

Ho Chi Minh City, April 20, 2026

To: Hanoi Stock Exchange

1. Name of entity:

- Stock code: NBW
- Address: 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City
- Contact number: 19001210 Fax: 028.54122500
- Email: tchccapnuocnhabe@gmail.com
- Website: www.capnuocnhabe.vn

- Financial statements for the First quarter of 2026

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

- ☐
- Consolidated financial statements (Listed organization with subsidiaries):

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

- Cases that require explanation:

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

- ☐ Yes ☒ No

Written explanation in case of yes:

- ☐ Yes ☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa:

- ☐
- Yes
- ☒
- No

Written explanation in case of yes:

- ☐ Yes ☐ No

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

☒ Yes

☐ No

Written explanation in case of yes:

☒ Yes

☐ No

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

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

This information was published on the Company's website on April 20, 2026 at: www.capnuocnhabe.vn

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

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

- Transaction content: Wholesale purchase and sale of water in 2026.
- Ratio of transaction value/total asset value of the enterprise (%) *(based on financial statements)*: 46,56%.
- Transaction completion date: the First quarter of 2026.

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

Recipients:

- As above;
- Archives, HR.

Attached documents:

- Financial statements for the First quarter of 2026;
- Explanation regarding the First quarter of 2026.



Dương Văn Hoa

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

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**FINANCIAL STATEMENTS
THE FIRST QUARTER OF 2026
(FROM 01/01/2026 TO 31/03/2026)**



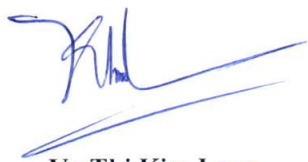
STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

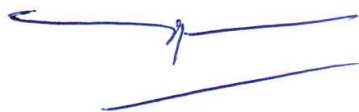
Unit: VND

ASSETS	Code	Notes	As at 31/03/2026	As at 01/01/2026
1	2	3	4	5
A. CURRENT ASSETS	100		99.706.384.059	107.012.487.870
I. Cash and cash equivalents	110	1	24.946.013.689	49.690.463.270
1. Cash	111		24.946.013.689	44.690.463.270
2. Cash equivalents	112			5.000.000.000
II. Short - term investments	120	2	10.030.000.000	10.030.000.000
1. Held to maturity investments	123		10.030.000.000	10.030.000.000
III. Short - term receivable	130		31.418.149.489	12.419.808.910
1. Short-term Receivables from Customers	131	3	31.319.362.218	13.993.314.203
2. Short-term prepayments to suppliers	132		1.866.921.698	381.820.000
3. Other receivables	135	4a	498.776.764	311.775.654
4. Provisions for bad debts (*)	136	6	(2.266.911.191)	(2.267.100.947)
IV. Inventories	140	7	28.875.890.280	28.230.495.605
1. Inventory	141		28.875.890.280	28.230.495.605
V. Other short-term assets	160		4.436.330.601	6.641.720.085
1. Short-term prepaid expenses	161	14a	3.576.606.439	2.249.540.196
2. Deductible VAT	162		859.724.162	2.458.222.266
3. Taxes and other receivables from State budget	163			1.933.957.623
B. LONG-TERM ASSETS	200		222.967.314.232	224.259.876.074
I. Long-term receivables	210	4b	39.000.000	39.000.000
1. Other long-term receivables	215		39.000.000	39.000.000
II. Fixed assets	220		214.975.420.375	204.867.370.790
1. Tangible fixed assets	221	9	209.901.854.266	199.280.859.056
- Historical costs	222		626.579.522.265	606.204.470.224
- Accumulated depreciation (*)	223		(416.677.667.999)	(406.923.611.168)
2. Intangible fixel assets	227	10	5.073.566.109	5.586.511.734
- Historical costs	228		19.968.649.202	19.889.019.573
- Accumulated depreciation (*)	229		(14.895.083.093)	(14.302.507.839)
III. Long-term biological assets	230			
IV. Investment property	240			
V . Long-term assets in progress	250		497.329.817	8.230.762.833
1. Construction in progress	252	8	497.329.817	8.230.762.833
VI. Other long-term assets	270		7.455.564.040	11.122.742.451
1. Long-term prepaid expenses	271	14b	5.095.987.225	7.926.226.668
2. Deferred tax assets	272	26a	2.359.576.815	3.196.515.783
TOTAL ASSETS (270 = 100 + 200)	280		322.673.698.291	331.272.363.944

