	-
Mr. Tran Quang Phuong	Former member of the Board of Directors	-	-
Ms. Huynh Thi Bich Phuong	Head of the Supervisory Board	131.557.291	123.318.143
Ms. Tang My Phung	Member of the Supervisory Board	14.500.000	13.500.000
Ms. Nguyen Thi Ngoc Oanh	Member of the Supervisory Board	12.000.000	12.000.000
Mr. Trinh Trong Tam	Member of the Supervisory Board	14.500.000	13.500.000
Ms. Pham Thi Phuong Linh	Member of the Supervisory Board	14.500.000	13.500.000
Mr. Nguyen Tuan Ngoc	Deputy Director	139.647.473	136.085.425
Mr. Dang Ngoc Ha	Deputy Director	142.897.473	138.245.425
Mr. Pham Bach Trieu	Deputy Director	22.748.504	-
Ms. Nguyen Thi Quynh Diep	Chief Accountant	133.508.491	131.041.886
		1.074.050.686	1.136.272.211

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

9.1.2 Transactions and Balances with Other Related Parties

During the period, the Company had the following principal transactions with related companies:

Related party	Transaction	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Saigon Water Corporation			
	Wholesale purchase of clean water	101.920.365.469	66.313.915.177
	Asset rental	1.052.616.992	-
	Dividends	-	-
	Project management consultancy works in 2015	165.997.000	-
	Training expenses	16.800.000	-
Water Mechanical Construction Joint Stock Company			
	Purchase of services	-	-
Communications And Public Works Joint Stock Company			
	Water flushing and discharge	27.971.594	-
	Advances to suppliers	1.001.085.798	-
Balances with related parties are as follows:			
Related party	Contents	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Saigon Water Corporation			
	Trade receivables	1.490.460.802	1.504.227.241
	Trade payables for water purchases	35.737.464.643	36.474.975.006
	Dividends and profit payable	9.245.610.000	9.245.610.000
	Trade payables for leased property, plant and equipment	1.136.826.351	-
Water Design And Consultancy Joint Stock Company			
	Trade payables	6.970.172	69.027.157
Water Mechanical Construction Joint Stock Company			
	Trade payables	15.892.000	15.892.000
Communications And Public Works Joint Stock Company			
	Trade payables	137.077.029	137.077.029
	Advances to suppliers	1.001.085.798	-
	Other payables – deposits securing water consumption	31.607.280	31.607.280
	Other payables – deposits securing contract performance	6.423.699	6.423.699

9.2 Segment Reporting

Segment information is presented by business and geographical segments. The Company's business activities are organised and managed according to the nature of its products and services. The Company's risks and rates of return are primarily affected by differences in the products and services it provides. Accordingly, the primary segment reporting is based on business segments, reflecting the Company's internal organisational and management structure and internal financial reporting system.

9.2.1 Business Segment Information

The Company has the following principal business segments:

- Clean water supply
- Water meter installation and other services

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

Information on business results, property, plant and equipment and other non-current assets, and the value of significant non-cash expenses by business segment is as follows:

	Clean water supply	Water meter installation and other services	Total
	VND	VND	VND
For the period from 01/07/2026 to 30/09/2026			
Net revenue from external sales and services	167.270.901.895	768.741.492	168.039.643.387
Net revenue from inter-segment sales and services	-	-	-
Total net revenue from sales of goods and rendering of services	167.270.901.895	-	168.039.643.387
Segment cost of goods sold	(104.304.668.750)	768.741.492	(104.570.619.306)
Segment gross profit	62.966.233.145	(265.950.556)	63.469.024.081
Unallocated expenses			(66.685.805.482)
Profit from operating activities			(3.120.778.978)
Revenue from financial activities			396.541.979
Financial expenses			(300.539.556)
Other income			7.214.950.628
Other expenses			361
Current corporate income tax expense			(853.634.402)
Deferred corporate income tax expense			-
Profit after corporate income tax			3.240.537.609
For the period from 01/07/2025 to 30/09/2025			
Net revenue from external sales and services	165.122.283.583	803.013.455	165.925.297.038
Net revenue from inter-segment sales and services	-	-	-
Total net revenue from sales of goods and rendering of services	165.122.283.583	803.013.455	165.925.297.038
Segment cost of goods sold	(99.858.151.570)	(205.745.440)	(100.063.897.010)
Segment gross profit	65.264.132.013	597.268.015	65.861.400.028
Unallocated expenses			(59.000.273.330)
Profit from operating activities			6.928.604.806
Revenue from financial activities			155.108.088
Financial expenses			(87.629.980)
Other income			502.328.241
Other expenses			(9.107.419)
Current corporate income tax expense			(1.515.565.126)
Deferred corporate income tax expense			-
Profit after corporate income tax			5.906.260.502

