

**THAI NGUYEN WATER
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

FINANCIAL STATEMENT – PARENT COMPANY

Fourth Quarter, 2025



MID-YEAR BALANCE SHEET STATEMENT

As at 31 December 2025

Currency unit: Vietnamese Dong (VND)

ASSETS	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
A - CURRENT ASSETS (100 = 110+120+130+140+150)	100		104.578.030.946	76.288.002.898
I. Cash and cash equivalents	110		17.074.828.980	18.534.157.330
1. Cash	111	VI.01	7.074.828.980	18.534.157.330
2. Cash equivalents	112		10.000.000.000	-
II. Short-term financial investment	120	VI.02	40.000.000.000	-
1. Trading securities	121		-	-
2. Provision for decline in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		40.000.000.000	-
III. Short-term receivables	130		30.724.192.452	32.330.680.935
1. Short-term trade receivables	131	VI.03	23.237.879.165	22.823.642.478
2. Short-term advances to suppliers	132		3.451.625.911	4.681.509.427
3. Short-term intercompany receivables	133		-	-
4. Receivables according to the construction contract progress schedule	134		-	-
5. Short-term receivables from loans	135	VI.04	-	-
6. Other short-term receivables	136	VI.04	13.363.817.243	13.372.734.147
7. Provision for short-term bad debts (*)	137	VI.06	(9.343.802.745)	(8.550.276.473)
8. Assets shortage awaiting resolution	139	VI.05	14.672.878	3.071.356
IV. Inventories	140	VI.07	11.671.255.136	11.638.212.295

ASSETS	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
1. Inventories	141		13.795.826.869	13.738.216.501
2. Provision for obsolescence of inventories (*)	149		(2.124.571.733)	(2.100.004.206)
V. Other current assets	150		5.107.754.378	13.784.952.338
1. Short-term prepaid expenses	151	VI.11	48.720.000	5.508.025
2. VAT deductibles	152		5.058.559.078	13.778.969.013
3. Taxes and other receivables from State budget	153	VI.14	475.300	475.300
4. Repurchase agreements of Government bonds	154		-	-
5. Other current assets	155		-	-
B - NON-CURRENT ASSETS (200 = 210+220+230+240+250+260)	200		708.153.741.153	745.439.435.315
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211	VI.03	-	-
2. Long-term advances to suppliers	212		-	-
3. Operating capital at subsidiaries	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Long-term receivables from loans	215		-	-
6. Other long-term receivables	216	VI.04	-	-
7. Provision for long-term bad debts (*)	219		-	-
II. Fixed assets	220		605.574.666.826	643.772.353.476
1. Tangible fixed assets	221	VI.09	604.744.682.886	642.723.372.740
- Cost	222		1.098.210.270.550	1.091.956.948.141
- Accumulated depreciation (*)	223		(493.465.587.664)	(449.233.575.401)
2. Finance lease assets	224		-	-
- Cost	225		-	-

ASSETS	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	VI.10	829.983.940	1.048.980.736
- Cost	228		1.824.974.325	1.824.974.325
- Accumulated depreciation (*)	229		(994.990.385)	(775.993.589)
III. Investment property	230		-	-
- Cost	231		-	-
- Accumulated depreciation (*)	232		-	-
IV. Long-term assets in progress	240	VI.08	8.394.757.723	8.385.733.678
1. Long-term unfinished production and business costs	241			
2. Construction in-progress	242		8.394.757.723	8.385.733.678
V. Long-term financial investment	250	VI.02	84.500.000.000	84.500.000.000
1. Investment in subsidiaries	251		4.000.000.000	4.000.000.000
2. Investment in joint-ventures, associates	252		83.500.000.000	83.500.000.000
3. Equity investment in other entities	253		-	-
4. Provision for devaluation of long-term investment	254		(3.000.000.000)	(3.000.000.000)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		9.684.316.604	8.781.348.161
1. Long-term prepaid expenses	261	VI.11	9.684.316.604	8.781.348.161
2. Deferred income tax assets	262		-	-
3. Long-term spare parts, materials and equipment	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS (270 = 100+ 200)	270		812.731.772.099	821.727.438.213

RESOURCES	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
C - LIABILITIES (300 = 310+ 330)	300		595.601.178.162	620.876.253.709
I. Current liabilities	310		170.239.340.766	171.295.038.536
1. Short-term trade payables	311	VI.13	75.047.927.052	82.054.732.520
2. Short-term advance from customers	312		1.988.674.724	1.833.732.117
3. Taxes and other payables to State budget	313	VI.14	6.776.104.683	543.289.671
4. Payables to employees	314		13.191.376.113	13.758.054.392
5. Short-term accrued expenses	315	VI.15	5.341.227.597	6.426.817.099
6. Short-term internal payables	316		-	-
7. Payables according to construction contract progress schedule	317		-	-
8. Short-term deferred revenue	318			
9. Other short-term payables	319	VI.16	30.697.686.965	30.377.524.170
10. Short-term loans and liabilities	320	VI.12	35.331.266.690	33.961.365.052
11. Short-term provisions for liabilities	321		-	-
12. Bonus and welfare funds	322	VI.17	1.865.076.942	2.339.523.515
13. Price Stabilization Fund	323		-	-
14. Government Bond Repurchase Transactions	324		-	-
II. Long-term liabilities	330		425.361.837.396	449.581.215.173
1. Long-term trade payables	331		-	-
2. Long-term advance from customers	332		-	-

RESOURCES	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
3. Long-term accrued expenses	333		-	-
4. Internal Payables for Operating Capital	334		-	-
5. Long-term Internal Payables	335		-	-
6. Long-term deferred revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term loans and liabilities	338	VI.12	425.361.837.396	449.581.215.173
9. Convertible Bonds	339		-	-
10. Preferred Share	340		-	-
11. Deferred Tax Liabilities	341		-	-
12. Long-term provisions for liabilities	342		-	-
13. Science and Technology Development Fund	343		-	-
D - EQUITY (400 = 410+ 430)	400		217.130.593.937	200.851.184.504
I. Owners' equity	410	VI.17	217.130.593.937	200.851.184.504
1. Contributed charter capital	411		160.000.000.000	160.000.000.000
- Ordinary shares with voting right	411a		160.000.000.000	160.000.000.000
- Preferred Share	411b		-	-
2. Additional Paid-In Capital	412		-	-
3. Convertible Bond Option	413		-	-
4. Other owner's equity	414		109.463.185.448	109.463.185.448
5. Treasury Shares	415		-	-
6. Revaluation surplus	416		-	-

RESOURCES	No	Note	Ending of period balance	Beginning of period balance
1	2	3	4	5
7. Foreign exchange difference	417		-	-
8. Investment and development fund	418		32.622.956.562	31.805.757.519
9. Enterprise Restructuring Support Fund	419		-	-
10. Other Funds in Owner's Equity	420		-	-
11. Retained earnings	421		(84.955.548.073)	(100.417.758.463)
- Retained earnings accumulated to previous period	421a		(103.141.755.273)	(93.946.544.389)
- Retained earnings of this period	421b		18.186.207.200	(6.471.214.074)
12. Capital Investment Sources for Construction	422		-	-
II. Funding Sources and other Funds	430		-	-
1. Funding Sources	431		-	-
2. Funding Sources That Have Formed Fixed Assets	432		-	-
TOTAL RESOURCES (440 = 300 + 400)	440		812.731.772.099	821.727.438.213

19 January, 2026

Preparer



Nguyen Thi Thanh Minh

Chief Accountant



Nguyen Minh Phuong

General Director



Nguyen Xuan Hoc

MID-YEAR INCOME STATEMENT - COMPANY-WIDE

Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01	VII.1	63.100.717.070	57.667.487.602	235.901.853.346	218.593.987.597
2. Revenue deductions	02	VII.2	-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		63.100.717.070	57.667.487.602	235.901.853.346	218.593.987.597
4. Cost of goods sold and services rendered	11	VII.3	34.797.501.560	33.380.137.160	129.450.419.053	128.096.970.407
5. Gross profit from sales and services (20 = 10-11)	20		28.303.215.510	24.287.350.442	106.451.434.293	90.497.017.190
6. Financial activities income	21	VII.4	1.840.498.847	14.142.753	2.018.654.517	40.184.265
7. Financial activities expenses	22	VII.5	7.861.772.225	10.095.907.893	42.378.263.025	54.287.532.699
- In which: Interest expense	23		7.858.737.546	8.818.487.643	28.162.502.403	34.740.042.781
8. Selling expenses	24	VII.8	5.364.988.785	6.102.688.983	20.472.775.314	20.143.031.571
9. General and administrative expenses	25	VII.8	6.671.583.086	7.237.004.320	21.464.403.130	22.367.621.140
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		10.245.370.261	865.891.999	24.154.647.341	(6.260.983.955)
11. Other income	31	VII.6	11.596	2.184	650.033.842	854.881
12. Other expenses	32	VII.7	4.733.477	-	187.528.753	115.292
13. Other profit (40 = 31-32)	40		(4.721.881)	2.184	462.505.089	739.589
14. Accounting profit before tax (50 = 30+40)	50		10.240.648.380	865.894.183	24.617.152.430	(6.260.244.366)
15. Current business income tax charge	51	VII.10	2.489.699.409	210.969.708	6.430.945.230	210.969.708
16. Deffered business income tax charge	52	VII.11	-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		7.750.948.971	654.924.475	18.186.207.200	(6.471.214.074)
18. Basic Earnings Per Share	70					
19. Diluted Earnings Per Share	71					