SOURCES	Code	Notes	As at 31/03/2026	As at 01/01/2026
1	2	3	4	5
C. LIABILITIES	300		131.324.137.316	148.369.239.890
I. Current liabilities	310		131.059.137.316	148.074.239.890
1. Short-term trade payables	311	17a	81.851.378.729	83.392.325.464
2. Short-term prepayment from customers	312		1.148.100.636	881.751.728
3. Dividends and profit payable	313	18	542.841.174	
4. Taxes and other payables to State budget	314	19	33.113.276.794	29.049.537.518
5. Payables to employees	315		10.832.286.149	30.407.404.696
6. Short-term accrued expenses	316	20	211.445.074	368.406.397
7. Other short-term payments	320	21a	3.176.404.613	3.518.560.508
8. Bonus and welfare fund	323		183.404.147	456.253.579
II. Non-current liabilities	330		265.000.000	295.000.000
1. Other long-term payables	338		265.000.000	295.000.000
D. OWNERS' EQUITY	400	27	191.349.560.975	182.903.124.054
1. Contributed capital	411		109.000.000.000	109.000.000.000
- Ordinary shares with voting rights	411a		109.000.000.000	109.000.000.000
2. Other owner's funds	414		431.588.293	431.588.293
3. Investment and development funds	418		41.595.763.549	41.595.763.549
4. Undistributed profits after tax	420		40.322.209.133	31.875.772.212
- Undistributed profits after tax brought forward	420a		31.875.772.212	31.875.772.212
- Undistributed profits after tax for the current year	420b		8.446.436.921	
TOTAL SOURCES	440		322.673.698.291	331.272.363.944



Vo Thi Kim Loan
Preparer



Vu Thi Thuy Nga
Chief Accountant




Duong Van Hoa
Legal Representative
Ho Chi Minh City, 20 April, 2026


INCOME STATEMENT

As at March 31, 2026


Unit: VND

Items	Code	Notes	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
1	2	3	4	5
1. Revenue from goods sold and services rendered	01	1	223.848.147.669	222.320.656.886
2. Less Deductions	02			
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		223.848.147.669	222.320.656.886
4. Cost of goods sold	11	3	151.767.897.791	147.460.469.999
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		72.080.249.878	74.860.186.887
6. Gain/loss on disposal of investment property	21			
7. Financial income	22	5	28.078.030	158.480.919
8. Financial expenses	23			
- In which: Interest expenses	24			
9. Selling expenses	25	9a	37.477.906.537	35.436.728.043
10. General administration expenses	26	9b	23.917.081.746	24.633.006.183
11. Profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}	30		10.713.339.625	14.948.933.580
12. Other income	31	7	14.050.099	7.795.709
13. Other expenses	32	8	30.006.205	
14. Profit from other activities(40 = 31 - 32)	40		(15.956.106)	7.795.709
15. Total profit before tax (50 = 30 + 40)	50		10.697.383.519	14.956.729.289
16. Current Corporate income tax	51		1.414.007.630	2.193.156.015
17. Deferred Corporate income tax	52		836.938.968	911.545.708
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		8.446.436.921	11.852.027.566
19. Basic earnings per shares (*)	70			
20. Diluted earnings per shares (*)	71			


