Model number 01-A

DONG THAP WATER SUPPLY & URBAN ENVIRONMENT JOINT - STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom - Happiness**
No: 787 /CBTT-CN&MTĐT	*Dong Thap, August 14th, 2026*

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

To: Hanoi Stock Exchange (HNX).

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Dong Thap Water Supply & Urban Environment Joint - Stock Company would like to disclose the Financial Statements in semi annual 2026 for the period from January 1st, 2026 to June 30th, 2026 with Hanoi Stock Exchange as follows:

1. Name of Organization: Dong Thap Water Supply & Urban Environment Joint - Stock Company

- Stock code: DWS

- Address: No. 01, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province

- Tel: (0277) 3 853 332 Fax: 0277. 3 852 825

- Email: capnuocdt@dowasen.com

- Website: www.dowasen.com

2. Content of information disclosure:

- Financial Statements in semi annual 2026

☐ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☒ General Financial Statements (Listed organizations has an accounting units directly under its own accounting system).

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for the reviewed/audited financial statements in 2026):

☐ Yes ☒ No

Explanatory documents in case of integration:

☐ Yes ☒ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2026):

☐ Yes ☒ No

Explanatory documents in case of integration:

☐ Yes ☒ No

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

☒ Yes ☐ No

Explanatory documents in case of integration:

☒ Yes ☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes ☒ No

Explanatory documents in case of integration:

☐ Yes ☒ No

This information was published on the Company's website on August 14, 2026 at the link: http://dowasen.com/ezData.aspx.

Organization representative
Person authorized to disclose information

M.S.D.N: 1400101205
CÔNG TY CỔ PHẦN CẤP NƯỚC VÀ MÔI TRƯỜNG ĐÔ THỊ ĐỒNG THÁP
TỈNH ĐỒNG THÁP

Phan Van Sang

Attachments:
- Financial Statements in semi annual 2026;
- Explanation of the difference in profit after income tax.

DONG THAP WATER SUPPLY & URBAN ENVIRONMENT JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

August 2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Dong Thap Water Supply and Urban Environment Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the the Company's reviewed audited interim Separate Financial Statements for the period from 01/01/2026 to 30/06/2026 from page 6 to page 69 inclusive.

BOARD OF GENERAL DIRECTORS, BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND CHIEF ACCOUNTANT

The members of the Board of Directors, the Board of Management, the Board of Supervisors and the Chief Accountant of the Company during the period and up to the date of this report are as follows:

Board of Directors	
Mr. Nguyen Van Ca	Chairman
Mr. Dinh Cong Phu	Member
Mr. Bui Tan Cuong	Member
Board of Supervisors	
Ms. Ly Thu Cuc	Head of the Board
Mr. Nguyen Thanh Hong	Member
Ms. Dinh Thi Thanh Thuy	Member
Board of General Directors	
Mr. Dinh Cong Phu	General Director
Mr. Bui Tan Cuong	Deputy General Director
Chief Accountant	
Mr. Hoang Quoc Hung	Chief Accountant

The legal representatives of the Company from 01 January 2026 to 30 June 2026 and to the date of this report is Mr Dinh Cong Phu - General Director

THE AUDITOR

The Financial Statements for the period from 01/01/2026 to 30/06/2026 of the Company have been reviewed by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company is responsible for preparing the interim financial statements for the period from 01 January 2026 to 30 June 2026, that give a true and fair view of theCompany's financial position of the Company, as well as its results of operations and its cash flows for the financial period then ended. In preparing the financial statements, The Board of General Directors is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue as a going concern;
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the financial statements and to mitigate the risks of material misstatement due to fraud or error.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the financial statements.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the financial statements of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors,

M.S.D.N: 1400101205
CÔNG TY CỔ PHẦN CẤP NƯỚC VÀ MÔI TRƯỜNG ĐÔ THỊ ĐỒNG THÁP
TỈNH ĐỒNG THÁP

Dinh Cong Phu
General Director
Dong Thap, 14 August 2026

UHY
Connect to possibility

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

No: 141 /2026/UHYHCM - BCSX

**REPORT ON REVIEW OF INFORMATION
IN THE INTERIM FINANCIAL STATEMENS**

On the financial statements of Dong Thap Water Supply and Urban Environment Joint Stock Company for the period from 01 January 2026 to 30 June 2026

To: **Sharecholders, The Board of Management and The Board of General Directors of Dong Thap Water Supply and Urban Environment Joint Stock Company**

We have audited the accompanying interim financial statements of Dong Thap Water Supply and Urban Environment Joint Stock Company (hereinafter referred to as the "Company"), which comprise the statement of financial position as at 30 June 2026, and the income statement, the cash flows statement and the notes to the financial statements for the period from 01 January 2026 to 30 June 2026. The Company's financial statements were prepared on 14 August 2026 and are presented from pages 06 to 69.

Responsibilities of the Board of General Directors

As stated in the Statement of the Board of Directors on pages 2 and 3, The Board of Directors of the Company is responsible for preparing and presenting the interim financial statements in a true and fair view in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim financial statements and for such internal control as the Board of Directors determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' Responsibilities

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review engagements No. 2410 - Review of interim financial information performed by the independent auditor on the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INFORMATION
IN THE INTERIM FINANCIAL STATEMENS (CONT'D)

On the interm financial statements of Dong Thap Water Supply and Urban Environment Joint Stock Company for the period from 01 January 2026 to 30 June 2026

Auditors' Conclusions

Based on the results of our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, the financial position of Dong Thap Water Supply and Urban Environment Joint Stock Company as at 30 June 2026, and the results of its operations and its cash flows for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and relevant legal regulations on preperation and presentation of the interim financial statements.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Mr. Phan Thanh Dien
Deputy General Director
Auditor's Practicing Certificate
No: 1496-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Ho Chi Minh City, 14 August 2026

Form B 01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	As at 30/06/2026 VND	As at 01/01/2026 VND (Reclassification)
CURRENT ASSETS	**100**		**178,785,296,111**	**158,300,707,257**
Cash and cash equivalents	**110**		**72,415,160,645**	**59,813,357,532**
Cash	111	5	72,415,160,645	59,813,357,532
Short-term financial investments	**120**		**14,234,110,959**	**14,308,995,891**
Short-term held-to-maturity investments	123	6	14,234,110,959	14,308,995,891
Current receivables	**130**		**51,027,641,449**	**49,529,225,722**
Short-term trade receivables	131	7	50,335,551,933	46,541,242,920
Short-term advances to suppliers	132	8	4,233,467,868	584,705,128
Other short-term receivables	135	9	9,091,890,812	10,421,887,647
Provision for doubtful short-term receivables	136	10	(12,633,269,164)	(8,018,609,973)
Inventories	**140**		**36,311,079,934**	**29,855,695,443**
Inventories	141	11	36,311,079,934	29,855,695,443
Other current assets	**160**		**4,797,303,124**	**4,793,432,669**
Tax and other receivables from the State budget	163	18	4,797,303,124	4,793,432,669
NON-CURRENT ASSETS	**200**		**925,481,818,317**	**912,859,728,477**
Long-term receivables	**210**		3,042,207,120	3,042,207,120
Other long-term receivables	215	9	3,042,207,120	3,042,207,120
Fixed assets	**220**		**434,196,797,727**	**424,444,571,401**
Tangible fixed assets	221	13	433,232,714,816	423,408,050,988
- Cost	*222*		*1,017,029,327,197*	*982,958,659,513*
- Accumulated depreciation	*223*		*(583,796,612,381)*	*(559,550,608,525)*
Intangible fixed assets	227	14	964,082,911	1,036,520,413
- Cost	*228*		*1,984,888,743*	*1,984,888,743*
- Accumulated amortization	*229*		*(1,020,805,832)*	*(948,368,330)*
Long-term assets in progress	**250**		**454,796,668,395**	**455,795,104,906**
Construction in progress	252	15	454,796,668,395	455,795,104,906
Long-term financial investments	**260**		**84,040,000**	**84,040,000**
Investments in other entities	263	6	84,040,000	84,040,000
Other non-current assets	**270**		**33,362,105,075**	**29,493,805,050**
Long-term prepaid expenses	271	12	33,362,105,075	29,493,805,050
TOTAL ASSETS	**280**		**1,104,267,114,428**	**1,071,160,435,734**