Preparer



Nguyen Thi Thanh Minh

Chief Accountant



Nguyen Minh Phuong

19 January, 2026

General Director




Nguyen Xuan Hoc

MID-YEAR CASH FLOWS STATEMENT

(Indirect method)
Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Year-to-date as of the end of Quarter 4	
			Year 2025	Year 2024
I. Cash flows from operating activities				
<i>1. Accounting profit before tax</i>	<i>01</i>		<i>24.617.152.430</i>	<i>(6.260.244.366)</i>
<i>2. Adjustments for:</i>				
- Depreciation of fixed assets	02		44.420.662.559	48.869.481.132
- Provisions	03		818.093.800	1.521.783.172
- Losses on exchange differences at the quarter-end	04		14.215.760.622	18.950.914.493
- (Gains) from investment activities	05		(2.018.654.517)	(40.184.265)
- Interest expense	06		28.162.502.403	34.740.042.781
- Other adjustments	07			
<i>3. Profit from operating activities before changes in working capital</i>	<i>08</i>		<i>110.215.517.297</i>	<i>97.781.792.947</i>
- Increase/decrease in receivables	09		9.594.523.860	900.835.782
- Increase/decrease in inventories	10		(57.610.368)	(208.832.166)
- Increase/decrease in payables (excluding interest payables/CIT payables)	11		(5.050.951.906)	1.153.488.827
- Increase/decrease in prepaid expenses	12		(946.180.418)	(262.456.365)
- Increase/decrease in trading securities	13		-	-
- Interest paid	14		(28.641.304.604)	(34.842.095.494)
- Corporate income tax paid	15		(210.969.708)	(691.599.806)
- Other receipts from operating activities	16		-	-
- Other payments on operating activities	17		(558.897.840)	(436.036.560)
<i>Net cash flows from operating activities</i>	<i>20</i>		<i>84.344.126.313</i>	<i>63.395.097.165</i>
II. Cash flows from investing activities				

Items	No	Note	Year-to-date as of the end of Quarter 4	
			Year 2025	Year 2024
1. Purchase of fixed assets and other long-term assets	21		(10.022.975.642)	(11.082.224.702)
2. Proceeds from disposals of fixed assets and long-term assets	22		-	-
3. Cash paid for lending and acquiring debt instruments of other entities	23		(40.000.000.000)	-
4. Proceeds from loans recovered and sales of debt instruments of other entities	24			-
5. Cash paid for investments in other entities	25		-	-
6. Proceeds from investment recoveries and equity withdrawals from other entities	26		-	-
7. Cash received from interest on loans, dividends, and profit distributions	27		2.018.654.517	40.184.265
Net cash flows from investing activities	30		(48.004.321.125)	(11.042.040.437)
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contributions from owners	31		-	-
2. Cash paid to return capital to owners and repurchase of issued shares	32		-	-
3. Proceeds from borrowings	33	VIII.3	-	-
4. Repayment of borrowings	34	VIII.4	(36.007.133.538)	(38.203.334.187)
5. Cash paid for finance lease liabilities	35		-	-
6. Dividends paid	36		(1.792.000.000)	(9.120.000.000)
Net cash flows from financing activities	40		(37.799.133.538)	(47.323.334.187)
Net cash flows in the period (50 = 20+30+40)	50		(1.459.328.350)	5.029.722.541
Cash and cash equivalents at beginning of period	60		18.534.157.330	13.504.434.789
Effect of foreign exchange rate changes	61		-	
Cash and cash equivalents at end of period (70 = 50+60+61)	70		17.074.828.980	18.534.157.330

19 January, 2026

Preparer



Nguyen Thi Thanh Minh

Chief Accountant



Nguyen Minh Phuong

General Director



Nguyen Xuan Hoc

NOTE TO THE MID-YEAR FINANCIAL STATEMENTS

Fourth Quarter of 2025

I. General information

1. Form of ownership:

Thai Nguyen Water Joint Stock Company was converted from a One-Member Limited Liability Company into a Joint Stock Company under Decision No. 2691/QD-UB dated October 22, 2009, issued by the People's Committee of Thai Nguyen Province. The initial Business Registration Certificate and Tax Registration were issued on December 25, 2009, and the fifth amendment was issued on June 22, 2015.

Company Headquarters: Group 101, Phan Dinh Phung Ward, Thai Nguyen Province.

Charter capital: VND 160,000,000,000, in which: State ownership: 42.27%; Strategic investor (Dong A International Group JSC): 41%; Other shareholders: 16.73%; Par value: VND 10,000 per share, equivalent to 16,000,000 shares.

2. Business areas: Production, trading, consulting, construction

3. Business lines:

- + Exploitation, treatment, and supply of water
- + Production of non-alcoholic beverages and mineral water
- + Installation of water supply and drainage systems, etc.
- + Installation of electrical systems
- + Construction of all types of residential buildings
- + Construction of other civil engineering projects
- + Construction of railways and roads
- + Management consulting activities
- + Architectural and related technical consulting activities
- + ... etc.

4. Normal business cycle: 12 months

5. Characteristics of the company's operations during the financial year that affect the financial statements

- The clean water selling price in district areas is set by the Provincial People's Committee and is lower than the actual cost. Additionally, water consumption in these areas is low, so production capacity has not been fully utilized.
- Business results in Q4 of 2025: Profit after tax was VND 7,750,948,971. The joint stock segment made a profit of VND 9,771,268,884, while the district areas recorded a loss of VND 2,020,319,913.

6. Company structure:

- Subsidiaries:
 - + Thai Nguyen Clean Water Construction Co., Ltd.
 - + Friend Co., Ltd.
- Joint ventures and associates: Doinco Vietnam Joint Stock Company
- List of dependent units without legal entity status (accounting under the parent company):
 - + Water Enterprise Branch No. 1 – Address: Group 101, Phan Dinh Phung Ward, Thai Nguyen Province
 - + Water Enterprise Branch No. 2 – Address: Group 2, Ba Xuyen Ward, Thai Nguyen Province;
 - + Water Enterprise Branch No. 3 – Address: Group 10, Tich Luong Ward, Thai Nguyen Province;
 - + Thai Nguyen Water Trading Enterprise Branch – Address: Group 101, Phan Dinh Phung Ward, Thai Nguyen Province
 - + Construction and Installation Enterprise Branch – Address: Group 101, Phan Dinh Phung Ward, Thai Nguyen Province
 - + Trai Cau Water Enterprise Branch – Address: Hamlet 6, Trai Cau Commune, Thai Nguyen Province
 - + Dai Tu Water Enterprise Branch – Address: Dong Trung Village, Dai Phuc Commune, Thai Nguyen Province
 - + Vo Nhai Water Enterprise Branch – Address: Thai Long Village, Vo Nhai Commune, Thai Nguyen Province
 - + Diem Thuy Water Trading Enterprise Branch – Address: Thanh Lap Neighborhood, Pho Yen Ward, Thai Nguyen Province

The company has established a Project Management Board for investment and construction. The board operates independently in accounting, has its own legal seal, and opens accounts at the State Treasury of VII area and commercial banks for each project.

7. Statement on the comparability of information in the financial statements: The figures presented are consistent with the corresponding information in the financial statements of the previous period.

II. Accounting Period and Currency Used in Accounting

- 1. Fiscal year:** Begins on January 1 and ends on December 31 annually.
- 2. Currency used in accounting:** Vietnamese Dong (VND).

III. Applied Accounting Standards and Regulations

1. Applied accounting regime: The Company applies the accounting regime for enterprises as prescribed in Circular No. 200/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance.

2. Statement of compliance with accounting standards and regulations:

- The Company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards issued by the Ministry of Finance and the accounting regime under Circular No. 200/2014/TT-BTC dated December 22, 2014.
- The Company applies centralized accounting and uses computer-based accounting under the general journal method.

IV. Applied Accounting Policies

1. Principles for converting financial statements from foreign currencies to VND: When the Company incurs economic transactions in foreign currencies, they are recorded in the accounting books in Vietnamese Dong.