Vo Thi Kim Loan
Preparer



Vu Thi Thuy Nga
Chief Accountant





Duong Van Hoa
Legal Representative
Ho Chi Minh City, 20 April, 2026


CASH FLOW STATEMENT
As at March 31, 2026

Unit: VND				
Description	Code	Notes	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		10.697.383.519	14.956.729.289
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		10.342.208.217	9.623.196.498
- Provisions	03		(189.756)	
- Gain from investing activities	05		(28.078.030)	(158.480.919)
- Interest expense	06			
- Other adjustments	07			
3. Operating profit before movements in working capital	08		21.011.323.950	24.421.444.868
- Increase, decrease in receivables	09		(15.582.368.579)	(12.817.756.537)
- Increase, decrease in inventories	10		(645.394.675)	(9.769.151.628)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(15.882.287.481)	(20.932.071.352)
- Increase, decrease in prepaid expenses	12		1.503.173.200	2.046.165.458
- Corporate income tax paid	15		(2.313.244.430)	(2.374.299.650)
- Receipts from other items	16			
- Other cash outflows	17		(212.849.432)	(318.961.440)
Net cash generated by operating activities	20		(12.121.647.447)	(19.744.630.281)
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(12.641.619.025)	(4.302.656.316)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22			
3. Cash outflow for lending, buying debt instruments of other entities	23			(10.000.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24			45.000.000.000
5. Interest earned, dividends and profits received	27		28.078.030	158.480.919
Net cash used in investing activities	30		(12.613.540.995)	30.855.824.603
III. Cash flows from financing activities				
6. Dividends and profits paid	36		(9.261.139)	(2.755.000)
Net cash used in financing activities	40		(9.261.139)	(2.755.000)
Net cash flows in the period (50=20+30+40)	50		(24.744.449.581)	11.108.439.322
Cash and cash equivalents at the beginning of the period	60		49.690.463.270	25.119.312.413
Cash and cash equivalents at the end of the period (70=50+60+61)	70		24.946.013.689	36.227.751.735


Vo Thi Kim Loan
Preparer


Vu Thi Thuy Nga
Chief Accountant




Duong Van Hoa
Legal Representative
Ho Chi Minh City, 20 April, 2026

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended 31 March 2026

I . GENERAL INFORMATION

1. Forms of Ownership

Nha Be Water Supply Joint Stock Company is a company that was privatized from Saigon Water Corporation – Nha Be Water Supply Branch according to Decision No. 6659/QĐ-UBND dated 30 December 2005 issued by the People's Committee of Ho Chi Minh City. The Company operates activities under Business registration certificate of joint stock company No. 0304789298 issued by Ho Chi Minh City Department of Investment and Planning for the first time on 02 January 2007, 10th re-registered on 10 July 2025.

The Company's head office is located at: No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City.

The Company's Charter capital: VND 109,000,000,000, the actual contributed capital as at 31 December 2025 is VND 109,000,000,000, equivalent to 10,900,000 shares, par value per share: VND 10,000.

The number of employees of the Company as at 31 March 2026 is 388 (as at 01 January 2026: 388).

2. Business field

Commerce, services, construction and production of mineral water.

3. Business activities

Main business activities of the Company include:

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

II . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

1. Accounting period

Annual accounting period commences from 01 January and ends as at 31 December.

2. Accounting currency

The Company maintains its accounting records in Vietnam Dong (VND).

III . Standards and Applicable Accounting Policies

1. Applicable Accounting Policies

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

2. Declaration of compliance with Accounting Standards and Accounting System

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

IV . Accounting estimates

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

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

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

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

2.4 . Financial Instruments*Initial recognition***Financial assets**

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

Financial liabilities

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

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

4. Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 03 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

5. Financial investments

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

Provision for devaluation of investments is made at the end of the year as follows:

- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

6. Receivables

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

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

7. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

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

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

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

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

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

8. Fixed assets

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

Subsequent measurement after initial recognition

If these costs aumtent future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

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

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

- Buildings, structures	05 - 25	years
- Machinery, equipment	03 - 10	years
- Vehicles, Transportation equipment	05 - 15	years
- Office equipments and furnitures	05	years
- Other fixed assets	03	years
- Management software	03 - 05	years

9. Construction in progress

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

10. Operating lease

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

11. Prepaid expenses

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

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

Types of prepaid expenses include:

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

12. Payables

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

14. Accrued expenses

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

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

21. Owner's equity

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

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

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

Dividends payable to shareholders are recognized as a liability in the Company's Statement of Financial Position after they have been approved by the General Meeting of Shareholders through the annual General Meeting of Shareholders' Resolution. Dividends payable to shareholders are monitored and recognized for each specific shareholder following the dividend declaration notice issued by the Company's Board of Directors and the notification of the record date for dividend entitlement announced by the Vietnam Securities Depository and Clearing Corporation.

22. Revenue

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

Revenue from sale of goods

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

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably;

Financial income

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

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

24. Cost of goods sold and services rendered

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

Corporate income tax

a) Deferred income tax asset

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

Deferred income tax asset is determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of fiscal year.