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2026 to 30 September 2026

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

9.2.2 Geographical Segment Information

All of the Company's operations are conducted within the territory of Vietnam.

9.3 Events After the End of the Accounting Period

No significant events occurred after the end of the accounting period (30 September 2026) up to the date of preparation of this Report that would require adjustments to the figures or disclosure in the financial statements.

Ho Chi Minh City, 19 / October 2026

PREPARER



Chau Thi Dieu Tam

CHIEF ACCOUNTANT



Nguyen Thi Quynh Diep



DIRECTOR



Le Hua Quang

TRIAL BALANCE

Date from 01/07/2026 to 30/09/2026

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
111	Cash	631.889.000		2.071.472.901	2.291.703.483	411.658.418	
1111	Cash in VND	631.889.000		2.071.472.901	2.291.703.483	411.658.418	
112	Demand Deposits	10.870.381.254		479.518.602.075	472.961.289.573	17.427.693.756	
1121	Tiền VND gửi ngân hàng	10.870.381.254		479.518.602.075	472.961.289.573	17.427.693.756	
1121013	Tgnh NN & PTNN - CN Chợ Lớn	2.401.026.970		122.436.184.309	120.956.516.738	3.880.694.541	
1121014	Tgnh NN & PTNN - CN Chợ Lớn (Chuyên thu)	1.226.627.859		100.066.963.369	101.287.735.065	5.856.163	
1121021	NH XNK VN (Eximbank)-Chuyên thu	344.552.594		2.721.385.854	2.390.000.000	675.938.448	
1121022	NH XNK VN (Eximbank)-GD	303.170.973		5.190.233.911	4.904.926.268	588.478.616	
1121023	NH Quân Đội (MB) - Chuyên Thu	874.617.578		18.109.706.695	15.704.482.500	3.279.841.773	
1121029	Kho bạc Nhà Nước Quận Bình Thạnh	84.406.469		3.274.657.585	3.336.280.523	22.783.531	
1121032	NH TMCP Á Châu (ACB)	147.565.263		3.717	198.000	147.370.980	
1121033	NH Vietcombank - CN Tân Bình Dương (Sóng Thần) - chuyên thu			97.690.082.077	97.690.082.077		
1121034	NH Vietcombank - CN Tân Bình Dương (Sóng Thần) - Giao dịch	3.806.058.118		98.045.106.181	96.909.551.617	4.941.612.682	
1121036	NH BIDV - CN Gia Định	552.860.193		6.062.763.455	5.402.667.500	1.212.956.148	
1121037	NH NN&PTNT - CN Tân Bình	482.955.000		357.773.400	66.000	840.662.400	
1121038	NHTMCP SG Công Thương-CN Bình Hòa (Chuyên thu)	206.778.126		2.450.695.118	1.930.000.000	727.473.244	
1121039	NHTMCP SG Công Thương-CN Bình Hòa (Giao dịch)	200.000		14.711.462.610	14.382.586.472	329.076.138	
1121043	Tiền gửi tại NH TNHH MTV VIKKI - PGD Hòa Hưng	439.562.111		8.401.583.794	8.066.196.813	774.949.092	
128	Held-to-Maturity Investments	28.244.497.261			195.613.699	28.048.883.562	