2. Exchange rates applied in accounting

3. Principle of effective interest rate application

4. Principles for recognizing cash and cash equivalents:

- Cash and cash equivalents include: cash on hand, bank deposits, and short-term investments with maturities of no more than 3 months.
- All economic transactions of the Company are recorded and reported in Vietnamese Dong. Cash equivalents are determined in accordance with Accounting Standard No. 24 – “Cash Flow Statements.”

5. Principles for recognizing financial investments:

- a. Trading securities
- b. Held-to-maturity investments: Time deposits with terms from over 3 months to 12 months are considered held-to-maturity investments. These are presented on the financial statements at historical cost.
- c. Loans granted.
- d. Investments in subsidiaries, joint ventures, and associates:
 - Subsidiary investments: The Company holds 100% ownership in two subsidiaries:
 - + *Thai Nguyen Clean Water Construction Co., Ltd. with charter capital of VND 3,000,000,000; capital contribution made in cash and non-monetary assets.*
 - + *Friend Co., Ltd. with charter capital of VND 1,000,000,000; capital contribution made in cash.*
 - Investment in associate: The Company contributed capital to establish Doinco Vietnam Joint Stock Company, with a total charter capital of VND 232.5 billion. Thai Nguyen Water Joint Stock Company contributed VND 83.5 billion, accounting for 35.91% ownership.

- d. Investment in equity instruments of other entities.
- e. Accounting methods for other transactions related to financial investments.

6. Principles for Recognizing Receivables

- Criteria for classification of receivables include: trade receivables; internal receivables; other receivables; advances to suppliers; intercompany receivables; and miscellaneous receivables.
- Receivables are tracked in detail by each debtor.
- Method for setting up provision for doubtful debts: Based on overdue debts as specified in economic contracts, the provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019, issued by the Ministry of Finance.

7. Principles for Inventory Recognition

- Inventory recognition: Inventories are valued at original cost, which includes: purchase cost (purchase price, transportation, loading and unloading, storage, etc.), processing cost, and other directly related costs incurred to bring inventories to their present location and condition.
- Inventory valuation method: Weighted average method.
- Inventory accounting method: Perpetual inventory system.
- Provision for inventory devaluation: Per Circular No. 48/2019/TT-BTC dated August 8, 2019.

Specifically, the provision is made based on the difference between historical cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale. The provision amount is the difference between the required provision this year and the unused provision from the previous year (either increased or reversed).

Provision for	Actual quantity		(Original cost	Net realizable
inventory =	of inventories as of	X	per books	- value)
devaluation	reporting date			

8. Principles for Recognition and Depreciation of Fixed Assets, Finance Leases, and Investment Properties

8.1. Principles for Recognition and Depreciation of Fixed Assets

a. Tangible Fixed Assets

- Recognition principle: Tangible fixed assets are recorded at historical cost minus accumulated depreciation. Post-initial expenses such as upgrades and renovations are capitalized, while regular maintenance and repairs are expensed in the period incurred.

+ Cost of tangible fixed purchased assets (new and used) = Actual purchase price + Non-refundable taxes + Directly attributable costs (e.g., interest, transportation, installation, test runs, etc.)

+ Cost of tangible fixed assets: self-constructed or self-manufactured assets = Actual construction/production cost + Installation and test run costs + Directly attributable costs (excluding internal profits, recoverable values from test runs, and unreasonable costs such as waste of materials)

+ Cost of tangible fixed assets formed through construction investment = Approved project settlement value + Registration fees + Directly attributable costs

+ Assets acquired through exchange = Construction/production cost + Installation and test run costs

- Depreciation method: Straight-line depreciation is applied, based on the useful lives prescribed in Circular No. 45/2013/TT-BTC dated April 25, 2013.

+ Buildings, structures	10 -> 50 years
+ Machinery and equipment	8 -> 15 years
means	10 -> 30 years
+ Management tools and equipment	5 -> 10 years
+ Other fixed assets	05 years

b. Intangible Fixed Assets

- The Company's intangible fixed assets include: accounting software and e-invoicing software, recognized at original cost.
- Original cost = Actual purchase price + Non-refundable taxes + Direct costs incurred until the asset is ready for use.
- Depreciation method: Straight-line depreciation.

8.2. Finance Lease Fixed Assets

- Recognition principle: Finance-leased fixed assets are recognized at the lower of the fair value of the leased asset or the present value of minimum lease payments, plus any directly attributable initial costs.

=> Management: Fixed assets under finance leases are managed in terms of original cost, accumulated depreciation, and net book value.

8.3. Investment Property

- Recognition principle: Investment properties are recognized at historical cost.

- Depreciation method: Straight-line method according to the useful lives defined under Circular No. 45/2013/TT-BTC dated April 25, 2013 by the Ministry of Finance.

9. Accounting Principles for Business Cooperation Contracts

10. Accounting Principles for Deferred Corporate Income Tax

11. Accounting Principles for Prepaid Expenses

- Prepaid expenses include: water meter expenses, production tools and equipment, office supplies, personal protective equipment, etc.
- Prepaid expenses are classified as short-term or long-term based on the allocation period:
 - + Short-term prepaid expenses: Allocated within 1 year.
 - + Long-term prepaid expenses: Allocated over a period of more than 1 year and up to 3 years.
 - + Water meter expenses: Allocated over 5 years according to the clean water pricing plan approved by the People's Committee of Thai Nguyen Province
- Allocation method: Straight-line method.

12. Principles for Recognizing Liabilities

- Liabilities are recognized at historical cost.
- Liabilities are classified into: accounts payable to suppliers, and other payables and obligations.
- Liabilities are tracked in detail by counterparties and due dates.

13. Principles for Recognizing Loans and Finance Lease Liabilities

- Borrowing costs include loans from commercial banks, the Asian Development Bank (ADB), the World Bank (WB), etc., used to fund projects as approved by the People's Committee of Thai Nguyen Province.
- The loan amount is recorded at its principal value and classified as short-term or long-term. Loans are tracked in detail by project, including:
 - + WB loan – Projects in Du, Phu Luong, and Dinh Ca, Vo Nhai
 - + Norad and KfW loans – Water supply project for Song Cong town
 - + Vietcombank Ha Nam loan – Song Cong II project and solar power project
 - + ADB loans (Loan 2961 and Loan 3251-VIE) – TPTN water supply system project
- Loan repayment: Principal repayments follow loan contracts and agreements; the repayment source is derived from depreciation of fixed assets.

14. Principles for Recognition and Capitalization of Borrowing Costs

- Capitalized borrowing costs include interest expenses incurred during the construction period..

- The Company recognizes capitalization in accordance with Accounting Standard No. 16 – “Borrowing Costs.” Borrowing costs eligible for capitalization are those incurred from the start of investment until the end of the construction phase, as evidenced by the handover minutes putting the asset, project, or project component into use.

15. Principles for Accrued Expenses Recognition

- Accrued expenses of the Company include:

+ Interest on loans from the World Bank (WB), recorded as financial expenses for the period, based on document No. 3160/NHPT-VN dated 17/9/2013 from the Vietnam Development Bank.

+ Interest on loans for the water supply project in Song Cong Town (mixed capital from KfW and Norad).;

+ Interest on loans for the water supply system development project in Thai Nguyen City.;

+ Construction expenses for DN300 pipeline in Diem Thuy Industrial Zone.;

+ Payables to contractors of the water supply project in Song Cong Town and other related liabilities.

16. Principles and Methods for Provision for Payables Recognition

- Principles of recording provisions for payables

- Method of recording provisions for payables

17. Principles for Unearned Revenue Recognition

- Principles of recording Unearned revenue recognition

- Method of recording Unearned revenue recognition

18. Principles for Convertible Bonds Recognition

19. Principles for Owner's Equity Recognition

- Principles:

+ Recognized at actual contributed capital..

+ Other owner's equity includes assets received from the handover of district-level water supply enterprises and state budget allocations for project implementation..

- Revaluation differences of assets are recorded according to accounting principles.

- Foreign exchange differences are recorded according to the nature and purpose of the transaction.

- Undistributed after-tax profit is recognized as the result from the Company's business activities after deducting income tax and making retrospective adjustments for accounting policies and material prior-period errors.

20. Principles and Methods for Revenue Recognition

- Sales revenue includes clean water sales, material trading, and is recognized when risks, benefits, and ownership of goods/services are transferred to the buyer. Revenue is recorded at the fair value of the consideration received or receivable on an accrual basis. Advance payments from customers are not recognized as revenue in the current period.