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

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

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

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

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

c) Current corporate income tax rate

For the fiscal year ended as at 31 December 2025, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for the Executive board) by the weighted average number of ordinary shares outstanding during the year.

Related Parties

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

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

Segment information

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

V. Notes to the Financial Statements

1. Cash and cash equivalents

Calculation Unit: VND

Cash and cash equivalents held by the entity free from restrictions	31/03/2026	01/01/2026
- Cash	129.648.422	149.176.149
- Demand deposit	24.816.365.267	44.541.287.121
- Cash equivalents	-	5.000.000.000
Total	24.946.013.689	49.690.463.270

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

2. Short-term Financial Investment

a) Tradinh Securities

b) Term deposits (attachment)

3. Short - term trade receivables

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
- Receivable for repair of water supply pipe	125.922.461		125.922.461	
- Receivable for Long An customer's water supply service	2.292.262.651		2.027.884.721	
- Receivable from water meter installation and supply			1.236.228	
- Receivable for water supply service	28.833.943.556	(2.266.911.191)	11.784.634.693	(2.267.100.947)
- Other receivables	67.233.550		53.636.100	
Total	31.319.362.218	(2.266.911.191)	13.993.314.203	(2.267.100.947)

* Receivables from related parties

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
- SaiGon Water Supply Corporation- One Member Limited				
Receivable for repair of water supply pipe (Fire rescue pillar)	125.922.461		125.922.461	

4. Other receivables

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
a) Short term				
- Advance payment	251.431.745		86.299.958	
- Margin deposit	82.000.000		82.000.000	
- Accrued interest income from term deposit	74.206.301		77.459.726	
- Other short-term receivable	91.138.718		66.015.970	

Total	498.776.764		311.775.654	
b) Long-term				
- Mortgages	39.000.000		39.000.000	
Total	39.000.000		39.000.000	

6. Doubtful debts

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
- Monarch Laundry Co.Ltd	240.149.880		240.149.880	
- Bad water bill must be collected	2.026.761.311		2.026.951.067	
Total	2.266.911.191		2.267.100.947	

7. Inventories

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
- Raw materials	11.162.078.690		7.125.661.837	
- Tools and supplies	191.851.896		40.258.245	
- Work in progress	12.594.906		69.660.660	
- Finished water products	17.509.364.788		20.994.914.863	
Total	28.875.890.280		28.230.495.605	

8. Construction in progress

Target	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
Construction in progress				
- Expansion of water supply network	95.482.620		95.482.620	
- Cost of repairing rotten			7.801.483.486	
- Others	401.847.197		333.796.727	
Total	497.329.817		8.230.762.833	

9. Tangible fixed assets (attachment)

10. Intangible fixed assets (attachment)

14. Prepaid expenses

a) Short-term

Item	31/03/2026	01/01/2026
Life insurance cost	2.282.640.442	1.145.965.997
Cost to be allocated	1.293.965.997	1.103.574.199
Total	3.576.606.439	2.249.540.196

b) Long-term		
Item	31/03/2026	01/01/2026
Cost to be allocated	5.095.987.225	7.926.226.668
Total	5.095.987.225	7.926.226.668

17. Short-term trade payables

Item	31/03/2026	01/01/2026
a) Short-term trade payables		
- SaiGon Water Supply Corporation	51.601.123.226	64.165.244.436
- Hong Dang Construction, Travel and Trading Co., Ltd.	1.490.755.938	3.549.261.306
- Nhan Viet Production and Construction Co.,Ltd	1.245.475.797	3.421.740.322
- N.T.P Trading Co., Ltd.	2.353.479.840	1.686.826.080
- Waseen Construction Investment Water Supply Sewerage And Environment Co., Ltd.	3.478.621.964	3.225.518.479
- Dan Vi Co.,Ltd	872.056.278	1.175.600.453
- Au My co., Ltd	496.800.000	970.000.000
- Hawaco Southern joint stock company	7.448.436.000	-
- Joint Stock Company for Telecom and Informatics	6.460.453.081	-
- Payables to others	6.404.176.605	5.198.134.388
Total	81.851.378.729	83.392.325.464
b. Payables to related parties		
31/03/2026 01/01/2026		
Corporation:		
- Wholesale clean water supply service	48.951.176.598	61.361.569.355
- Communication service software	2.649.946.628	2.803.675.081
Total	51.601.123.226	64.165.244.436