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
1281	Term Deposits	13.175.524.658			126.641.096	13.048.883.562	
12812	Deposits with maturities of 3 to 12 months	13.175.524.658			126.641.096	13.048.883.562	
1288	Other held-to-Maturity Investments	15.068.972.603			68.972.603	15.000.000.000	
12881	Other held-to-Maturity Investments - with maturities less than 3 months	15.068.972.603			68.972.603	15.000.000.000	
131	Receivables from Customers	29.940.152.905	518.038.340	240.834.626.773	240.075.860.000	31.031.015.144	850.133.806
1311	Phải thu ngắn hạn khách hàng	28.432.776.339	366.999.322	232.159.283.660	231.214.709.878	29.443.218.132	432.867.333
13111	Phải thu ngắn hạn khách hàng: HDSXKD	28.432.776.339	366.999.322	232.159.283.660	231.214.709.878	29.443.218.132	432.867.333
131111	Phải thu tiền nước	28.432.776.339		231.367.199.402	230.356.757.609	29.443.218.132	
131112	Phải thu tiền truy thu - xúc xả nước		46.587.625	91.931.346	107.931.346		62.587.625
131113	Phải thu gấn mới ĐHN		115.909.165	682.376.554	731.602.556		165.135.167
131114	Phải thu kiểm định ĐHN		204.502.532	17.776.358	18.418.367		205.144.541
1313	Phải thu - Xây dựng cơ bản	1.504.227.241	133.596.032	198.040.270	478.265.164	1.490.460.802	400.054.487
1314	Phải thu - Các khoản khác	3.149.325	17.442.986	8.477.302.843	8.382.884.958	97.336.210	17.211.986
133	Deductible Input VAT	1.968.044.311		7.655.035.513	9.165.472.312	457.607.512	
1331	Deductible Input VAT - Goods & Services	1.968.044.311		7.039.670.561	8.550.107.360	457.607.512	
13311	Deductible Input VAT - Goods & Services	1.968.044.311		7.039.670.561	8.550.107.360	457.607.512	
1332	Deductible VAT of Fixed Assets			615.364.952	615.364.952		
13321	Deductible VAT of Fixed Assets: Domestic			615.364.952	615.364.952		
138	Other Receivables	951.226.942	388.193	123.947.706	1.023.388.189	84.209.359	32.811.093
1388	Other Receivables	951.226.942	388.193	123.947.706	1.023.388.189	84.209.359	32.811.093
13881	Other Short-term Receivables	951.226.942	388.193	123.947.706	1.023.388.189	84.209.359	32.811.093
138811	Other Short-term Receivables: Business Activity	951.226.942	388.193	123.947.706	1.023.388.189	84.209.359	32.811.093
141	Advances	77.019.001	12.006.784	417.411.632	450.423.849	32.000.000	
1411	Advances: Short-term	77.019.001	12.006.784	417.411.632	450.423.849	32.000.000	
14111	Tạm ứng nội bộ CNV	77.019.001	12.006.784	417.411.632	450.423.849	32.000.000	
152	Raw Materials	27.363.340.719		10.324.429.929	10.769.930.341	26.917.840.307	
1521	Main Raw Materials, Materials	4.612.693.552		1.500.003.925	1.174.959.101	4.937.738.376	