Form B 01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

As t 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	As at 30/06/2026 VND	As at 01/01/2026 VND (Reclassification)
LIABILITIES	**300**		718,592,783,022	684,851,092,444
Current liabilities	**310**		141,580,581,471	116,701,419,712
Short-term trade payables	311	16	18,832,281,236	20,964,747,189
Short-term advances from customers	312		355,248,555	127,233,582
Dividends and profits payable	313	17	17,624,328,400	-
Short-term tax and other payables to the State budget	314	18	6,442,995,275	7,972,116,626
Payables to employees	315	19	29,256,000,000	45,842,568,755
Short-term accrued expenses	316	20	12,197,264,271	9,851,011,778
Other short-term payables	320	21	10,733,603,437	4,955,730,013
Short-term loan and finance lease obligations	321	22	30,378,535,039	25,646,211,527
Short-term provisions	322	23	65,530,189	184,462,365
Bonus and welfare fund	323	24	15,694,795,069	1,157,337,877
Non-current liabilities	**330**		**577,012,201,551**	**568,149,672,732**
Other long-term payables	338	21	480,378,512,312	480,352,078,534
Long-term loan and finance lease obligations	339	22	82,089,186,071	72,419,763,443
Science and technology development fund	344	25	14,544,503,168	15,377,830,755
EQUITY	**400**	**26**	**385,674,331,406**	**386,309,343,290**
Share capital	411		259,181,300,000	259,181,300,000
- Shares with voting rights	*411a*		*259,181,300,000*	*259,181,300,000*
Development investment fund	418		93,838,006,798	75,912,602,533
Retained earnings	420		32,655,024,608	51,215,440,757
- Retained earnings for the current period	*420b*		32,655,024,608	51,215,440,757
TOTAL EQUITY AND LIABILITIES	**440**		**1,104,267,114,428**	**1,071,160,435,734**

Approved, 14 August 2026

Duong Tu Dang Khoa	Hoang Quoc Hung	Dinh Cong Phu
Preparer	**Chief Accountant**	**General Director**

Form No. B 02a – DN

INTERIM STATEMENT OF INCOME

For the period from 01/01/2026 to 30/06/2026

ITEMS	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Revenue from sales of goods and rendering of services	01	27	260,849,401,376	219,234,873,803
Revenue deductions	02	28	-	112,110,185
Net revenue from sales of goods and rendering of services	10		260,849,401,376	219,122,763,618
Cost of goods sold and services rendered	11	29	177,249,229,422	154,628,919,546
Gross profit/(loss) from sales of goods and rendering of services	**20**		**83,600,171,954**	**64,493,844,072**
Financial income	22	30	369,252,986	513,788,463
Financial expenses	23	31	2,795,467,436	2,828,915,621
In which: Interest expense	*24*		*2,795,467,436*	*2,828,915,621*
Selling expenses	25	32	25,064,930,964	22,173,267,677
General and administrative expenses	26	33	20,696,452,513	15,705,705,223
Net profit/(loss) from operating activities	**30**		**35,412,574,027**	**24,299,744,014**
Other income	31	35	1,734,174,812	1,200,094,722
Other expenses	32	36	523,883,830	439,282,090
Other profit/(loss)	**40**		**1,210,290,982**	**760,812,632**
Profit/(loss) before tax	**50**		**36,622,865,009**	**25,060,556,646**
Current corporate income tax expense	51	37	3,967,840,401	2,901,378,580
Deferred corporate income tax expense	52		-	-
Profit/(loss) after tax	**60**		**32,655,024,608**	**22,159,178,066**
Basic earnings per share	**70**	38	792	593
Diluted earnings per share	**71**		**792**	**593**

Approved, 14 August 2026

M.S.D.N: 1400101205 CÔNG TY CỔ PHẦN CẤP NƯỚC VÀ MÔI TRƯỜNG ĐÔ THỊ ĐỒNG THÁP TỈNH ĐỒNG THÁP

Duong Tu Dang Khoa	Hoang Quoc Hung	Dinh Cong Phu
Preparer	**Chief Accountant**	**General Director**

Form No. B 03a – DN

INTERIM STATEMENT OF CASH FLOW (CONT'D)

(Applying indirect methods)

For the period from 01/01/2026 to 30/06/2026

Unit: VND

Items	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
I. Cash flows from operating activities				
Profit before tax	01		**36,622,865,009**	**25,060,556,646**
Adjustments for:				
Depreciation and amortization	02		28,491,251,961	31,095,075,610
Provisions/ /(reversal of provisions)	03		4,495,727,015	670,996,950
Gain/(loss) from investing activities	05		(603,767,219)	(269,945,021)
Interest expense	06		2,795,467,436	2,828,915,621
Operating profit before changes in working capital	**8**		**71,801,544,202**	**59,385,599,806**
Increase, decrease in receivables	09		(4,534,376,935)	47,417,924,784
Increase, decrease in inventories	10		(6,455,384,491)	(25,317,001,393)
Increase, decrease in payables (excluding interest and corporate income tax)	11		(43,929,270,466)	(16,936,161,072)
Increase, decrease in prepaid expenses	12		(3,868,300,025)	3,172,634,266
Interest paid	14		(4,807,096,327)	(2,795,369,328)
Corporate income tax paid	15		(4,000,000,000)	(2,000,000,000)
Other operating cash outflows	17		(1,128,250,900)	(1,534,279,273)
Net cash flows from operating activitie.	**20**		**3,078,865,058**	**61,393,347,790**
II. Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(5,810,566,003)	(24,722,160,128)
Cash proceeds from disposals of fixed	22		487,620,000	-
Interest and dividends received	27		444,137,918	597,277,503
Net cash flows from investing activities	**30**		**(4,878,808,085)**	**(24,124,882,625)**

Form No. B 03a – DN

INTERIM STATEMENT OF CASH FLOW

(Applying indirect methods)

For the period from 01/01/2026 to 30/06/2026

Items	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
III. Cash flows from financing activities				
Cash receipts from borrowings	33		30,696,740,268	15,718,853,155
Cash repayments of borrowings	34		(16,294,994,128)	(28,341,790,284)
Net cash flows from financing activitie	**40**		14,401,746,140	(12,622,937,129)
Net cash flows during the period	**50**		**12,601,803,113**	**24,645,528,036**
Opening balance of cash and cash equivalents	**60**	**5**	**59,813,357,532**	**44,420,748,018**
Closing balance of cash and cash equivalents	**70**	**5**	**72,415,160,645**	**69,066,276,054**

Approved, 14 August 2026

M.S.D.N: 1400101205
CÔNG TY CỔ PHẦN CẤP NƯỚC VÀ MÔI TRƯỜNG ĐÔ THỊ ĐỒNG THÁP
TỈNH ĐỒNG THÁP

Duong Tu Dang Khoa	Hoang Quoc Hung	Dinh Cong Phu
Preparer	Chief Accountant	General Director

1. Company Overview

Ownership Structure

Dong Thap Water Supply and Urban Environment Joint Stock Company (hereinafter referred to as the "Company") is a company converted from a state-owned enterprise to a joint-stock company on 26 April 2017, pursuant to Decision No. 1546/QD-UBND dated 30 December 2016, issued by the People's Committee of Dong Thap Province. The Company is currently operating under Business Registration Certificate No. 1400101205 issued by the Department of Planning and Investment of Dong Thap Province on 27 September 2006, with the 19th amendment registered on 18 July 2025.

The charter capital of the Corporation is VND 259,181,300,000, equivalent to 25,918,130 shares with par value of 10,000 VND/shares.

The head office is located at No. 01 Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province.

The total manager and employees of the Company as at 30 June 2026 are 798 employees (797 employees as at 31 December 2025).

Business sector

The company's business activities include the production and supply of clean water, waste collection, environmental services, and other consulting services in Dong Thap Province.