18. Dividends and profit payable

Item	31/03/2026	01/01/2026
- Dividends and profit payable	542.841.174	
Total	542.841.174	-

The company has paid dividends on time, but the outstanding amount has not been received by small customers

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

20. Accrued expenses

Item	31/03/2026	01/01/2026
Short-term		
- Accrued electricity expense		104.959.124
- Accrued expenses for cost of telephone		7.093.538

- Other accrued expenses	211.445.074	256.353.735
Total	211.445.074	368.406.397

21. Other payables

Item	31/03/2026	01/01/2026
a) Short-term		
- Dividend, profit payables (In 2026, transferred to account 332)	-	533.580.035
- The fee was exempted, but the customer paid the Company	898.520.285	898.520.285
- Short-term deposits, collateral received	2.233.472.000	2.033.472.000
- Others	44.412.328	52.988.188
Total	3.176.404.613	3.518.560.508
b) Long-term		
- Long-term deposits, collateral received	265.000.000	295.000.000
Total	265.000.000	295.000.000

26. Deferred income tax

a. Deferred income tax assets

Item	31/03/2026	01/01/2026
- Corporate income tax rate used to determine deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences	5.556.092.598	7.012.229.510
- Reversal of previous write-down of deferred income tax assets	(3.196.515.783)	(3.815.713.727)
Total	2.359.576.815	3.196.515.783

b. Deferred corporate income tax expense

Item	31/03/2026	31/03/2025
- Deferred CIT expense relating to taxable temporary difference	3.196.515.783	3.815.713.727
- Deferred CIT income arising from deductible temporary difference	(2.359.576.815)	(2.904.168.019)
Total	836.938.968	911.545.708

27. Owner's equity (attachment)

2. Financial Investments

b) Held to maturity investments

Target	31/03/2026			01/01/2026		
	Original	Recoverable value	Provision	Original	Recoverable value	Provision
Term deposits	10.030.000.000	10.030.000.000		10.030.000.000	10.030.000.000	
Total	10.030.000.000	10.030.000.000		10.030.000.000	10.030.000.000	

Term deposits with maturities from 6 months to 12 months amounting to VND 10.030.000.000

9. Tangible fixed assets

Item	Buildings and structure	Machinery and equipment	Transmission means of transport	Office equipment	Others	Total
Historical cost						
Balance as at 01/01/2026	35.521.316.018	62.017.995.886	487.528.137.755	20.873.396.565	263.624.000	606.204.470.224
- Purchase		679.772.000		4.505.626.927		5.185.398.927
- Finished construction investment	3.718.739.630		11.470.913.484			15.189.653.114
- Disposal						
Balance as at 31/03/2026	39.240.055.648	62.697.767.886	498.999.051.239	25.379.023.492	263.624.000	626.579.522.265
Accumulated Depreciation						
Balance as at 01/01/2026	21.819.844.432	45.117.610.005	329.350.472.429	10.372.060.302	263.624.000	406.923.611.168
- Depreciation	609.332.609	1.566.331.107	6.780.740.484	797.652.631		9.754.056.831
- Disposal						
Balance as at 31/03/2026	22.429.177.041	46.683.941.112	336.131.212.913	11.169.712.933	263.624.000	416.677.667.999
Net carrying amount						
- Balance as at 01/01/2026	13.701.471.586	16.900.385.881	158.177.665.326	10.501.336.263	-	199.280.859.056
- Balance as at 31/03/2026	16.810.878.607	16.013.826.774	162.867.838.326	14.209.310.559	-	209.901.854.266

10.Intangible fixed assets

Item	Land use right	Copy right	Trademark	Computer software	Others	Total
Historical cost						
Balance as at 01/01/2026				19.889.019.573		19.889.019.573
- Additions		79.629.629				79.629.629
- Decreases						
Balance as at 31/03/2026		79.629.629		19.889.019.573		19.968.649.202
Accumulated Amortisation						
Balance at 01/01/2026				14.302.507.839		14.302.507.839
- Depreciation		4.423.868		588.151.386		592.575.254
- Others decrease						
Balance as at 31/03/2026		4.423.868		14.890.659.225		14.895.083.093
Net carrying amount						
- Balance as at 01/01/2026				5.586.511.734		5.586.511.734
- Balance as at 31/03/2026		75.205.761		4.998.360.348		5.073.566.109