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
152111	Vật tư chính - Ống nước nhỏ (25->150Ly)	779.185.031		82.541.519	144.747.312	716.979.238	
152112	Vật tư chính - Joint, Brid TLK, ô nổi....	3.833.508.521		1.417.462.406	1.030.211.789	4.220.759.138	
1522	Secondary Materials	26.227.297		56.815.991	25.887.062	57.156.226	
152203	Vật tư phụ - Dây đồng , chì viên	26.227.297		56.815.991	25.887.062	57.156.226	
1524	Spare Parts	1.198.650.433		176.128.362	397.236.903	977.541.892	
152403	Phụ tùng thay thế - Trụ bơm cứu hoả	241.926.734			11.721.500	230.205.234	
152404	Phụ tùng thay thế - Lưới lược khâu nổi	956.723.699		176.128.362	385.515.403	747.336.658	
1525	Vật tư công trình	21.525.030.761		8.591.481.651	9.171.847.275	20.944.665.137	
152511	Vật tư công trình - ống lớn (trên 168ly)	1.154.610.246		67.628.238	105.783.388	1.116.455.096	
152515	Vật tư công trình- TLkế , raccord...	13.782.096.947		7.398.141.760	7.351.595.221	13.828.643.486	
152516	Vật tư công trình - Đai khởi thủy, ống nổi...	6.588.323.568		1.125.711.653	1.714.468.666	5.999.566.555	
1527	Xà bông kem	738.676				738.676	
153	Tool & Supply			1.255.200.825	1.255.200.825		
1531	Tool & Supply			1.255.200.825	1.255.200.825		
154	Production in Progress	15.664.493.990		26.624.060.528	28.695.592.992	13.592.961.526	
1541	Production in Progress: Short-term	15.664.493.990		26.624.060.528	28.695.592.992	13.592.961.526	
15412	Production in Progress: Short-term	794.643.147		577.407.680	264.636.863	1.107.413.964	
15414	chi phí dở dang - tiêu thụ nước sạch	14.869.850.843		26.046.652.848	28.430.956.129	12.485.547.562	
156	Goods			130.351.321.598	130.351.321.598		
1561	Purchase Cost of Goods			130.351.321.598	130.351.321.598		
211	Tangible Fixed Assets	674.014.214.950		2.160.343.506	450.586.520	675.723.971.936	
2111	Houses and Architectural Objects	30.775.423.613		62.500.000		30.837.923.613	
2112	Machinery and Equipment	44.529.654.230		646.501.000	269.886.520	44.906.268.710	
2113	Means of Transport, Conveyance	563.916.657.432		663.570.506		564.580.227.938	
2114	Management Tools	34.792.479.675		787.772.000	180.700.000	35.399.551.675	
213	Intangible Fixed Assets	18.790.829.577		796.279.460		19.587.109.037	
2135	Computer Software	3.667.436.657				3.667.436.657	
2136	Licenses and Right Concession Permits	761.589.077				761.589.077	
2138	Other Intangible Fixed Assets	14.361.803.843		796.279.460		15.158.083.303	

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
214	Depreciation of Fixed Assets		509.518.322.643	450.586.520	9.829.699.984		518.897.436.107
2141	Depreciation of Tangible Assets		494.805.512.776	450.586.520	9.143.848.421		503.498.774.677
21411	Depreciation of Tangible Assets: Houses and Architectural Objects		17.405.041.513		260.235.246		17.665.276.759
21412	Depreciation of Tangible Assets: Machinery and Equipment		23.655.042.539	160.000.000	1.638.055.497		25.133.098.036
21413	Depreciation of Tangible Assets: Means of Transport, Conveyance		436.617.143.879		5.868.835.186		442.485.979.065
21414	Depreciation of Tangible Assets: Management Tools		17.128.284.845	290.586.520	1.376.722.492		18.214.420.817
2143	Depreciation of Intangible Assets		14.712.809.867		685.851.563		15.398.661.430
21435	Depreciation of Intangible Assets: Accounting Software		446.483.275				446.483.275
21436	Depreciation of Intangible Assets: Licenses and Right Concession Permits		478.577.777				478.577.777
21438	Depreciation of Intangible Assets: Others		13.787.748.815		685.851.563		14.473.600.378
229	Provision for loss on asset value		3.710.660.021				3.710.660.021
2293	Provision for Bad Receivables		3.710.660.021				3.710.660.021
22932	Provision for Bad Receivables: Long-term		3.710.660.021				3.710.660.021
241	Capital Construction in Progress	4.783.255.839		972.102.598	663.570.506	5.091.787.931	
2412	Capital Construction in Progress: Capital Construction	4.783.255.839		972.102.598	663.570.506	5.091.787.931	
24121	XDCB - công trình tự thực hiện	4.783.255.839		972.102.598	663.570.506	5.091.787.931	
242	Pre-paid Expenses	47.461.121.971		11.082.376.713	9.009.633.386	49.533.865.298	
2421	Pre-paid Expenses: Short-term	6.997.190.591		5.509.000.890	3.864.833.431	8.641.358.050	
24211	Tools & Supplies	113.067.541		99.595.137	72.051.363	140.611.315	
24212	Insurance costs	4.190.645.297		1.611.600.000	1.964.730.591	3.837.514.706	
24213	Others	2.693.477.753		3.797.805.753	1.828.051.477	4.663.232.029	
2422	Pre-paid Expenses: Long-term	40.463.931.380		5.573.375.823	5.144.799.955	40.892.507.248	
24221	Tools & Supplies	3.702.888.362		1.135.620.888	790.632.390	4.047.876.860	
24222	Others	34.532.817.666		3.889.266.045	4.023.218.704	34.398.865.007	