Business lines and principal activities

- Wholesale of materials and installation equipment in construction. Details: Buying and selling construction materials, materials, and products related to water supply and drainage, urban services;
- Other manufacturing not classified elsewhere. Details: Manufacturing materials, products related to water supply and drainage, urban services;
- Funeral services. Details: Burial, cremation services, and related services;
- Water extraction, treatment, and supply. Details: Production and business of clean water for domestic use, production, and other needs;
- Architectural activities and related technical consulting;
- General house cleaning. Details: Cleaning services for offices, households;
- Landscaping and maintenance services. Details: Landscaping services for offices, households;
- Technical testing and analysis. Details: Environmental impact assessment reports, environmental protection commitments; monitoring and water/environmental survey reports; developing zoning plans, detecting and preventing water losses, asset management;
- Production of non-alcoholic beverages, mineral water. Details: Production of bottled water, bottled water; Wholesale of beverages. Details: Buying and selling bottled water, bottled water;
- Treatment and disposal of non-toxic waste; drainage and wastewater treatment;
- Collection of hazardous waste. Details: Collection and transportation of hazardous waste;
- Treatment and disposal of hazardous waste;
- Road construction activities. Details: Construction of bridges and road;
- Construction of water supply and drainage works. Details: Construction of water supply and drainage works. Construction of pipelines and water systems, such as: Irrigation systems (canals); Reservoirs. Construction of gates, such as: Wastewater drainage systems, including repairs; Wastewater treatment plants; Pump stations; Water well drilling;

1. Company overview (cont'd)

Business lines and principal activities (cont'd)

- Collection of non-toxic waste. Details: Collection and transportation of non-toxic waste;
- Construction of irrigation works. Details: Construction of irrigation works;
- Residential building construction. Details: Construction of civil buildings;
- Construction of other public utility works. Details: Construction of other public utility works. Construction of systems for treating hazardous and non-hazardous waste. Construction of systems for treating hazardous and non-hazardous wastewater. Construction of sludge treatment works. Construction of other public utility works;
- Construction of other civil engineering works;
- Propagation and care of perennial seedlings. Details: Tree nursery;
- Production of concrete and concrete products, cement, and gypsum. Details: Production of construction materials;
- Installation of drainage systems, sewage systems, heating, and air conditioning systems. Details: Installation of drainage systems;
- Industrial cleaning and specialized construction works. Details: Septic tank cleaning services;
- Construction of processing and manufacturing works. Details: Construction of industrial buildings;
- Propagation and care of annual seedlings. Details: Tree nursery;
- Goods transportation by road. Details: Transportation services, moving office and household items, construction materials, and construction waste;
- Construction of non-residential buildings. Details: Construction of civil buildings.

Normal business cycle

The company's main business activities have a regular and continuous turnover cycle within the month.

The company's operations during the year affecting the financial statements

The company's primary business activities involve the extraction, treatment, and supply of clean water, as well as the provision of waste collection and treatment services. Changes in policy factors such as water pricing, waste collection fees, resource taxes, and local and state incentive policies over different periods have a significant impact on the company's business performance.

Company structure

The company does not not have subsidiaries or associate companies.

Dependent units without legal status maintaining dependent accounting, including:

Branch	Address
Nam Song Tien Water Supply Branch	207b, Tran Hung Dao, Sa Dec Ward, Dong Thap Province
Bac Song Tien Water Supply Branch	01, Nguyen Hue, Cao Lanh Ward, Dong Thap Province
Tay Bac Song Tien Water Supply Branch	Highway 30, An Binh Ward, Dong Thap Province
Environment Service Branch	15/4, Highway 30, My Tra Ward, Dong Thap Province
Dowasen Bottled Water Branch	01 Ton Duc Thang, Cao Lanh Ward, Dong Thap Province

1. Company overview (cont'd)

Statement on the comparability of information in the financial statements

As disclosed in Note III.1, effective from 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance, providing guidance on the Accounting Regime for Enterprises. The Company has restated the comparative figures for the prior period in accordance with the requirements of Circular No. 99/2025/TT-BTC. Accordingly, the figures presented in these interim financial statements for the accounting period from 1 January 2026 to 30 June 2026 are comparable with the corresponding figures presented in the interim financial statements for the accounting period from 1 January 2025 to 30 June 2025.

2. Financial year and accounting currency

Financial year

The Company's accounting period begins on 01 January and ends on 31 December each year.

Accounting currency

The Company's accounting currency is Vietnamese dong (VND).

3. Applied accounting standards and regulations

Applied accounting standards

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for the implementation of Vienamese Accounting Standards, and other relevant legal regulations on preparation and presentation of the financial statements.

Statement of compliance with accounting standards and regulations

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for the implementation of Vienamese Accounting Standards, and other relevant legal regulations on preparation and presentation of the financial statements.

4. Significant accounting policies

Cash and cash equivalents

Cash includes cash on hand, demand deposits, term deposits, cash in transit, Bank deposits with an original maturity of no more than three months are highly liquid, easily convertible into a specified amount of cash, and carry minimal risk of changes in their convertible value.

4. Significant accounting policies (cont'd)

Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has both the intention and the ability to hold it until maturity. Held-to-maturity investments include: time deposits at banks (including promissory notes and bills), bonds, preferred shares that the issuer is obligated to repurchase at a specific future date, loans held to maturity for the purpose of earning periodic interest, and other similar investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and any transaction-related costs. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis. Any interest accrued prior to the acquisition is deducted from the cost at the time of purchase.

When there is clear evidence that part or all of an investment may not be recoverable and the amount of loss can be reliably estimated, such loss is recognized as a financial expense in the period and directly deducted from the carrying amount of the investment.

Investments in equity instruments of other entities

Investments in equity instruments of other entities inciude investments in equny instrumets where the Company does not have control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, which includes the purchase price or capital contribution along with any direct costs related to the investment activity. Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of the investment. Dividends and profits from periods after the acquisition are recognized as income. Dividends received in the form of shares are only tracked by the increased number of shares and are not recognized in terms of value.

Receivables

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their carrying amounts, net of provisions for doubtful debts.

The classification of receivables into trade receivables, internal receivables, and other receivables is based on the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers, including receivables arising from entrusted export sales through other entities
- Internal receivables represent receivables between the Company and its dependent units, or between dependent units within the Company.
- Other receivables reflect non-commercial receivables that are not related sales transaction.

The provision for doubtful debts is established for each doubtful receivable based on overdue aging or estimated potential losses, specifically:

4. Significant accounting policies (cont'd)

Receivables (cont'd)

For overdue receivables:

- 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
- 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
- 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
- 100% of the outstanding value for receivables overdue for 3 years or more.

For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses. Increases and decreases in the provision for doubtful debts at the financial year-end are recognized in administrative expenses.

Inventories

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

Cost comprises purchase price, processing cost and other direct attributable expenses that have been incurred in bringing the inyentories to their present location and condition NRV is defined as the estimated selling price of inventories in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

The cost of inventory discharged from stock is calculated using the weighted average method at the time of transaction. Inventory is accounted for using the perpetual inventory system.

The cost of inventories is determined using the weighted average method, and is accounted for using the perpetual inventory system.

A provision for inventory devaluation is recognised for each inventory item where the cost exceeds its net realisable value. For unfinished services, provisions are determined for each type of service with a distinct pricing structure. Increases and decreases in the provision for inventory devaluation at the end of the financial year are recognised in the cost of sales.

Prepaid expenses

Prepaid expenses include actual costs incurred in the current period but related to multiple accounting periods. The Company's prepaid expenses include the following:

Tools and equipment
Tools and equipment put into use are amortised on a straight-line basis over a maximum period of 3 years.

Other prepaid expenses
Other prepaid expenses include insurance expenses, store rental expenses, and other expenses recognised at cost and amortised to expenses in the income statement over a period ranging from 18 to 36 months.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

4. Significant accounting policies (cont'd)

Tangible fixed assets (cont'd)

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life or depreciation rates of the various categories of tangible fixed assets are as follows:

Asset category	Year
Buildings and structures	05 - 50
Machinery and equipment	03 - 20
Transportation and transmission equipment	10 - 30
Office equipment and management tools	03 - 10

Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortisation are derecognised, and any gains or losses arising from the disposal are recognised as income or expense for the year.

Software programs

Costs related to computer software that is not an integral part of the related hardware are capitalised. The cost of software includes all expenditures incurred by the Company up to the date the software is ready for use. Computer software is amortised on a straight-line basis over 3 years

Payables and accrued expenses

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the financial year.
Liabilities are monitored in detail by original repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised at an amount lower than the obligation to be settled.