19. Taxes and other payables to the State

Item	Receivable Opening Balance	Payable Opening Balance	Payable during the year	Paid during the year	Receivable Closing Balance	Payable Closing Balance
Value added tax	2.458.222.266				859.724.162	-
Corporate income tax		2.313.244.430	1.414.007.630	2.313.244.430		1.414.007.630
Personal income tax		426.932.878	1.746.228.408	1.992.793.789		180.367.497
Land tax and land rent	1.933.957.623		4.533.781.238			2.599.823.615
Vat on drainge services		1.725.856.853	4.904.472.863	5.104.410.300		1.525.919.416
Total	4.392.179.889	4.466.034.161	12.598.490.139	9.410.448.519	859.724.162	5.720.118.158
Drainage servise fees		24.583.503.357	60.724.100.880	57.914.445.601		27.393.158.636
Total		24.583.503.357	60.724.100.880	57.914.445.601		27.393.158.636
	4.392.179.889	29.049.537.518	73.322.591.019	67.324.894.120	859.724.162	33.113.276.794

Nha Be Water Supply Joint Stock Company

Additional explanation of the item presented in the balance sheet

27. Owners' equity

Item	Owners' Contributed Capital	Other Capital	Development and Investment Fund	Retained Earnings	Total
Balance as at 01/01/2025	109.000.000.000	431.588.293	41.595.763.549	31.852.650.748	182.880.002.590
Profit for the year				31.875.772.212	31.875.772.212
Distributions to bonus and welfare funds				(10.883.593.674)	(10.883.593.674)
Reward fun of the management and executive board				(453.625.000)	(453.625.000)
Dividends				(20.515.432.074)	(20.515.432.074)
Balance as at 31/12/2025	109.000.000.000	431.588.293	41.595.763.549	31.875.772.212	182.903.124.054
Balance as at 01/01/2026	109.000.000.000	431.588.293	41.595.763.549	31.875.772.212	182.903.124.054
Profit for the year				8.446.436.921	8.446.436.921
Distributions to bonus and welfare funds					
Extract the reward fun for the executive management board					
Dividends					
Balance as at 31/03/2026	109.000.000.000	431.588.293	41.595.763.549	40.322.209.133	191.349.560.975

VII. Notes to the Financial Statements

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

Calculation Unit: VND

Item	31/03/2026	31/03/2025
a) Revenue		
Revenue from clean water supply	216.886.175.563	210.566.067.760
Revenue of clean water supply for Long An Province	5.099.552.459	4.211.484.411
Revenue of water metre supply	1.282.167.168	1.174.538.922
Others	580.252.479	6.368.565.793
Total	223.848.147.669	222.320.656.886
b) Revenue from related parties		

3. Cost of goods sold

Item	31/03/2026	31/03/2025
Cost of clean water supply	146.399.833.285	143.322.230.955
Cost of clean water supply for Long An Province	3.849.489.803	3.011.391.203
Cost of water metre supply	1.010.560.613	960.858.812
Others	508.014.090	165.989.029
Total	151.767.897.791	147.460.469.999

5. Financial income

Item	31/03/2026	31/03/2025
Interest income	28.078.030	158.480.919
Total	28.078.030	158.480.919

7. Other income

Item	31/03/2026	31/03/2025
Other income	14.050.099	7.795.709
Total	14.050.099	7.795.709

8. Other expenses

Item	31/03/2026	31/03/2025
Other expenses	30.006.205	
Total	30.006.205	-

9. Selling expenses and General and administrative expenses

Item	31/03/2026	31/03/2025
a) Selling expenses		
Raw materials	6.886.975.328	3.763.216.082
Labour expenses	20.309.238.832	20.265.156.820
Depreciation expenses	6.099.817.997	5.832.449.818