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
24223	Others	2.228.225.352		548.488.890	330.948.861	2.445.765.381	
244	Collaterals, Mortgages and Deposits	336.353.191				336.353.191	
2441	Short-term Collaterals, Mortgages and Deposits	4.000.000				4.000.000	
2442	Long-term Collaterals, Mortgages and Deposits	332.353.191				332.353.191	
315	Nợ dài hạn đến hạn trả		1.352.912.093	711.932.045			640.980.048
3151			1.352.912.093	711.932.045			640.980.048
331	Payables to Seller	2.803.020.086	58.945.600.976	149.886.048.298	139.940.922.862	3.672.003.672	49.869.459.126
3311	Payables to Seller: Short-term	2.803.020.086	58.945.600.976	149.886.048.298	139.940.922.862	3.672.003.672	49.869.459.126
33111	Short-term Payables: Business Activity	2.803.020.086	58.945.600.976	149.886.048.298	139.940.922.862	3.672.003.672	49.869.459.126
331111	Phải trả nhà cung cấp - Kinh doanh	1.983.781.909	11.285.566.141	31.143.815.724	28.626.534.741	1.899.696.495	8.684.199.744
331112	Phải trả nhà cung cấp - ĐT XDCB	707.037.262	7.139.456.178	3.196.683.038	1.049.071.188	707.037.262	4.991.844.328
331113	Phải trả nhà cung cấp - Tiền nước (tổng cty)		36.474.975.006	107.753.894.106	107.016.383.743		35.737.464.643
331115	Phải trả nhà cung cấp - Mua sắm TSCĐ	91.200.915	3.593.249.085	7.791.655.430	3.248.933.190	1.044.269.915	3.595.845
331116	Phải trả nhà cung cấp - CT SCOM	21.000.000	452.354.566			21.000.000	452.354.566
332	Dividends and profit payable		18.957.857.503	8.670.086.650			10.287.770.853
3321	Dividends and profit payable		18.957.857.503	8.670.086.650			10.287.770.853
333	Taxes and Obligations to State Budget	668.979.789	4.150.569.190	16.090.477.055	14.352.851.860	441.945.802	2.185.910.008
3331	Payable VAT		1.364.570.413	13.206.935.618	13.168.907.831		1.326.542.626
33311	Payable VAT - Domestic			9.173.185.686	9.173.185.686		
33312	Payable VAT - Import		1.364.570.413	4.033.749.932	3.995.722.145		1.326.542.626
333121	Payable VAT - Import: Business Activity		1.364.570.413	4.033.749.932	3.995.722.145		1.326.542.626
3334	Corporation Income Tax		2.785.998.777	2.780.265.797	853.634.402		859.367.382
3335	Personal Income Tax	668.979.789		103.275.640	330.309.627	441.945.802	
334	Labor Payables		8.614.951.961	18.628.931.203	24.267.284.904		14.253.305.662
3341	Employees		8.614.951.961	18.628.931.203	24.267.284.904		14.253.305.662
335	Payable Expenses		1.157.095	1.157.095			
3351	Payable Expenses: Short-term		1.157.095	1.157.095			