Revenue is recognized when the following five conditions are met:

- > Significant risks and benefits of ownership have been transferred.
 - > The company no longer retains control or ownership of the goods.
 - > Revenue is measured reliably.
 - > Economic benefits are probable.
 - > Costs related to the transaction can be determined.
- Service revenue (e.g., consulting services) is recognized when the outcome of the transaction can be reliably estimated. If related to multiple periods, only the completed portion is recognized during the period. Four conditions must be met:
- > Revenue is reliably measurable.
 - > Revenue is reliably measurable.
 - > The stage of completion can be measured reliably.
 - > Costs incurred and expected to complete the service can be reliably measured.
- Construction contract revenue is recognized when it is reliably measurable and approved by the customer.
- Financial income includes interest from demand deposits, term deposits, and investment activities.
- Other income includes infrequent items outside normal operations such as: proceeds from asset disposal, asset revaluation gains, penalties received from customers, recovered bad debts, and liabilities with unidentified creditors.

21. Principles for Revenue Deductions Accounting

- Deductions include trade discounts, returns, and price reductions.
- These are recognized as a reduction of revenue in the period incurred. If deductions relate to previous period sales, they reduce revenue in the period the deductions arise.

22. Principles for Cost of Goods Sold Accounting

- COGS is matched to the revenue earned during the period.
- Provisions for inventory devaluation are included in COGS based on the difference between net realizable value and original cost of inventory.

23. Principles for Financial Expenses Accounting

- Financial expenses in the income statement are the total incurred during the period (not netted against financial income), excluding capitalized interest and late payment interest from equitization.

24. Principles for Selling and General & Administrative Expenses Accounting

- Selling and admin expenses include actual expenses such as:

+ Employee expenses, materials, tools, depreciation of fixed assets, external services, and other cash expenses related to sales or business management activities.

+ Admin expenses: Management salaries, office supplies, depreciation of admin fixed assets, taxes and fees, external services, and other cash-related management expenses.

25. Principles and Methods for Current and Deferred Corporate Income Tax Accounting

- Current income tax expense: calculated on taxable income of the period using the current tax rate of 20%.

- Deferred income tax: future income tax liability or asset arising from recognizing current year deferred tax and reversal of previous deferred tax entries.

26. Principles for Accounting of Construction in Progress

- Recognized at original cost including: materials, labor, payable to contractors/suppliers, and directly attributable costs. When the project is completed and qualifies as a fixed asset, it is transferred to fixed assets. Major repairs are expensed or allocated over a maximum of 3 years.

V. Applied Accounting Policies

VI. Additional Information on Items Presented in the Balance Sheet

Currency unit: Vietnamese Dong (VND)

1. Cash	Ending of period balance			Beginning of period balance		
- Cash on hand	3.243.742.713			358.933.867		
- Cash at banks and the State Treasury	3.831.086.267			18.175.223.463		
- Cash equivalents	10.000.000.000					
Total	17.074.828.980			18.534.157.330		
2. Financial Investments	Ending of period balance			Beginning of period balance		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
a. Trading securities						
b. Held-to-maturity investments	40.000.000.000					
- Time deposits at Tien Phong Bank (4 months)	40.000.000.000					
c. Equity investments in other entities	4.000.000.000		(3.000.000.000)	87.500.000.000		(3.000.000.000)
- Investments in subsidiaries:	4.000.000.000		(3.000.000.000)	4.000.000.000		(3.000.000.000)
+ Thai Nguyen Clean Water Construction Co., Ltd.	3.000.000.000		(3.000.000.000)	3.000.000.000		(3.000.000.000)
+ Friend Co., Ltd.	1.000.000.000			1.000.000.000		
- Investment in joint ventures and associates:	-			83.500.000.000		
+ Doinco Vietnam Joint Stock Company	-			83.500.000.000		
b. Transactions with Subsidiaries and Associates						
3. Trade Receivables	Ending of period balance			Beginning of period balance		
Trade Receivables from customer						
- Clean water payments from the Song Cong, Pho Y	6.081.180.130			5.614.792.871		
- Clean water payments from Thai Nguyen City area	8.137.725.035			8.003.470.618		

- Receivables from clean water product sales	604.899.263	545.558.457
- Water supply project for Son Cam resettlement area, Phu Luong	1.387.605.000	1.387.605.000
- Dong Cao water supply project – Thai Nguyen Center for Rural Water Supply and Environmental	523.737.276	523.737.276
- Water supply project in Tien Phong Commune, Pho Yen – Thai Nguyen Center for Rural Water	663.197.197	663.197.197
- Receivables from construction and installation pro	3.431.532.284	3.677.278.079
- Dong A International Joint Stock Company, Hanoi	2.085.543.601	2.085.543.601
- Other receivables from various customers	322.459.379	322.459.379
Total	23.237.879.165	22.823.642.478

4. Other Receivables	Ending of period balance		Beginning of period balance	
	Amount	Provision	Amount	Provision
a. Short-term Other Receivables	13.338.023.694	-	13.346.940.598	
+ Advances	7.163.003.308		7.667.736.952	
+ Short-term deposits and collaterals	107.500.050		7.500.050	
+ Other receivables	6.067.520.336		5.671.703.596	
b. Other Receivables from Related Parties	25.793.549		25.793.549	
Thai Nguyen Water Construction Co., Ltd	25.793.549		25.793.549	
Total	13.363.817.243	-	13.372.734.147	-
5. Assets Pending Resolution	Ending of period balance		Beginning of period balance	
	Quantity	Amount	Quantity	Amount
Inventories	-	14.672.878	-	3.071.356
Total	-	14.672.878	-	3.071.356

6. Bad debts	Ending of the period			Beginning of the period		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
Receivables outstanding for 3 years or more (100%)	9.343.802.745	-	9.343.802.745	9.580.994.530	1.030.718.057	8.550.276.473
1. Construction and installation activities	9.330.643.118	-	9.330.643.118	9.567.834.903	1.030.718.057	8.537.116.846
- Project: Pressure testing connection – Residential area No.6, Thinh Dan ward, Thai Nguyen City	20.121.000	-	20.121.000	20.121.000	-	20.121.000
- Project: Connection and pressure testing – Go Moc 1–2 residential area (Huu Hue Construction and Trading Co., Ltd.)	44.713.000	-	44.713.000	44.713.000	-	44.713.000
- Project: Residential area No.5, Phan Dinh Phung	14.533.000	-	14.533.000	14.533.000	-	14.533.000
- Project: Installation of fire hydrant on Quang Trung street (Project: National Highway 3 bypass, Thai Nguyen City)	84.816.043	-	84.816.043	84.816.043	-	84.816.043
- Management Board of Construction Projects – Hung Son Town	94.207.673	-	94.207.673	94.207.673	-	94.207.673
- Project: Infrastructure construction – Diem Thuy Industrial Park, 180-hectare remaining portion						
+ Management Board of Investment and Construction Projects – Diem Thuy Industrial Park (180ha, remaining portion)	161.942.532	-	161.942.532	161.942.532	-	161.942.532
+ Project: Road infrastructure and land leveling for 4.3 hectares – Resettlement and workers' housing in Hang Hamlet, Pho Yen District (Diem Thuy IP – 180ha area)	82.176.000	-	82.176.000	82.176.000	-	82.176.000
- Infrastructure construction – Diem Thuy Industrial Park (180ha)	55.809.913	-	55.809.913	55.809.913	-	55.809.913
- Project: Infrastructure construction – Resettlement & workers' housing for Diem Thuy Industrial Park	148.445.270	-	148.445.270	148.445.270	-	148.445.270
- Project revenue: Infrastructure water supply for residential area No.4 – Tan Thinh ward	400.703.707	-	400.703.707	400.703.707	-	400.703.707
- Project: Infrastructure construction – Resettlement area No.1, Tan Long ward	35.983.000	-	35.983.000	35.983.000	-	35.983.000
- Water supply project for Phuc Ha resettlement area	29.161.166	-	29.161.166	29.161.166	-	29.161.166
- Project: Diem Thuy IP 180ha – Package: Adjustment of water supply pipeline (Phase 1)	100.699.000	-	100.699.000	100.699.000	-	100.699.000