	31/03/2026	31/03/2025
a) Selling expenses (next)		
Depreciation expenses Long An	150.119.436	132.830.436
Water loss prevention expenses	3.328.387.132	3.289.724.201
Other expenses in cash	703.367.812	2.153.350.686
Total	37.477.906.537	35.436.728.043
b) General and administrative expenses		
Raw materials	862.735.995	852.467.037
Labour expenses	10.333.307.496	9.922.431.533
Depreciation expenses	2.244.793.556	1.254.742.086
Tax, Charge, Fee	4.533.781.238	6.997.318.785
Expenses of outsourcing services	438.535.114	393.822.806
Other expenses in cash	5.503.928.347	5.212.223.936
Total	23.917.081.746	24.633.006.183

10. Financial instruments

Item	31/03/2026	31/03/2025
Raw materials	9.105.010.830	6.554.527.494
Labour expenses	31.805.218.765	30.914.486.972
Depreciation expenses	10.196.512.649	9.490.366.062
Expenses of outsourcing services	438.535.114	561.845.752
Other expenses in cash	10.998.972.748	14.608.332.277
Total	62.544.250.106	62.129.558.557



Vo Thi Kim Loan
Prepared by



Vu Thi Thuy Nga
Chief Accountant



Đương Văn Hoa
Legal Representative
Ho Chi Minh City, 20 April, 2026

**NHA BE WATER SUPPLY JOINT
STOCK COMPANY**

No: **1143**/CNNB-KTTC
Re: Explanation regarding the Financial
Statements for the first quarter of 2026

Ho Chi Minh City, April 20, 2026

To:

- The State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

During production and business operations in the first quarter of 2026, the after-tax profit of Nha Be Water Supply Joint Stock Company (NBW) amounted to VND 10,697 million, representing a decrease of VND 4,259 million (-28.48%) compared to the same period last year. The planned after-tax profit for 2026 is VND 42,779 million, accordingly the Company has completed its business plan for the first quarter of 2026. The main reasons are as follows:

1. Total revenue and other income in the first quarter of 2026 reached VND 223,890 million, an increase of VND 1,403 million (+0.63%) compared to the same period last year.
 - ❖ Water sales revenue increased by VND 7,208 million (+3.36%) due to a higher sales volume of 463,523 m³ and an increase in average selling price from VND 12,533.59/m³ to VND 12,610.68/m³ (+VND 77.09/m³).
 - ❖ Service revenue decreased because in the first quarter of 2025, the company recognized VND 5,726 million from the liquidation of water supply materials.
 - ❖ Other income decreased by VND 79 million.
2. Total expenses in the first quarter of 2026 amounted to VND 213,193 million, an increase of VND 5,663 million (+2.73%) compared to the same period last year:
 - ❖ Cost of goods sold increased by VND 4,307 million (+2.92%) including:
 - ✓ The cost of purchased wholesale clean water increased by VND 3,916 million (+2.67%) due to:
 - Purchased volume decreased by 382,670 m³.
 - The water loss rate decreased from 13.67% to 9.59%, leading to a decrease in work-in-progress clean water costs carried forward to the next period.
 - The purchase price increased from VND 7,276.70/m³ to VND 7,391.67/m³.
 - ✓ Other cost of goods sold increased by VND 391 million.

- ❖ Selling expenses increased by VND 2,041 million (+5.76%) compared to the same period last year:
 - ✓ The cost of routine and periodic water meter replacements increased by 3.116 million VND due to the following: In this quarter, the Company replaced 5,852 new water meters, and in the first quarter of 2025 it replaced 5,010 new water meters, including 2,010 refurbished meters
 - ✓ Free installation of water meters increased by VND 566 million.
 - ✓ Other selling expenses decreased by VND 1,641 million due to the accrual of employee life insurance expenses in the first quarter of 2025.
 - ❖ General and administrative expenses decreased by VND 715 million.
 - ❖ Other expenses (Account 811) increased by VND 30 million.
3. Corporate income tax decreased by VND 854 million due to lower pre-tax profit of this period.

Nha Be Water Supply Joint Stock Company (NBW) commits that the information provided above is truthful and takes full responsibility before the law for the disclosed contents.

Recipients:

- As above;
- Archive: Office, Finance & Accounting Dept.



DUONG VAN HOA