4. Significant accounting policies (cont'd)

Payables and accrued expenses (cont'd)

The classification of payables into trade payables, accrued expenses, internal payables, and other payables is based on the following principles:

- Trade payables: Represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company,
- Accrued expenses: Represent payables for goods and services received from the seller or provided to the buyer but not yet settled due to the absence of invoices or insufficient accounting documentation, and payables to employees for accrued annual leave, toghether with other accrued production and business expenses.
- Internal payables: Represent payables between the head office and its dependent units, or between dependent units within the Company.
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners (shareholders, members of a limited liability company).
- Borrowings and financial liabilities represent borrowings, financial liabilities, and the settlement of borrowings and financial liabilities.
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

Owners' equity

Share capital

Share capital is recognised based on the actual capital contributions made by shareholders and approved by the competent authorities.

Share premium

Share premium is recognized as the difference between the issuance price and the par value of shares upon initial issuance or additional issuance, the difference between the re-issuance price and the book value of treasury shares, and the equity component of convertible bonds at maturity. Direct costs directly related to the additional issuance of shares and the re-issuance of treasury shares are deducted from share premium.

Other capital of owners

Other capital is formed from additions from operating results, asset revaluations, and the remaining value between the fair value of donated or sponsored assets after deducting payable taxes (if any) related to these assets.

Profit distribution

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

The distribution of profits to the shareholders takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends/profits, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

4. Significant accounting policies (cont'd)

Owners' equity (cont'd)

Dividends are recognised as liabilities when they are approved by the General Meeting of Shareholders' Council and the list of shareholders entitled to receive such dividends has been officially finalised. The Company does not have t he rights to decline paying dividends.

Revenue and income recognition

Revenue from sale of goods and finished products

Revenue from sale of goods and finished products is recognised when all of the following conditions are satisfied:

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods or products.
- The revenue can be measured reliably. Where contracts provide buyers with the right to return purchased goods or products subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the buyer no longer has the right to return the goods or products (except where customers are entitled to return goods in exchange for other goods or services).
- The Company has received or will probably receive economic benefits from the sales transaction.
- The costs relating to the sales transaction can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over multiple accounting periods, revenue recognised in each period is determined based on the stage of completion of the transaction as at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the customer no longer has the right to cancel the services.
- It is probable that the economic benefits associated with the service transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Financial income

Interest income is recognised on an accrual basis, based on deposit account balances and the actual interest rates applicable to each period.

Expense recognition

Cost of sales is recognised when costs directly related to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to the revenue recognised during the year are estimated and recognised based on reasonable and consistent assumptions.

4. Significant accounting policies (cont'd)

Expense recognition (cont'd)

Costs in excess of normal consumption levels are recognised immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognised in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in the year in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

Borrowing costs

Borrowing costs include interest and other costs incurred directly in connection with Company's borrowings.

Borrowing costs are recognised as expenses when incurred. Where borrowing costs are directly attributable to the acquisition, construction, or production of qualifying assets that necessarily take a substantial period of time to become ready for their intended use or sale, such borrowing costs are capitalised.

Where specific borrowings are obtained solely for the purpose of financing the construction or production of a qualifying asset, the borrowing costs eligible for capitalisation in respect of that asset are determined as the actual borrowing costs incurred on those borrowings less any income earned from the temporary investment of those borrowings.

For general borrowings used partly to finance the construction or production of qualifying assets, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the weighted average accumulated expenditures incurred for the acquisition, construction, or production of such assets. The capitalisation rate is the weighted average interest rate applicable to the borrowings outstanding during the year, excluding borrowings specifically obtained for the purpose of financing a particular asset.

Income arising from the temporary investment of borrowings during the construction period is deducted from the cost of the related qualifying asset.

Corporate income tax

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

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

4. Significant accounting policies (cont'd)

Corporate income tax (cont'd)

The Company is entitled to certain tax rate incentives and tax exemptions in accordance with Clause 3, Article 19 of Circular No. 96/2015/TT-BTC, dated 22 June 2015, issued by the Ministry of Finance, which provides guidance on the implementation of certain provisions of the Corporate Income Tax Law No. 14/2008/QH12 and Decree No. 124/2008/ND-CP, dated 11 December 2008, of the Government, detailing the implementation of certain provisions of the Corporate Income Tax Law, as follows:

- For income from water supply and household waste collection and transportation activities, the Company is entitled to a corporate income tax rate of 10% for the entire duration of its operations, as per Official Letter No. 2506/CT-TTHT, dated 26 October 2017, issued by the Dong Thap Tax Department.

- For income from regular business activities, financial operations, and other taxable income, the standard corporate income tax rate of 20% is applied.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and its ultimate determination depends on the results of tax authorities' examination.

Other taxes are in accordance with the prevailing regulations in Vietnam.

Segment reporting

For management purposes, the Company monitors business segments based on operational activities, including clean water supply, bottled water production, construction and installation, material sales, waste collection and transportation services, and other services. Business results are managed separately to assist the Executive Board in making resource allocation decisions and business strategies.

The segment report includes items that are directly allocated to a segment as well as thosedistributed among segments on a reasonable basis. Unallocated items include assets, liabilities, financial income, financial expenses, selling expenses, administrative expenses, other gains or losses, and corporate income tax.

The Company's business operations are not affected by geographical factors or customer segments. Therefore, the Company determines that there is no geographical distinction across its operations.

Related parties

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

In considering related party relationships, the substance of the relationship takes precedence over its legal form.

5. Cash and cash equivalents

Unrestricted cash and cash equivalents	As at 30/06/2026 VND	As at 01/01/2026 VND
- Cash	*579,603,496*	*1,171,705,238*
- Demand deposits	*71,835,557,149*	*58,641,652,294*
+ *Lien Viet Postbank - Dong Thap Branch*	*28,417,671,424*	*30,320,862,256*
+ *Kien Long Bank*	*8,623,315,064*	*220,660,842*
+ *Saigon Hanoi Commercial Joint Stock Bank - Dong Thap Branch*	*8,911,667,176*	*500,191,800*
+ Other banks	*25,882,903,485*	*27,599,937,396*
Total	**72,415,160,645**	**59,813,357,532**

6. Financial investments

6a. *Held-to-maturity investments*

Items	As at 30/06/2026 VND			As at 01/01/2026 VND (Reclassification)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	**14,000,000,000**	**14,000,000,000**	-	**14,000,000,000**	**14,000,000,000**	-
Time deposits	14,000,000,000	14,000,000,000	-	14,000,000,000	14,000,000,000	-
+ *Demand Deposit at Joint Stock Commercial Bank for Foreign Trade of Vietnam (*)*	*11,000,000,000*	*11.000.000.000*		*11,000,000,000*	*11.000.000.000*	
+ *Demand deposit at Vietnam Joint Stock Commercial Bank of Vietnam (**)*	*3,000,000,000*	*3,000,000,000*		*3,000,000,000*	*3,000,000,000*	
Accrued interest receivables	234,110,959	234,110,959	-	308,995,891	308,995,891	
Total	**14,234,110,959**	**14,234,110,959**	-	**14,308,995,891**	**14,000,000,000**	-

(*) These are time deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam with an original maturity of 12 months, bearing interest rates from 4.1% to 5.5% per year.

(**) These are time deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade with an original maturity of 12 months, bearing an interest rate from 4.2% to 5.5% per year.

6. Financial investments (cont'd)

6b. Investment in other entities

Items	As at 30/06/2026 VND			As at 01/01/2026 VND		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investment in other entities	84,040,000	84,040,000	-	84,040,000	84,040,000	-
Water Supply, Sewerage And Environment Consultancy Joint Stock Company	*84,040,000*	*84,040,000*	-	*84,040,000*	*84,040,000*	-
Total	**84,040,000**	**84,040,000**	**-**	**84,040,000**	**84,040,000**	**-**

(*) Is a invesment in Water Supply, Sewerage And Environment Consultancy Joint Stock Company with an ownership and voting right of 1.25%.