6. Bad debts	Ending of the period			Beginning of the period		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
- Project: Infrastructure construction – Son Cam Resettlement, Phu Luong District, Thai Nguyen Province – Package: Water supply installation	1.387.605.000	-	1.387.605.000	1.387.605.000	-	1.387.605.000
- Project: Infrastructure construction – Yen Gia I resettlement area, Tan Phu commune, Pho Yen District	12.308.000	-	12.308.000	12.308.000	-	12.308.000
- Project: Pressure testing and connection – DN150 pipeline, Thai Nguyen University area (Capital Construction Consulting JSC)	138.185.000	-	138.185.000	138.185.000	-	138.185.000
- Project: Pressure testing–Student dormitory, Thai Nguyen University	15.309.000	-	15.309.000	15.309.000	-	15.309.000
- Project: Water pipeline relocation – Resettlement area No.5, National Highway 3 Bypass, TN	1.184.000	-	1.184.000	1.184.000	-	1.184.000
- Project: Relocation of pipeline due to site clearance for Project: Road to Zone 3, Quan Trieu	170.641.632	-	170.641.632	170.641.632	-	170.641.632
- Project: Relocation of domestic water pipeline along the North-South road – Ho Xuong Rong Urban Area Project	287.401.618	-	287.401.618	287.401.618	-	287.401.618
- Project: Relocation of domestic water pipeline on National Highway 3 Bypass, Thai Nguyen	169.077.608	-	169.077.608	169.077.608	-	169.077.608
- Project: Relocation of water pipelines within site clearance scope – Phase 1, VB road project	28.448.900	-	28.448.900	28.448.900	-	28.448.900
- Project: Relocation of water pipeline – Thai Nguyen – Cho Moi road investment project	323.550.952	-	323.550.952	323.550.952	-	323.550.952
- Investment project: Ho Xuong Rong Urban Area – Package: Water supply system	320.653.079	-	320.653.079	320.653.079	-	320.653.079
- National Highway 37 renovation project	332.032.013	-	332.032.013	332.032.013	-	332.032.013
- Project: Pipeline relocation due to site clearance for road to HXR residential area, PDP, TPTN	17.453.711	-	17.453.711	17.453.711	-	17.453.711
- Infrastructure construction project – Residential areas No.3 and No.4, Trung Vuong ward	11.418.000	-	11.418.000	11.418.000	-	11.418.000
- Clean water supply project in Dong Cao commune	523.737.276	-	523.737.276	523.737.276	157.121.182	366.616.094
- Clean water supply project in Tien Phong commune	663.197.197	-	663.197.197	663.197.197	198.959.159	464.238.038

6. Bad debts	Ending of the period			Beginning of the period		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
- Project: Water supply for Linh Son commune, Dong Hy District, Thai Nguyen (Rural Water Supply & Sanitation Center, Thai Nguyen)	90.038.708	-	90.038.708	163.248.787	48.974.636	114.274.151
- Project: Water supply for Linh Son commune, Dong Hy District, Thai Nguyen (Rural Water Supply & Sanitation Center, Thai Nguyen)	90.671.478	-	90.671.478	254.653.184	-	254.653.184
- Dong A Hanoi International Joint Stock Company	2.085.543.601	-	2.085.543.601	2.085.543.601	625.663.080	1,459.880.521
- Thai Kim An Investment and Trading Construction Co., Ltd.	308.089.752	-	308.089.752	308.089.752	-	308.089.752
- Consulting and surveying terrain, preparing feasibility report for Water Supply Project – Dong Hy Industrial Cluster (Watech Construction Consulting JSC)	88.940.200	-	88.940.200	88.940.200	-	88.940.200
- Consulting on stock issuance to increase charter capital (Vietnam Commercial and Industrial Securities JSC)	35.000.000	-	35.000.000	35.000.000	-	35.000.000
- Road surface repair on Quang Trung street (Hoang Nam Construction Investment JSC)	198.400.000	-	198.400.000	198.400.000	-	198.400.000
- Advance payment (50%) for electrical system installation – An Lac Vien Project (Ha Thanh Trading and Installation Co., Ltd.)	408.445.089	-	408.445.089	408.445.089	-	408.445.089
- Consulting and preparing feasibility study – Project to upgrade water treatment technology – Tich Luong Water Plant (Hung Long Construction Consulting Co., Ltd.)	350.000.000	-	350.000.000	350.000.000	-	350.000.000
2. Consulting Activities	13.159.627	-	13.159.627	13.159.627	-	13.159.627
- Survey and design of the water supply item – Viet Bac Road Upgrade Project (Phase 1)	2.503.414	-	2.503.414	2.503.414	-	2.503.414
- Survey, design, and preparation of investment estimates	10.656.213	-	10.656.213	10.656.213	-	10.656.213
Total	9.343.802.745	-	9.343.802.745	9.580.994.530	1.030.718.057	8.550.276.473

7. Inventories	Ending of period balance		Beginning of period balance	
	Cost price	Provision	Cost price	Provision
- Raw materials;	12.872.677.499	(2.034.160.202)	12.636.896.958	(2.009.592.675)
- Tools, instruments;	216.750.656	(89.500.000)	776.123.000	(89.500.000)
- Work in progress;	698.396.619		316.839.448	-
- Finished goods.	8.002.095	(911.531)	8.357.095	(911.531)
Total	13.795.826.869	(2.124.571.733)	13.738.216.501	(2.100.004.206)

8. Long-term unfinished assets	Ending of period balance		Beginning of period balance	
	Revaluation price	Cost price	Revaluation price	Cost price
Construction in-progress				
- <i>Investment and construction</i>		8.361.180.368		8.314.346.243
+ Water supply project for Son Cam Phu Luong area (Cost of surveying and verification of survey documents, construction cost estimate)		130.772.727		130.772.727
+ Project: Consultancy for detailed planning design at a 1/500 scale for the Southern Lake Nui Coc Tourist Area project		458.333.333		458.333.333
+ Project: Consultancy for the upgrade and expansion of the concrete road leading to the North of Voi Phun Island		1.705.329.630		52.798.148
+ Third-level network project		836.522.510		1.572.088.940
+ Project: Installation of a pipeline from Sông Công Water Treatment Plant to 3/2 Road		-		1.109.329.172
+ Project: Investment in the water supply pipeline within Diem Thuy Industrial Park		174.707.407		
+ Other works, etc		64.490.838		
+ Thai Nguyen City Water Supply System Development Project		4.991.023.923		4.991.023.923
- <i>Major repairs of fixed assets (infrastructure works); relocation of water supply pipelines, etc.</i>		33.577.355		71.387.435
Total		8.394.757.723		8.385.733.678

9. Increase, decrease in tangible fixed assets

Item	Buildings	Machinery and equipment	Transportation and transmission means	Management equipment and tools	Other fixed assets	Total
1. Cost of tangible fixed assets						
Beginning of the period balance	240.401.875.640	233.119.604.335	616.402.094.985	741.738.636	1.291.634.545	1.091.956.948.141
- New purchases						-
- New construction investments			6.253.322.409			6.253.322.409
<i>Project: Installation of water supply pipeline for the resettlement area of Thai Nguyen University</i>			313.020.609			313.020.609
<i>Project: Installation for the water supply network in the following areas: Thai Nguyen city ; Pho Yen city; Song Cong city</i>			4.149.433.773			4.149.433.773
<i>Project: Installation of D300 water pipes on Viet Bac Street (Luu Xa Station area)</i>			351.931.241			351.931.241
<i>Project: Installation of the transmission pipeline from Song Cong Water Plant to 3/2 Street</i>			1.438.936.786			1.438.936.786
Ending of the period balance	240.401.875.640	233.119.604.335	622.655.417.394	741.738.636	1.291.634.545	1.098.210.270.550
2. Accumulated depreciation						
Beginning of the period balance	(94.998.555.213)	(109.997.035.729)	(242.305.606.577)	(648.697.938)	(1.283.679.944)	(449.233.575.401)
- Depreciation during the period	(8.879.038.460)	(11.017.616.663)	(24.298.993.163)	(28.409.376)	(7.954.601)	(44.232.012.263)
- Disposal of fixed assets						-
Ending of the period balance	(103.877.593.673)	(121.014.652.392)	(266.604.599.740)	(677.107.314)	(1.291.634.545)	(493.465.587.664)
3. Net book value of tangible fixed assets						
Beginning of the period balance	145.403.320.427	123.122.568.606	374.096.488.408	93.040.698	7.954.601	642.723.372.740
Ending of the period balance	136.524.281.967	112.104.951.943	356.050.817.654	64.631.322	-	604.744.682.886

* Cost of fixed assets fully depreciated but still in use:		163.933.672.129 VND
* Cost of fixed assets in good condition, used for production and business operations:	Cost	1.098.210.270.550 VND
	Accumulated depreciation	493.465.587.664 VND
	Net book value	604.744.682.886 VND
* Cost of fixed assets formed from welfare funds	Cost	1.517.705.801 VND
	Accumulated depreciation	1.269.541.921 VND
	Net book value	248.163.880 VND

10. Increase, decrease in intangible fixed assets

1. Cost of intangible fixed assets	
- Beginning of period balance	1.824.974.325
- Increase during this period	-
- Ending of period balance	1.824.974.325
2. Accumulated depreciation	
- Beginning of period balance	(775.993.589)
- Depreciation during the period	(218.996.796)
- Ending of period balance	(994.990.385)
3. Net book value of intangible fixed assets	
- Beginning of period balance	1.048.980.736
- Ending of period balance	829.983.940