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
33511	Interest Expenses		1.157.095	1.157.095			
338	Other Payables	14.374.663.567	87.711.909.476	54.900.925.395	66.335.154.966	11.277.193.798	96.048.669.278
3382	Trade Union Fees		223.446.682	223.446.682	224.443.492		224.443.492
3383	Social Insurance			2.861.654.531	2.861.654.531		
3384	Health Insurance			504.997.864	504.997.864		
3386	Unemployment Insurance		87.415.579.641	41.580.471.549	49.946.518.636		95.781.626.728
3388	Other Payables	14.374.663.567	72.883.153	9.505.911.277	12.573.096.951	11.277.193.798	42.599.058
33881	Other Short-term Payables	14.374.663.567	72.883.153	9.505.911.277	12.573.096.951	11.277.193.798	42.599.058
338811	Other Short-term Payables: Business Activity		72.883.153	70.005.442	39.721.347		42.599.058
338813	Chi phí lắp đặt trụ cứu hoả (vốn NSNN)	614.974.052				614.974.052	
338815	Xuất vật tư sửa bể cho đội Duy tu mượn	13.759.689.515		9.435.905.835	12.533.375.604	10.662.219.746	
3389				224.443.492	224.443.492		
341	Borrowings and Financial Lease Liabilities		11.700.000.000	14.100.000.000	15.000.000.000		12.600.000.000
3411	Borrowings		11.700.000.000	14.100.000.000	15.000.000.000		12.600.000.000
34111	Borrowings: Short-term		11.700.000.000	14.100.000.000	15.000.000.000		12.600.000.000
341111	Borrowings: Short-term - VND		11.700.000.000	14.100.000.000	15.000.000.000		12.600.000.000
3411113	Borrowings: Short-term - VND - House Bank...		11.700.000.000	14.100.000.000	15.000.000.000		12.600.000.000
342	Nợ dài hạn		73.645.122				73.645.122
3421	Nợ dài hạn		73.645.122				73.645.122
344	Receipt of Deposits		3.198.835.501	56.607.280	189.827.360		3.332.055.581
3442	Nhận ký quỹ, ký cược:		3.198.835.501	56.607.280	189.827.360		3.332.055.581
34421	Nhận ký quỹ- Thu bảo lãnh sử dụng nước		2.759.694.400	56.607.280	189.827.360		2.892.914.480
34422	Nhận ký quỹ dài hạn - Thu bảo lãnh thực hiện HĐ		439.141.101				439.141.101
353	Welfare and Reward Funds		4.914.194.474	2.855.413.520	23.510.000		2.082.290.954
3531	Reward Fund.		2.771.804.248	966.005.000	23.510.000		1.829.309.248
3532	Welfare Fund		2.120.251.140	1.889.408.520			230.842.620
3534	Corporation Executive Committee Reward Fund		22.139.086				22.139.086