7. Short-term trade receivables

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Cost	Provision	Cost	Provision
+ Receivable from clean water customer	14,254,220,134	(1,467,670,685)	15,837,772,835	(1,414,735,383)
+ Area 1 Investment and Construction Project Management Board	2,546,384,000	(160,164,000)	4,112,153,000	-
+ Cao Lanh City Public Works Management Board	5,022,623,000	-	1,129,793,000	-
+ Others	28,512,324,799	(8,442,605,507)	25,461,524,085	(4,695,920,183)
Total	**50,335,551,933**	**(10,070,440,192)**	**46,541,242,920**	**(6,110,655,566)**

8. Short-term advances to suppliers

	As at 30/06/2026 VND	As at 01/01/2026 VND
- Advances to other suppliers	*4,233,467,868*	*584,705,128*
+ DLK Trading Services Company Limited	-	*90,576,900*
+ Hiep Phat Thanh Construction	-	*84,600,000*
+ Vip Trading Viet Nam Company Limited	*119,982,500*	-
+ Viettravel Tourism Joint Stock Company	*3,864,000,000*	-
+ Others	*249,485,368*	*409,528,228*
Total	**4,233,467,868**	**584,705,128**

9. Other receivables

9a. Other short-term receivables

	As at 30/06/2026 VND		As at 01/01/2026 VND (Reclassification)	
	Cost	Provision	Cost	Provision
- Advances	1,820,896,000	-	2,006,687,925	-
- Collateral, deposits	1,936,256,240	-	2,829,870,030	-
- Wastewater plant costs	5,182,809,463	(2,537,828,973)	4,534,789,220	(1,882,954,407)
- Other receivables	151,929,109	-	1,050,540,472	-
Total	**9,091,890,812**	**(2,537,828,973)**	**10,421,887,647**	**(1,882,954,407)**

(*) These represent the operating expenses for the wastewater treatment plant in Ward 3, Cao Lanh City (now Cao Lanh Ward), including labor, materials, electricity, and water costs, etc. As at the date of this report, the Company has not yet received official feedback from relevant authorities regarding the Decision on subsidies for these operating costs.

9b. Other long-term receivables

Other long-term receivables

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Cost	Provision	Cost	Provision
+ Receivables from land recovery for Cao Lanh City drainage project (*)	3,042,207,120		3,042,207,120	
Total	**3,042,207,120**	-	**3,042,207,120**	-

9. Other receivables (cont'd)

9b. Other long-term receivables (cont'd)

(**) Receivables from land recovery for Cao Lanh City Drainage Project: According to Decision No. 228/QĐ-UBND.HC dated 7 August 2019, by the People's Committee of Dong Thap Province and the Land Handover Minutes dated 12 August 2019, regarding the land handover to Cao Lanh City People's Committee for the implementation of the Startup Production Zone, the land value will be offset upon the final settlement of the Cao Lanh City Water Supply and Drainage Project as per Note 19.

10. Doubtful debts

Items	As at 30/06/2026 VND			As at 01/01/2026 VND		
	Balance	Recoverable amount	Provision	Balance	Recoverable amount	Provision
Trade receivables	45,312,928,933	32,679,659,769	(12,633,269,164)	51,101,032,140	43,082,422,167	(8,018,609,973)
Receivable from clean water customer	14,254,220,134	12,786,549,449	(1,467,670,685)	15,837,772,835	14,423,037,452	(1,414,735,383)
Cao Lanh City Project Management and Land Fund Development Board	2,546,384,000	2,386,220,000	(160,164,000)	-	-	-
Others	28,512,324,799	17,506,890,320	(11,005,434,479)	35,263,259,305	28,659,384,715	(6,603,874,590)
Total	**45,312,928,933**	**32,679,659,769**	**(12,633,269,164)**	**51,101,032,140**	**43,082,422,167**	**(8,018,609,973)**

11. Inventories

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Cost	Provision	Cost	Provision
- Raw materials and supplies	34,646,965,582	-	27,596,476,255	-
- Tools and equipment	1,081,554,356	-	985,118,742	-
- Work in progress	215,711,270	-	980,538,509	-
- Finished goods	311,292,825	-	187,112,951	-
- Merchandise	55,555,901	-	106,448,986	-
Total	**36,311,079,934**	**-**	**29,855,695,443**	**-**

12. Long-term prepaid expenses

	As at 30/06/2026 VND	As at 01/01/2026 VND
Water meter installation cost	18,748,155,936	14,857,638,280
Tools and equipments	5,235,862,794	4,978,135,003
Water supply system investment costs	1,701,433,526	1,735,472,994
Land use rights lease expenses	6,769,328,538	6,927,573,918
Others	907,324,281	994,984,855
Total	**33,362,105,075**	**29,493,805,050**

13. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Administrative tools and equipment	Total
Cost					
As at 01/01/2026	**474,478,367,923**	**82,436,439,201**	**423,866,749,002**	**2,177,103,387**	**982,958,659,513**
Acquisitions during the year	-	3,525,842,033	1,245,370,370	-	4,771,212,403
Transfers from construction in progress	6,588,985,807	1,709,172,486	27,144,321,236	-	35,442,479,529
Disposals	-	-	(3,889,015,292)	-	(3,889,015,292)
Write-off of fixed assets due to damage	(121,231,232)	-	(2,132,777,724)	-	(2,254,008,956)
As at 30/06/2026	**480,946,122,498**	**87,671,453,720**	**446,234,647,592**	**2,177,103,387**	**1,017,029,327,19**
Accumulated depreciation					
As at 01/01/2026	**(286,117,888,485)**	**(51,223,890,541)**	**(220,506,851,506)**	**(1,701,977,993)**	**(559,550,608,525)**
Depreciation for the year	(13,676,872,624)	(3,001,630,571)	(11,714,397,264)	(98,351,502)	(28,491,251,961)
Depreciation of fixed assets funded by the Science and Technology Development Fund (*)	(41,943,318)	(20,158,620)	-	-	(62,101,938)
Disposals	-	-	3,672,029,525	-	3,672,029,525
Write-off of fixed assets due to damage	-	-	635,320,518	-	635,320,518
As at 30/06/2026	**(299,836,704,427)**	**(54,245,679,732)**	**(227,913,898,727)**	**(1,800,329,495)**	**(583,796,612,381)**
Net book value	-	-	-	-	-
As at 01/01/2026	**188,360,479,438**	**31,212,548,660**	**203,359,897,496**	**475,125,394**	**423,408,050,988**
As at 30/06/2026	**181,109,418,071**	**33,425,773,988**	**218,320,748,865**	**376,773,892**	**433,232,714,816**

The original cost of fully depreciated tangible fixed assets that are still in use as of 30 June 2026 is VND 193,457,938,064 (as at 01 January 2026 is VND 178,968,183,783)
The net book value of tangible fixed assets used as mortgage or pledge to secure loan as of 30 June 2026 is VND 102,838,885,875 (as at 01 January 2025 is VND 40,311,781,471)

14. Intangible fixed assets

	Land use rights	Software	Total
Cost			
As at 01/01/2026	**604,232,107**	**1,016,713,000**	**1,984,888,743**
As at 30/06/2026	**604,232,107**	**1,016,713,000**	**1,984,888,743**
Accumulated amortisation			
As at 01/01/2026	-	**(584,424,694)**	**(948,368,330)**
Depreciation of fixed assets funded by the Science and Technology Development Fund (*)	-	(72,437,502)	(72,437,502)
As at 30/06/2026	-	**(656,862,196)**	**(1,020,805,832)**
Net book value			
As at 01/01/2026	604,232,107	432,288,306	1,036,520,413
As at 30/06/2026	604,232,107	359,850,804	964,082,911

The original cost of fully depreciated intangible fixed assets that are still in use as of 30 June 2026 is VND 946,031,636 (as at 01 January 2026 is VND 946,031,636).

The land use right pertains to Plot No. 60, with an area of 193 m², located in Tan Phu Trung Commune, Chau Thanh District, Dong Thap Province. As the land use term is indefinite, the Company does not depreciate this asset.