<i>11. Prepaid expenses</i>	Ending of period balance	Beginning of period balance
a. Short-term	48.720.000	5.508.025
- Cost of tools and equipment issued for use		3.108.025
+ Cost of production tools and equipment		1.750.000
+ Cost of administrative tools and equipment		1.358.025
- Other short-term prepaid expenses	48.720.000	2.400.000
b. Long-term	9.684.316.604	8.781.348.161
+ Cost of production tools and equipment	198.092.390	156.554.547
+ Cost of administrative tools and equipment	351.331.042	63.620.926
+ Other long-term prepaid expenses	666.728.422	1.070.401.397
+ Cost of investment in water meters	8.468.164.750	7.490.771.291
Total	9.733.036.604	8.786.856.186

12. Payable loans	Ending of the period		During the year		Beginning of the period	
	Amount	Amount likely to be paid	Increase	Decrease	Amount	Amount likely to be paid
a. Short-term payable loans	35.331.266.690	35.331.266.690	37.369.551.119	35.999.649.481	33.961.365.052	33.961.365.052
- Loan from the World Bank (Du Phu Luong Project, Dinh Ca Vo Nhai)	1.179.454.072	1.179.454.072	1.179.454.072	1.179.454.072	1.179.454.072	1.179.454.072
- Loan from Vietcombank (Project for rehabilitation of Thai Nguyen City water supply system, solar power project)	794.901.793	794.901.793	650.000.000	1.395.309.500	1.540.211.293	1.540.211.293
- Loan from Norad + KfW Bank (Song Cong Town Water Supply Project)	5.252.820.470	5.252.820.470	5.252.820.470	5.252.820.470	5.252.820.470	5.252.820.470
- ADB Loan No. 3251 – Thai Nguyen City Water Supply System Development Project	28.104.090.355	28.104.090.355	30.287.276.577	28.172.065.439	25.988.879.217	25.988.879.217
b. Long-term payable loans	425.361.837.396	425.361.837.396	14.215.760.622	38.435.138.399	449.581.215.173	449.581.215.173
- Loan from the World Bank (Du Phu Luong Project, Dinh Ca Vo Nhai – 17-year term)	4.128.089.267	4.128.089.267	-	1.179.454.072	5.307.543.339	5.307.543.339
- Loan from Norad + KfW Bank (Song Cong Town Water Supply Project – 17-year term)	52.528.204.695	52.528.204.695	-	5.252.820.470	57.781.025.165	57.781.025.165
- Loan from Vietcombank Thai Nguyen (Solar Power Project)	236.336.207	236.336.207	-	650.000.000	886.336.207	886.336.207
- ADB Loan No. 2961-VIE (Thai Nguyen City Water Supply System Project)	90.048.440	90.048.440	3.034.679	7.484.057	94.497.818	94.497.818
- ADB Loan No. 3251 – Thai Nguyen City Water Supply System Development Project	368.379.158.787	368.379.158.787	14.212.725.943	31.345.379.800	385.511.812.644	385.511.812.644
Total	460.693.104.086	460.693.104.086	51.585.311.741	74.434.787.880	483.542.580.225	483.542.580.225

13. Trade payables	Ending of the period		Beginning of the year	
	Amount	Amount likely to be paid	Amount	Amount likely to be paid
a. Short-term trade payables	74.431.466.071	74.431.466.071	81.438.271.539	81.438.271.539
- DNP HAWACO Joint Stock Company	798.096.240	798.096.240	2.272.649.724	2.272.649.724
- Green Europe Plastic Co., Ltd.	829.047.940	829.047.940	3.943.361.889	3.943.361.889
- Vietnam Bridge and Road Construction Consulting Joint Stock Company	5.908.782.915	5.908.782.915	5.908.782.915	5.908.782.915
- Thai Nguyen One Member Limited Liability Irrigation Exploitation Company (raw water)	2.276.465.728	2.276.465.728	5.460.256.028	5.460.256.028
- Thien Hai Thai Nguyen Co., Ltd.	1.120.640.918	1.120.640.918	2.642.947.246	2.642.947.246
- Song Cong Town Water Supply Project (Owner's counterpart capital portion)	1.482.471.810	1.482.471.810	1.482.471.810	1.482.471.810
- Song Cong Town Water Supply Project (State budget portion)	5.291.302.618	5.291.302.618	5.291.302.618	5.291.302.618
- Thai Nguyen City Water Supply System Development Project	37.852.570.738	37.852.570.738	37.852.570.738	37.852.570.738
+ Consortium of Vietnam Bridge and Road Construction Consulting JSC - Vietnam Water and Environment Corporation (Package: Construction of new water supply network)	16.600.574.851	16.600.574.851	16.600.574.851	16.600.574.851
+ Consortium of Hai Duong Hydraulic Construction JSC - Minh Thong Co., Ltd. - European Pump JSC (Package: Construction of Water Treatment Plant)	20.088.225.881	20.088.225.881	20.088.225.881	20.088.225.881
+ Partnership of Anycon Project Consulting Co., Ltd. and Watech Consulting JSC	401.998.007	401.998.007	401.998.007	401.998.007
+ Payables to other contractors	761.771.999	761.771.999	761.771.999	761.771.999
- Payables to other suppliers	18.872.087.164	18.872.087.164	16.583.928.571	16.583.928.571
b. Payables to related parties	616.460.981	616.460.981	616.460.981	616.460.981
- Thai Nguyen Clean Water Construction Co., Ltd.	616.460.981	616.460.981	616.460.981	616.460.981

Total	75.047.927.052	75.047.927.052	82.054.732.520	82.054.732.520
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<i>14. Taxes and amounts payable to the State</i>	Beginning of the period	Payable amount during the year	Amount paid during the year	Ending of the period
a. Payables	543.289.671	12.138.994.978	5.906.179.966	6.776.104.683
- Value Added Tax (VAT)	-			-
- Corporate Income Tax (CIT)	210.969.708	6.430.945.230	210.969.708	6.430.945.230
- Personal Income Tax (PIT)	33.388.544	573.051.991	571.151.650	35.288.885
- Resource Tax	67.634.850	1.102.253.210	1.078.006.630	91.881.430
- Environmental protection fee for domestic wastewater	231.296.569	2.649.481.147	2.662.788.578	217.989.138
- Other taxes	-	1.383.263.400	1.383.263.400	-
b. Receivables	475.300	-	-	475.300
- Non-agricultural land use tax, personal income tax, etc.	475.300			475.300
- Value Added Tax (VAT)				-

15. Payable expenses	Ending of period balance	Beginning of period balance
Short-term payable expenses		
- Natural Disaster Prevention Fund of Thai Nguyen Province	780.333.000	780.333.000
- Song Cong Water Enterprise: Route DT 266 (AB transmission line at the Song Cong intersection, from Song Cong intersection to the Diem Thuy roundabout; Project: Replacement, renovation, and upgrading of the water supply pipeline – part of the DN300 water supply project for Diem Thuy Industrial Zone (from Song Cong intersection to Diem Thuy Industrial Zone))...	384.667.953	384.667.953
- Construction enterprise for water supply projects (Water supply project in Linh Son Commune - Dong Hy District; Water supply project in Tien Phong Commune)	73.479.965	289.108.860
- Project for the construction of DN300 water supply pipeline for Diem Thuy Industrial Zone; Consulting and project verification of the bidding documents for the water supply system of Song Cong II Industrial Zone	591.051.818	591.051.818
- Interest expenses for projects and constructions	2.823.047.206	3.384.099.407
- Other payable expenses	688.647.655	997.556.061
Total	5.341.227.597	6.426.817.099
16. Other payables	Ending of period balance	Beginning of period balance
Short-term payables		
- Excess assets pending resolution	3.326.530	
- Union funds	90.912.796	104.956.238
- Social insurance		-
- Health insurance		-
- Payables for privatization (Dividends, late payment of interest to the State)	16.524.362.362	16.524.362.362
- Unemployment insurance	-	-
- Drainage service fees	12.640.210.460	13.016.735.010
- Dividends payable	-	-
- Other payables and dues	1.438.874.817	731.470.560
b. Phải trả các bên liên quan	-	-
Total	30.697.686.965	30.377.524.170