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
411	Nguồn vốn kinh doanh		95.000.000.000				95.000.000.000
4111	Vốn đầu tư của chủ sở hữu		95.000.000.000				95.000.000.000
414	Development Investment Fund		58.872.418.050				58.872.418.050
421	Lợi nhuận chưa phân phối		11.690.016.931	10.610.987.749	13.851.525.358		14.930.554.540
4212	Undistributed Profit of the Current Year		11.690.016.931	10.610.987.749	13.851.525.358		14.930.554.540
511	Revenue from Sale of Goods and Supply of Services			168.175.484.848	168.175.484.848		
5111	Revenue from Sale of Goods			168.175.484.848	168.175.484.848		
51111	Doanh thu tiền nước			167.373.379.250	167.373.379.250		
51112	Doanh thu thi công XD CB			175.189.139	175.189.139		
51113	Doanh thu gắn mới, nâng dời, tái lập, bồi thường			626.916.459	626.916.459		
515	Revenue from Financial Activities			396.541.979	396.541.979		
5151	Interest on Deposits, Loans			396.541.979	396.541.979		
621	Cost for Direct Raw Materials			1.488.215.464	1.488.215.464		
621226	Sửa bể - Nâng cở - hạ cở			842.477.814	842.477.814		
621230	Sửa bể có đồng hồ			306.684.300	306.684.300		
621241	Nâng, dời ĐHN (phụ tùng)			13.126.249	13.126.249		
621242	Dời miễn phí ĐHN (ĐH)			7.478.160	7.478.160		
621243	Dời ĐHN miễn phí (phụ tùng)			6.606.416	6.606.416		
621275	Sửa bể phụ tùng vốn khách hàng			311.842.525	311.842.525		
632	Cost of Goods Sold			104.570.619.306	104.570.619.306		
6321	Cost of Goods Sold: Goods, Finished Products, Services			104.570.619.306	104.570.619.306		
63211	Cost of Goods Sold: Goods			104.304.668.750	104.304.668.750		
63213	Cost of Goods Sold: Services			265.950.556	265.950.556		
635	Expenses from Financial Activities			302.437.038	302.437.038		
6356	Deferred Payment Interest			302.437.038	302.437.038		
641	Sales Expenses			38.845.472.752	38.845.472.752		
6411	Sales Employees			12.703.817.023	12.703.817.023		

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
6412	Materials and Wrapping			9.785.794.342	9.785.794.342		
6413	Stationery for Sales			412.745.748	412.745.748		
6414	Depreciation of Fixed Assets			7.767.125.929	7.767.125.929		
6416	Chi phí giảm nước không doanh thu			6.922.334.549	6.922.334.549		
6418	Other Cash Expenses			1.253.655.161	1.253.655.161		
642	Enterprise Administration Expenses			27.873.789.172	27.873.789.172		
6421	Management Expenses			11.712.673.926	11.712.673.926		
6423	Office's Equipments			469.922.805	469.922.805		
6424	Depreciation of Fixed Assets			2.062.574.055	2.062.574.055		
6427	External Services			1.126.676.268	1.126.676.268		
6428	Other Cash Expenses			12.501.942.118	12.501.942.118		
711	Other Incomes			7.214.950.628	7.214.950.628		
7111	Other Incomes: Reward, Compensation			414.661	414.661		
7113	Gain from Revaluation of Assets			12.719.922	12.719.922		
7118	Other Incomes: Others			37.474	37.474		
71181	Other Incomes: Others			7.135.487.661	7.135.487.661		
71182	Other Incomes: Others			66.290.910	66.290.910		
811	Other Costs			1	1		
8118	Other Costs: Others			1	1		
821	Enterprise Income Tax Expense			853.634.402	853.634.402		
8211	Current Income Tax Expense			853.634.402	853.634.402		
911	Evaluation of Business Results			186.262.123.743	186.262.123.743		
Total		878.943.484.353	878.943.484.353	1.727.133.633.900	1.727.133.633.900	883.668.100.249	883.668.100.249

Account	Account Name	Opening Balance		Arising		Closing Balance	
		Debit	Credit	Debit	Credit	Debit	Credit

PREPARED BY
(Signature, full name)



Chau Thi Dieu Tam

CHIEF ACCOUNTANT
(Signature, full name)



Nguyen Thi Quynh Diep

Tp. Hồ Chí Minh Dated 19/10/2026,
DIRECTOR



(Signature, full name, seal)


Le Huu Quang