15. Work in progress

Construction in progress

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
- Cao Lanh City Drainage and Wastewater Treatment Project (*)	446,392,478,344	446,392,478,344	446,392,478,344	446,392,478,344
- Renovation and capacity expansion of Dong Binh 2 Water Plant	-	-	4,429,153,097	4,429,153,097
- Renovation and capacity expansion of Thanh Binh Town Surface	3,843,744,189	3,843,744,189	159,197,222	159,197,222
- Other construction projects	4,560,445,862	4,560,445,862	4,814,276,243	4,814,276,243
Total	**454,796,668,395**	**454,796,668,395**	**455,795,104,906**	**455,795,104,906**

(*) The project was constructed using two funding sources, including the State Budget and ODA funds from the German Reconstruction Bank (KFW). Upon completion, the Company will hand over the assets to the receiving entity for management and operation as directed by the People's Committee of Dong Thap Province. On 01 March 2024, according to Official Dispatch No. 508/SKHĐT-ĐTC, the Department of Planning and Investment reported to the Provincial People's Committee on the proposal to seek the Prime Minister's approval via the Government Office for the final settlement of the completed project investment capital. As of the date of this report, the project has achieved its set objectives. The Company is coordinating with relevant departments and agencies to resolve outstanding issues and finalize project adjustment procedures to conclude the project, settle the investment capital, and hand over the assets to the designated operating entity in accordance with regulations.

16. Short-term trade payables

	As at 30/06/2026 VND	As at 01/01/2026 VND
+ Minh Nghi - Trading & Services Company Limited	-	560,806,755
+ South Basic Chemicals Joint Stock Company	2,447,329,290	2,114,435,010
+ Wacom Construction Joint Stock Company	-	5,735,000,000
+ Viet Thanh Son Company Limited	-	4,273,288,000
+ HAWACO Joint Stock Corporation	2,954,880,000	-
+ Pham Gia Trading Construction Consulting Limited Company	22,765,560	249,402,052
+ Dong Bang Water and Environment Joint Stock	3,951,150,094	-
+ Vinh Tuc Construction and Water Technology	2,000,000,000	-
+ Tu Bao Nghi Trading Company Limited	2,857,909,800	29,157,900
+ Others	4,598,246,492	8,002,657,472
Total	**18,832,281,236**	**20,964,747,189**

17. Dividends and profits payables

	As at 30/06/2026 VND	As at 01/01/2026 VND
Dividends and profits payable	17,624,328,400	-

18. Tax and other payables to state budget

	As at 01/01/2026 VND	Payable (VND)	Paid (VND)	As at 30/06/2026 VND
Output value-added tax	2,031,543,399	5,828,496,220	6,726,752,060	1,133,287,559
Corporate income tax	2,030,363,889	3,967,840,401	4,000,000,000	1,998,204,290
Natural resources tax	591,085,393	3,335,577,745	3,378,287,684	548,375,454
Land and housing tax, land rental fees	-	2,967,612,426	2,967,612,426	-
Environmental protection tax	590,726,000	1,233,176,000	1,192,515,000	631,387,000
Fees, charges and other payables	2,728,397,945	12,384,565,933	12,981,222,906	2,131,740,972
Total	**7,972,116,626**	**29,717,268,725**	**31,246,390,076**	**6,442,995,275**

19. Payables to employees

	As at 30/06/2026 VND	As at 01/01/2026 VND
Salaries payable	29,256,000,000	45,842,568,755
	29,256,000,000	**45,842,568,755**

20. Short-term accrued expenses

	As at 30/06/2026 VND	As at 01/01/2026 VND
+ Borrowing costs payable	162,083,232	103,523,685
+ Accrued costs for estimated cost of goods sold of inventories and real estate properties sold	12,035,181,039	9,747,488,093
Total	**12,197,264,271**	**9,851,011,778**

21. Other payables

21a. Other short-term payables

	As at 30/06/2026 VND	As at 01/01/2026 VND
- Payables to other organisations and individuals	10,733,603,437	5,481,309,037
+ *Trade union funds*	*38,840,591*	*38,324,386*
+ *Social insurance*	*42,570,736*	*43,080,217*
+ *Health insurance*	*93,346,825*	*91,644,411*
+ *Unemployment insurance*	*8,578,291*	*8,604,641*
+ *Short-term security deposits received*	*3,952,139,962*	*3,557,590,511*
+ *Water Supply and Environmental Sanitation Project of Sa Dec Town (*)*	*290,435,844*	*290,435,844*
+ *Drainage System Project of Hong Ngu Town (*)*	*235,143,180*	*235,143,180*
+ *Other short-term payables*	*6,072,548,008*	*1,216,485,847*
Total	**10,733,603,437**	**4,955,730,013**

21b. Other long-term payables

	As at 30/06/2026 VND	As at 01/01/2026 VND
+ Cao Lanh City Drainage Project (*)	450,026,334,114	450,026,334,114
+ Drainage Project of Cao Lanh City - Household Connection (*)	1,191,159,000	1,191,159,000
+ Project Management Board for the Urban Upgrade of Cao Lanh City	3,569,500,000	3,569,500,000
+ Dong Thap General Hospital	1,002,692,350	1,002,692,350
+ Thuong Thoi Tien Water Supply System Project	17,091,899,500	17,091,899,500
+ Water Supply and Environmental Sanitation Project of Sa Dec Town (*)	2,323,486,748	2,323,486,748
+ Drainage System Project of Hong Ngu Town (*)	1,881,145,431	1,881,145,431
+ Others	3,292,295,169	3,265,861,391
Total	**480,378,512,312**	**480,352,078,534**

(*) This represents a payable related to construction projects funded by ODA capital and counterpart funds from the State Budget. Upon completion of these projects, the Company will transfer them to the designated managing and operating agency as directed by the People's Committee of Dong Thap Province, in accordance with Official Letter No. 1445/STC-TCDN issued by the Dong Thap Department of Finance on 29 June 2018, regarding the adjustment of charter capital and the settlement of the equitization process. As at 1 March 2024, according to Official Letter No. 508/SKHĐT-ĐTC, the Department of Planning and Investment has reported the project's construction progress to the People's Committee of Dong Thap Province and proposed submitting it to the Government Office for approval from the Prime Minister regarding the final settlement of investment capital for the completed project. However, the Company has not yet received an official conclusion on the final settlement timeline for this project.

22. Loan and finance lease obligations

22a. Short-term loan and finance lease obligations

	As at 30/06/2026 VND	Movement during the period (VND)		As at 30/06/2026 VND
		Increases	Decreases	
Short-term loans and finance lease liabilities payable to other organisations and individuals	***30,378,535,039***	***21,027,317,640***	***16,294,994,128***	***25,646,211,527***
Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)	5,228,240,268	5,228,240,268	-	-
Maturity schedule of medium and long-term loans				
Vietnam Development Bank (VDB)	*9,000,000,000*	*4,500,000,000*	*4,500,000,000*	*9,000,000,000*
Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)	*4,372,894,883*	*3,821,763,484*	*7,073,719,128*	*7,624,850,527*
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	*2,134,511,000*	*1,360,425,000*	*1,034,275,000*	*1,808,361,000*
Short-term loans from other organisations	**9,642,888,888**	**6,116,888,888**	**3,687,000,000**	**7,213,000,000**
Dong Thap Development Investment Fund (DTDIF)	*9,642,888,888*	*6,116,888,888*	*3,687,000,000*	*7,213,000,000*
Total	**30,378,535,039**	**21,027,317,640**	**16,294,994,128**	**25,646,211,527**

22. Loan and finance lease obligations (cont'd)

22b. Long-term loan and finance lease obligations

	As at 30/06/2026 VND	Movement during the period (VND)		As at 30/06/2026 VND
		Increases	Decreases	
Long-term loans and finance lease liabilities payable to other organisations and individuals	82,089,186,071	25,468,500,000	15,799,077,372	72,419,763,443
Vietnam Development Bank (VDB)	7,693,964,000	-	4,500,000,000	12,193,964,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)	15,206,566,959	2,846,000,000	3,821,763,484	16,182,330,443
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	5,539,675,000	941,500,000	1,360,425,000	5,958,600,000
Long-term loans from other organisations	53,648,980,112	**21,681,000,000**	**6,116,888,888**	**38,084,869,000**
Dong Thap Development Investment Fund (DTDIF)	53,648,980,112	**21,681,000,000**	**6,116,888,888**	**38,084,869,000**
Total	**82,089,186,071**	**25,468,500,000**	**15,799,077,372**	**72,419,763,443**

22. Loan and finance lease obligations (cont'd)

Details of loans:

No.	Code	Contract	Project	Balances	Loan Period	Interest rate	Mortgage asset
1	HS051-BIDV	- Loan Agreement No. 01/2021/9996021/HĐTD dated 14/07/2021 - Security Agreement No. 01/2021/9996021/HĐBĐ dated 13/7/2021	Loan for the acquisition of rural water supply stations from Nguyen Viet Tuan Business Household	61,961,000	5 years	9.5%/year	The entire water supply system of the acquired stations.
2	HS168-BIDV	- Loan Agreement No. 01/2025/9996021/HĐTD - Security Agreement No. 01/2021/9996021/HĐBĐ	Payment for the purchase of 02 garbage compactor trucks under Economic Contract No. 03-05/2025/HĐKT dated 20/05/2025 (4.5 tons) of ITB-DUL Joint Venture (Tay Bac Sai Gon Automobile Company - Duc Long Industrial Construction Commercial Transport Joint Stock Company)	1,9550,000,000	5 years	7%/year	ISUZU garbage truck; License Plate No. 66A-457.17, white (Engine No.: 4HK10ZD777; Chassis No.: RLEFRR90HS5004351) ISUZU garbage truck; License Plate No. 66A-457.42, white (Engine No.: 4HK10ZD786; Chassis No.: RLEFRR90HS5004352)
3	HS177-BIDV	- Loan Agreement No. 01/2026/9996021/HĐTD dated 12/02/2026 - Security Agreement No. 01/2026/9996021/HĐBĐ dated 11/02/2026 - Payment order No. 13/02/2026	Payment for the purchase of 01 street sweeper truck under Economic Contract No. 12/2025/HĐKT dated 05/08/2025 and Contract Addendum No. 01 dated 03/09/2025 with Minh Hai Equipment and Materials Joint Stock Company	894,425,000	5 years	10.2%/year	ISUZU street sweeper truck; License Plate No. 66A-292.39, white (Engine No.: 4KH1CN6LBKA023399; Chassis No.: LWLDABUG3SL044322)

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
4	HS170-BIDV	- Loan Agreement No. 02/2025/9996021/HĐTD - Security Agreement No. 02/2025/9996021/HĐBĐ	Payment for the purchase of 05 garbage compactor trucks (02 trucks of 4.5 tons/truck and 03 trucks of 3 tons/truck) under Economic Contract No. 11/2025/HĐKT dated 31/07/2025 with Duc Long Industrial Construction Commercial Transport Joint Stock Company	4,762,800,,000	5 years	7%/year	- ISUZU garbage truck; License Plate No. 66A-475.59, white (Engine No.: 4HK11BZ263; Chassis No.: RLEN1R75HS5101626) - ISUZU garbage truck; License Plate No. 66A-466.96, white (Engine No.: 4HK11BF986; Chassis No.: RLEN1R75HS5101599) - ISUZU garbage truck; License Plate No. 66A-292.38, white (Engine No.: 4HK11BZ230; Chassis No.: RLEN1R75HS5101618) - ISUZU garbage truck; License Plate No. 66A-480.85, white (Engine No.: 4HK11BT747; Chassis No.: RLEFRR90HS5004461) - ISUZU garbage truck; License Plate No. 66A-477.03, white (Engine No.: 4HK11CB739; Chassis No.: RLEFRR90HS5004483)

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest period	Mortgaged assets
5	HS050-VCB	- Loan Agreement No. 40/2021/VCB-ĐT-CRC dated 14/7/2021 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021	Payment for the purchase of the water supply system of Khom 4 Water Supply Station, Tram Chim Town, Tam Nong District - TBST	27,695,400	5 years	7.9%/year	- Term deposit balance - Value of goods
6	HS052-VCB	- Loan Agreement No. 41/2021/VCB-ĐT-CRC dated 16/7/2021 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021	Payment for the purchase of the water supply system of Thong Nhat 1 Hamlet Water Supply Station + Tan Phu Water Supply Station - TBST	80,679,500	5 years	7.9%/year	
7	HS062-VCB	- Loan Agreement No. 72/2021/VCB-ĐT-CRC dated 22/11/2021 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021	Payment for the purchase of the water supply system of Water Supply Stations (Kiem Dien Residential Area, Cao Lanh District and Hoa Ninh - Hoa Binh Hamlet, Lai Vung District)	223,167,712	5 years	7.9%/year	- Term deposit balance - Value of goods
8	HS066-VCB	- Loan Agreement No. 06/2022/VCB-ĐT-CRC DATED 17/01/2022 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021	Payment for the purchase of Khanh My A Water Supply Station, Lap Vo District and Phu Tho B Water Supply Station, Tam Nong District	31,640,000	5 years	7.9%/year	
9	HS068-VCB	- Loan Agreement No. 09/2022/VCB-ĐT-CRC dated 26/01/2022 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021	Payment for the purchase of Khanh My A Water Supply Station, Lap Vo District and Phu Tho B Water Supply Station, Tam Nong District	209,029,424	5 years	7.9%/year	

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
10	HS076-VCB	- Loan Agreement No. 29/2022/VCB-ĐT-CRC dated 26/01/2022 - Security Agreement No. 26/2021/VCB-ĐT-CRC dated 14/5/2021 - Security Agreement No. 36/2020/VCB-ĐT-CRC dated 27/4/2022	Loan for the purchase of Hamlet 2 Water Supply Station, My Dong Commune, Thap Muoi District	83,927,040	5 years	7.9%/year	
11	HS080-VCB	- Loan Agreement No. 41/2022/VCB-ĐT-CRC dated 16/06/2022	Loan for the purchase of Tan Hoa B Hamlet Water Supply Station and 2/9 Residential Cluster Water Supply Station, Tan Thuan B Hamlet, Thanh Binh District	150,449,700	5 years	7.9%/year	
12	HS082-VCB	- Loan Agreement No. 52/2022/VCB.ĐT-CRC dated 19/07/2022	- Water supply system of 02 stations (Tan Thuan A and Tan Thuan B) - Water supply system of Go Boi Market Residential Cluster Station	288,304,960	5 years	7.9%/year	
13	HS109-VCB	-Loan Agreement No. 12/2023/VCB.ĐT-CRC	Loan for the purchase of a garbage truck under Contract No. 83/2022/HĐKT dated 11/11/2022	353,500,000	5 years	7.9%/year	- Car
14	HS120-VCB	- Loan Agreement No. 38/2023/VCB-ĐT-CRC dated 18/07/2023	Loan for the purchase of the water supply system in Hamlet 3 + Hamlet 4, Phu Loi Commune, Thanh Binh District + purchase of POWERED BY CUMMINS generator, Model C275S	616,000,000	69 months	7.9%/year	- Mortgage of automobiles under Road Transportation Vehicle Mortgage Contract No. 55/2020/VCB.ĐT-CRC, No. 19/2020/VCB.ĐT-CRC, and No. 12/2023/VCB.ĐT-CRC - Water supply station system - And value of goods
15	HS126-VCB	- Loan Agreement No. 38/2023/VCB-ĐT-CRC dated 18/07/2023	Loan for the purchase of 07 water pumps (02 wastewater pumps under Contract No. 12.12/HĐKT/2022/DWS-ĐPK dated 12/12/2022 + 04 raw water pumps under Contract No. 236/HĐKT/2023/DWS-ĐPK dated 23/06/2023 + 01 wastewater pump under Contract No. 17/HĐKT/2023/DWS-ĐPK dated 31/07/2023)	405,000,000	69 months	7.9%/year	