17. Equity

a. Statement of Changes in Equity

Items	Items under owner's equity				
	Contributed charter capital	Other owner's equity	Retained earnings	Investment and development fund	Total
Opening balance of the last year	160.000.000.000	109.463.185.448	(79.994.704.714)	27.620.205.617	217.088.686.351
- Increase in capital during the last year	-	-	-	4.185.551.902	4.185.551.902
+ Other owner's equity					-
+ Investment and development fund				4.185.551.902	4.185.551.902
- Profit from the last year			(6.471.214.074)		(6.471.214.074)
- Other increases					-
- Decrease in capital (Profit distribution)			13.951.839.675		13.951.839.675
Opening balance of the this year	160.000.000.000	109.463.185.448	(100.417.758.463)	31.805.757.519	200.851.184.504
- Increase in capital during this year	-	-	-	817.199.043	817.199.043
+ Other owner's equity					-
+ Fund allocation				817.199.043	817.199.043
- Profit from this period			18.186.207.200		18.186.207.200
- Other increases					-
- Profit distribution			2.723.996.810		2.723.996.810
Ending of period balance	160.000.000.000	109.463.185.448	(84.955.548.073)	32.622.956.562	217.130.593.937

b. Details of Contributed capital	Ending of period	Beginning of period
- Charter capital	160.000.000.000	160.000.000.000
+ <i>State capital (42.27%)</i>	67.632.000.000	67.632.000.000
+ <i>Dong A International Group Joint Stock Company (41%)</i>	65.600.000.000	65.600.000.000
+ <i>Other shareholders (16.73%)</i>	26.768.000.000	26.768.000.000
- Other capital of the owners (assets transferred from the water supply enterprises of the districts, budget capital allocated for project implementation)	109.463.185.448	109.463.185.448
- Development investment fund	32.622.956.562	31.805.757.519
- Retained earnings	(84.955.548.073)	(100.417.758.463)
Total	217.130.593.937	200.851.184.504
c. Capital transactions with shareholders and dividend distribution, profit allocation	This year	Last year
- Owner's investment capital	160.000.000.000	160.000.000.000
- Dividends paid	1.792.000.000	9.120.000.000
<i>Including: + Dividends relating to State-owned capital</i>	757.478.400	3.855.024.000
<i>+ Dividends of the strategic investor (Dong A International Group Joint Stock Company)</i>	734.720.000	3.739.200.000
<i>+ Dividends of other shareholders</i>	299.801.600	1.525.776.000
d. Share	Ending of period	Beginning of period
- Number of shares outstanding	16.000.000	16.000.000
+ Common shares	16.000.000	16.000.000
- Par value of outstanding shares	10.000	10.000

d. Dividends	This year	Last year
- Dividends declared after the reporting period (%)	1,12	5,70
e. Company's funds	Ending of period	Beginning of period
- Development investment fund	32.622.956.562	31.805.757.519
- Other funds	1.865.076.942	2.339.523.515
+ <i>Reward fund</i>	693.455.540	925.127.237
+ <i>Welfare fund</i>	923.457.522	1.135.885.898
+ <i>Welfare fund formed fixed assets</i>	248.163.880	278.510.380
g. Income and expenses, profit or loss recognized directly in owner's equity according to specific accounting standards		

18. Off-balance sheet items

a. Foreign currencies

b. Bad debts written off

The receivable from the water supply debt of Gia Sang Steel Rolling Joint Stock Company, amounting to 34,145,675 VND, has been written off due to the company's bankruptcy.

VII. Supplementary information for items presented in the income statement

<i>1. Revenue from sales and services (No 01)</i>	Q4 2025	Q4 2024
- Revenue from sales		
+ Tuc Duyen, Tich Luong, Nam Nui Coc, Song Cong Enterprise	60.469.581.940	55.748.668.700
+ Trai Cau Enterprise	101.404.160	102.131.520
+ Dai Tu Enterprise	704.350.880	782.722.160
+ Vo Nhai Enterprise	397.782.960	425.252.080
+ Phu Luong Enterprise	134.897.600	137.320.160
+ Diem Thuy Enterprise	458.608.180	194.358.980
+ Thinh Duc Enterprise	216.172.240	212.293.800
+ Materials	11.050.000	9.189.800
+ Others	36.368.829	35.338.005
- Revenue from Construction contract	570.500.281	20.212.397
Total	63.100.717.070	57.667.487.602
<i>2. Revenue deductions (No 02)</i>	Q4 2025	Q4 2024
<i>3. Cost of goods sold and services rendered (No 11)</i>	Q4 2025	Q4 2024
- Cost of goods sold	34.270.581.506	33.409.759.572
- Cost of construction activities	502.352.527	18.415.150
- Provision for obsolescence of inventories	24.567.527	(48.037.562)

Total	34.797.501.560	33.380.137.160
4. Financial activities income (No 21)	Q4 2025	Q4 2024
- Interest on deposits and loans	782.395.624	14.142.753
- Foreign exchange gain	1.058.103.223	-
Total	1.840.498.847	14.142.753
5. Financial activities expenses (No 22)	Q4 2025	Q4 2024
- Interest expense	7.858.737.546	8.818.487.643
- Foreign exchange loss	3.034.679	1.277.420.250
Total	7.861.772.225	10.095.907.893
6. Other income (No 31)	Q4 2025	Q4 2024
- Other income	11.596	2.184
Total	11.596	2.184
7. Other expenses (No 32)	Q4 2025	Q4 2024
- Fines	4.733.477	-
Total	4.733.477	-
8. Selling and General and administrative expenses	Q4 2025	Q4 2024
a. General and administrative expenses incurred during the period	6.671.583.086	7.237.004.320
- Salaries and wages of administrative staff	3.918.063.924	3.832.911.638
- Taxes and other statutory fees	505.162.862	388.769.587

- Administrative expenses	431.664.000	397.020.000
- Provision for bad debts	793.526.272	1.628.689.805
- Other general and administrative expenses	1.023.166.028	989.613.290
b. Selling expenses incurred during the period	5.364.988.785	6.102.688.983
- Salary expenses	3.636.885.944	3.753.991.640
- Outsourced service expenses (Installation and removal of meters; Inspection and maintenance of clean water meters)	745.357.138	655.060.516
- Other cash expenses	982.745.703	1.693.636.827
9. Operating expenses based on business performance	Q4 2025	Q4 2024
- Material costs	8.962.133.671	8.711.343.910
- Labor costs	19.441.888.645	18.212.466.621
- Depreciation costs	10.582.334.794	12.256.626.271
- Costs of services purchased from external providers	34.076.747	31.182.279
- Other cash expenses	8.171.899.130	6.405.682.482
Total	47.192.332.987	45.617.301.563
10. Current business income tax charge (No 50)	Q4 2025	Q4 2024
Current business income tax charge	2.489.699.409	210.969.708

VIII	Supplementary information for items presented in the statement of cash flows	Year-to-date as of the end of Q4 this year	Year-to-date as of the end of Q4 last year
2	<i>Principal repayments made during the period</i>	<i>36.007.133.538</i>	<i>38.203.334.187</i>
	- Bac Kan – Thai Nguyen Regional Development Bank (ADB Loan)		2.668.102.144
	- Bac Kan – Thai Nguyen Regional Development Bank (WB Loan)	1.179.454.072	1.179.454.072
	- Vietcombank (Investment in a 140.76kWp Grid-connected Solar Power System for Song Cong Water Plant and Investment for the Rehabilitation of the Water Supply System in Thai Nguyen City)	1.395.309.500	1.720.309.500
	- Loan from Norad and KfW Bank (Song Cong Project)	5.252.820.470	5.252.820.470
	- ADB Loan No. 2961, 3251-VIE (Thai Nguyen City Water Supply System Improvement Project)	28.179.549.496	27.382.648.001

IX. Other information

According to Official Letter No. 2004/UBND-KTTH dated November 22, 2010, regarding the financial mechanism for Thai Nguyen Water Joint Stock Company, issued by the People's Committee of Thai Nguyen Province:

After the handover, the Company is required to maintain separate monitoring and take responsibility for organizing its production and business operations, expanding the distribution network, reducing costs, and improving operational efficiency.

In the event of losses due to objective reasons, the Company shall report to the relevant provincial departments and agencies. Based on current policies and specific inspections, these agencies will coordinate to submit a proposal to the Provincial People's Committee for consideration and resolution. Therefore, the Company has been monitoring separately the business results of the equitized area and the district-level areas, with details as follows:

- Appendix 01: Business performance report of the equitized area;
- Appendix 02: Business performance report of Trai Cau Water Enterprise;
- Appendix 03: Business performance report of Dai Tu Water Enterprise;
- Appendix 04: Business performance report of Vo Nhai Water Enterprise;
- Appendix 05: Business performance report of Phu Luong Water Enterprise;
- Appendix 06: Business performance report of Diem Thuy Water Enterprise;

Preparer



Nguyen Thi Thanh Minh

Chief Accountant



Nguyen Minh Phuong

19 January, 2026

General Director



Nguyen Xuan Hoc

MID-YEAR INCOME STATEMENT - EQUITIZED AREA

Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		61.655.154.290	56.025.702.702	228.835.476.606	212.250.067.597
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		61.655.154.290	56.025.702.702	228.835.476.606	212.250.067.597
4. Cost of goods sold and services rendered	11		32.010.128.272	30.218.510.045	117.602.704.754	117.080.575.415
5. Gross profit from sales and services (20 = 10-11)	20		29.645.026.018	25.807.192.657	111.232.771.852	95.169.492.182
6. Financial activities income	21		1.840.498.847	14.142.753	2.018.654.517	40.184.265
7. Financial activities expenses	22		7.819.794.227	10.039.189.994	42.192.933.113	54.059.941.391
- In which: Interest expense	23		7.816.759.548	8.761.769.744	27.977.172.491	34.512.451.473
8. Selling expenses	24		4.901.052.408	5.651.291.393	18.724.769.677	18.389.705.781
9. General and administrative expenses	25		6.498.988.056	7.117.146.574	20.829.031.271	21.723.920.323
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		12.265.690.174	3.013.707.449	31.504.692.308	1.036.108.952
11. Other income	31		11.596	2.184	650.033.842	854.881
12. Other expenses	32		4.733.477	-	187.528.753	115.292
13. Other profit (40 = 31-32)	40		(4.721.881)	2.184	462.505.089	739.589
14. Accounting profit before tax (50 = 30+40)	50		12.260.968.293	3.013.709.633	31.967.197.397	1.036.848.541
15. Current business income tax charge	51		2.489.699.409	210.969.708	6.430.945.230	210.969.708
16. Deffered business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		9.771.268.884	2.802.739.925	25.536.252.167	825.878.833
18. Basic Earnings Per Share	70					
19. Diluted Earnings Per Share	71					

MID-YEAR INCOME STATEMENT - TRAI CAU WATER ENTERPRISE
Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		101.404.160	102.131.520	416.590.560	401.590.720
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		101.404.160	102.131.520	416.590.560	401.590.720
4. Cost of goods sold and services rendered	11		255.870.173	269.570.667	792.212.516	878.685.839
5. Gross profit from sales and services (20 = 10-11)	20		(154.466.013)	(167.439.147)	(375.621.956)	(477.095.119)
6. Financial activities income	21		-	-	-	-
7. Financial activities expenses	22		-	-	-	-
- In which: Interest expense	23		-	-	-	-
8. Selling expenses	24		46.067.086	65.860.046	209.379.398	235.188.490
9. General and administrative expenses	25		9.975.191	9.794.854	37.298.726	38.962.811
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		(210.508.290)	(243.094.047)	(622.300.080)	(751.246.420)
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	-	-
13. Other profit (40 = 31-32)	40		-	-	-	-
14. Accounting profit before tax (50 = 30+40)	50		(210.508.290)	(243.094.047)	(622.300.080)	(751.246.420)
15. Current business income tax charge	51		-	-	-	-
16. Deffered business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		(210.508.290)	(243.094.047)	(622.300.080)	(751.246.420)
18. Basic Earnings Per Share	70					

MID-YEAR INCOME STATEMENT - DAI TU WATER ENTERPRISE
Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		704.350.880	782.722.160	2.893.887.920	3.287.683.040
2. Revenue deductions	02		-		-	
3. Net revenue from sales and services (10 = 01-02)	10		704.350.880	782.722.160	2.893.887.920	3.287.683.040
4. Cost of goods sold and services rendered	11		709.144.012	1.033.861.513	2.810.093.753	3.434.344.855
5. Gross profit from sales and services (20 = 10-11)	20		(4.793.132)	(251.139.353)	83.794.167	(146.661.815)
6. Financial activities income	21		-	-	-	-
7. Financial activities expenses	22		-	0	-	-
- In which: Interest expense	23		-	0	-	-
8. Selling expenses	24		161.286.555	131.731.343	523.849.673	570.343.623
9. General and administrative expenses	25		68.770.514	45.355.035	263.408.900	320.639.196
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		(234.850.201)	(428.225.731)	(703.464.406)	(1.037.644.634)
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	-	-
13. Other profit (40 = 31-32)	40		-	-	-	-
14. Accounting profit before tax (50 = 30+40)	50		(234.850.201)	(428.225.731)	(703.464.406)	(1.037.644.634)
15. Current business income tax charge	51		-	-	-	-
16. Deffered business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		(234.850.201)	(428.225.731)	(703.464.406)	(1.037.644.634)
18. Basic Earnings Per Share	70					

MID-YEAR INCOME STATEMENT - VO NHAI WATER ENTERPRISE

Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		397.782.960	425.252.080	1.590.387.840	1.647.421.840
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		397.782.960	425.252.080	1.590.387.840	1.647.421.840
4. Cost of goods sold and services rendered	11		505.790.976	522.010.820	1.849.598.330	1.888.912.940
5. Gross profit from sales and services (20 = 10-11)	20		(108.008.016)	(96.758.740)	(259.210.490)	(241.491.100)
6. Financial activities income	21		-	-	-	-
7. Financial activities expenses	22		22.668.532	33.295.989	100.078.601	125.567.630
- In which: Interest expense	23		22.668.532	33.295.989	100.078.601	125.567.630
8. Selling expenses	24		113.616.304	137.925.868	462.075.978	495.852.906
9. General and administrative expenses	25		37.797.976	41.381.383	140.520.096	155.692.207
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		(282.090.828)	(309.361.980)	(961.885.165)	(1.018.603.843)
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	-	-
13. Other profit (40 = 31-32)	40		-	-	-	-
14. Accounting profit before tax (50 = 30+40)	50		(282.090.828)	(309.361.980)	(961.885.165)	(1.018.603.843)
15. Current business income tax charge	51		-	-	-	-
16. Deffered business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		(282.090.828)	(309.361.980)	(961.885.165)	(1.018.603.843)
18. Basic Earnings Per Share	70					

MID-YEAR INCOME STATEMENT - PHU LUONG WATER ENTERPRISE
Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		134.897.600	137.320.160	575.480.480	588.979.600
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		134.897.600	137.320.160	575.480.480	588.979.600
4. Cost of goods sold and services rendered	11		340.047.345	353.203.768	1.352.601.766	1.419.877.148
5. Gross profit from sales and services (20 = 10-11)	20		(205.149.745)	(215.883.608)	(777.121.286)	(830.897.548)
6. Financial activities income	21		-	-	-	-
7. Financial activities expenses	22		19.309.466	23.421.910	85.251.311	102.023.678
- In which: Interest expense	23		19.309.466	23.421.910	85.251.311	102.023.678
8. Selling expenses	24		50.044.685	61.616.823	218.878.846	247.827.262
9. General and administrative expenses	25		13.598.592	13.933.634	53.593.659	55.662.448
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		(288.102.488)	(314.855.975)	(1.134.845.102)	(1.236.410.936)
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	-	-
13. Other profit (40 = 31-32)	40		-	-	-	-
14. Accounting profit before tax (50 = 30+40)	50		(288.102.488)	(314.855.975)	(1.134.845.102)	(1.236.410.936)
15. Current business income tax charge	51		-	-	-	-
16. Deferred business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		(288.102.488)	(314.855.975)	(1.134.845.102)	(1.236.410.936)
18. Basic Earnings Per Share	70					

MID-YEAR INCOME STATEMENT - DIEM THUY WATER ENTERPRISE

Fourth Quarter of 2025

Currency unit: Vietnamese Dong

Items	No	Note	Quarter 4		Year-to-date	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenue from sales and services	01		458.608.180	194.358.980	1.590.029.940	769.725.800
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01-02)	10		458.608.180	194.358.980	1.590.029.940	769.725.800
4. Cost of goods sold and services rendered	11		1.328.001.782	982.980.347	5.043.207.934	3.746.055.210
5. Gross profit from sales and services (20 = 10-11)	20		(869.393.602)	(788.621.367)	(3.453.177.994)	(2.976.329.410)
6. Financial activities income	21		-	-	-	-
7. Financial activities expenses	22		-	-	-	-
- In which: Interest expense	23		-	-	-	-
8. Selling expenses	24		92.921.747	54.263.510	333.821.742	204.113.509
9. General and administrative expenses	25		42.452.757	9.392.840	140.550.478	72.744.155
10. Operating profit [30 = 20+(21-22)-(24+25)]	30		(1.004.768.106)	(852.277.717)	(3.927.550.214)	(3.253.187.074)
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	-	-
13. Other profit (40 = 31-32)	40		-	-	-	-
14. Accounting profit before tax (50 = 30+40)	50		(1.004.768.106)	(852.277.717)	(3.927.550.214)	(3.253.187.074)
15. Current business income tax charge	51		-	-	-	-
16. Deffered business income tax charge	52		-	-	-	-
17. Net profit after tax (60 = 50-51-52)	60		(1.004.768.106)	(852.277.717)	(3.927.550.214)	(3.253.187.074)
18. Basic Earnings Per Share	70					