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
16	HS130-VCB	- Loan Agreement No. 38/2023/VCB-ĐT-CRC dated 18/07/2023	VCB loan for the purchase of horizontal end-suction centrifugal pumps under Contract No. 31.08/HĐKT/2023/DWS-KT dated 31/08/2023 AND Contract No. 14.09/HĐKT/2023/DWS-SP dated 20/09/2023	326,991,360	69 months	7.9%/year	
17	HS133-VCB	- Loan Agreement No. 38/2023/VCB-ĐT-CRC dated 18/07/2023	VCB loan for the purchase of 02 Hino garbage trucks under Economic Contract No. 03-10/2023/HĐKT dated 09/10/2023 with Duc Long Industrial Commercial Transport Joint Stock Company.	1,498,000,000	69 months	7.9%/year	
18	HS137-VCB	- Loan Agreement No. 02/2024/VCB-ĐT-CRC dated 04/01/2024 - Acknowledgement Of Debts No. 01 05/01/2024 is 2.700.000.000 đ	VCB loan for payment of purchasing company materials and equipment (procurement of water pumps, water tanks, filter tanks, etc.)	1,350,000,000	6 years	7.9%/year	Machinery and Equipment Mortgage Contract No. 23/2024/VCB.T-CRC dated 15/03/2024
19	HS142-VCB	- Loan Agreement No. 02/2024/VCB-ĐT-CRC dated 04/01/2024 - Acknowledgement Of Debts No. 01: 01/02/2024 is 1.407.712.560đ	VCB loan for payment of purchasing fixed assets (water pumps, water supply stations, etc.)	775,012,560	6 years	7.9%/year	Machinery and Equipment Mortgage Contract No. 23/2024/VCB.T-CRC dated 15/03/2024
20	HS148-VCB	- Loan Agreement No. 02/2024/VCB-ĐT-CRC dated 04/01/2024 - Acknowledgement Of Debts No. 01: 15/03/2024 is 1.920.465.599 đ	VCB loan for payment of purchasing fixed assets (filtration tanks, sedimentation tanks, submersible pumps)	1,056,465,599	5 years	7.9%/year	Machinery and Equipment Mortgage Contract No. 23/2024/VCB.T-CRC dated 15/03/2024
21	HS156-VCB	- Loan Agreement No. 02/2024/VCB-ĐT-CRC dated 04/01/2024	VCB loan for payment of purchasing fixed assets (filtration tanks, sedimentation tanks, submersible pumps)	1,252,303,920	5 years	7.9%/year	Machinery and Equipment Mortgage Contract No. 44/2024/VCB.ĐT-CRC dated 15/07/2024

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
22	HS159-VCB	- Loan Agreement No. 84/2024/VCB-ĐT-CRC dated 28/11/2024 - Acknowledgement Of Debts No. 01: 05/12/2024 is 1.926.890.000 đ	VCB loan for payment of purchasing fixed assets (water supply stations in the province)	1,350,890,000	5 years	7.9%/year	Canal 25 Water Supply Station, Quarter 3, My An Town, Thap Muoi District, Dong Thap Province; My An Commune People's Committee Residential Cluster Water Supply Station, Thap Muoi District, Dong Thap Province; Hamlet 3 Water Supply Station, My Hiep Commune, Cao Lanh District, Dong Thap Province; Ca No Residential Cluster Water Supply Station, Phu Thanh B Commune, Tam Nong District, Dong Thap Province
23	HS163-VCB	- Loan Agreement No. 01/2024/VCB-ĐT-CRC dated 28/11/2024	VCB loan for payment of purchasing fixed assets (water supply stations in the province)	724,227,000	5 year	7.9%/year	- 02 Ozone generators; - Water Supply Station in Hamlet 2 and Hamlet 3, Lang Bien Commune, Thap Muoi District; - 03 Water pumps

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
24	HS164-VCB	- Loan Agreement No. 18/2025/VCB.ĐT-CRC dated 19/02/2025	VCB loan for payment of purchasing fixed assets (trucks and garbage trucks for business operations)	2,464,500,000	5 years	7.9%/year	- Garbage truck under Automobile Registration Certificate No. 66.002855 - ISUZU FVR FVR34LE4A, License plate: 66A-295.42; Chassis number: RLEFVR34LRVA00159; - Garbage truck under Automobile Registration Certificate No. 66.002853 - ISUZU QKR, License plate: 66B-014.13; Chassis number: RLE1LR77FRV100125; - Dump truck under Automobile Registration Certificate No. 66.002852 - ISUZU NQR NQR75HE5/, License plate: 66A-295.19; Chassis number: RLEN1R75HR5101462
25	HS166-VCB	- Loan Agreement No. 01/2024/VCB-ĐT-CRC dated 28/11/2024	VCB loan for payment of purchasing fixed assets (water supply stations in the province)	1,800,000,000	5 years	7.9%/year	Machinery and Equipment Mortgage Contract No. 80/2024/VCB.ĐT-CRC dated 28/11/2024
26	HS169-VCB	- Loan Agreement No. 74/2025/VCB.ĐT-CRC dated 22/08/2025 - Ackowledgement of Debts No.: 01 dated 29/08/2025	Payment/reimbursement of costs for the transfer of Water Supply Stations, serving the company's business operations	897,776,200	5 years	7.9%/year	- Phu Lam Hamlet Water Supply Station, Phu Thanh B Commune, Tam Nong District, Dong Thap Province; - Submersible raw water pumps 15kW, 22kW, 37kW

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
27	HS171-VCB	- Loan Agreement No. 100/2025/VCB.ĐT-CRC dated 27/10/2025 - Ackowledgement of Debts: 01 dated 04/11/2025 - Ackowledgement of Debts 02 dated 06/11/2025 - Ackowledgement of Debts: 03 dated 04/12/2025	Payment/reimbursement of costs for the transfer of Water Supply Stations, serving the business operations of DBST Company	1,246,910,000	5 years	7.9%/year	- Water Supply Station in Hamlet 3 - Hamlet 6, Binh Hang Trung Commune, Dong Thap Province; - Water Supply Station in Kinh Hoi Residential Cluster Phase 1, Truong Xuan Commune, Dong Thap Province; - Water Supply Station in My Tay 1 Hamlet, My Quy Commune, Dong Thap Province; - Lega Power generator
28	HS172-VCB	- H Loan Agreement No. 101/2025/VCB.ĐT-CRC dated 06/11/2025 - Ackowledgement of Debts: 01 dated 06/11/2025 - Ackowledgement of Debts: 02 dated 04/12/2025	Payment of transfer costs for Water Supply Stations and power generator (My An Surface Water Treatment Plant), serving the business operations of DBST Company	1,699,380,000	5 years	7.9%/year	- Water Supply Station in Hamlet 3 - Hamlet 6, Binh Hang Trung Commune, Dong Thap Province; - Water Supply Station in Kinh Hoi Residential Cluster Phase 1, Truong Xuan Commune, Dong Thap Province; - Water Supply Station in My Tay 1 Hamlet, My Quy Commune, Dong Thap Province; - Lega Power generator

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
29	HS173-VCB	- Loans Agreement No.117/2025/VCB.ĐT-CRC dated 15/12/2025 - Acknowledgement of Debts No.01 dated 19/12/2025	-Payment of transfer costs for 02 Water Supply Stations, serving the business operations of DBST Company: - Water Supply Station in My Tay 3 Hamlet, My Quy Commune, Dong Thap Province under Contract No. 16/HĐKT/2025 dated 08/09/2025; - Water Supply Station in Hamlet 4, Phuoc Xuyen Canal, Truong Xuan Commune, Dong Thap Province under Contract No. 21/HĐKT/2025 dated 08/09/2025	967,740,000	5 years	8.5%/year	- Water Supply Station in Quarter 13, My Ngai Ward; - Water Supply Station in My Tay 3 Hamlet, My Quy Commune; - Water Supply Station in Hamlet 4, Phuoc Xuyen Canal, Truong Xuan Commune
30	HS174-VCB	- Loans Agreement No.08/2026/VCB.ĐT-CRC dated 04/02/2026 - Mortgage Contract No.06/2026/VCB.ĐT-CRC dated 04/02/2026 - Acknowledgement of Debts No.01 dated 12/02/2026 - 02 Payment order and transfer contract of assets.	Payment of transfer costs for 02 Water Supply Stations and transmission pipeline network, serving the business operations of the companies (DBST, TBST): - Water Supply Station in My Phuoc 1 Hamlet, My Quy Commune, Dong Thap Province under Contract No. 01/HĐKT/2026 dated 16/01/2026 - 500 million VND - DBST; - Water supply transmission and distribution pipeline network and 114 customer meter sets in Tan Cuong Hamlet, Phu Cuong Commune, Dong Thap Province under Contract No. 03/HĐKT/2026 dated 23/01/2026 - 130 million VND - TBST	598,500,000	5 years	8.5%/year	- My Phuoc 1 Water Supply Station, My Quy Commune, Dong Thap Province (BA.622.VTHH)

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
31	HS178-VCB	- Loans Agreement No.16/2026/VCB.ĐT-CRC dated 17/03/2026 - Mortgage Contract No.18/2026/VCB.ĐT-CRC dated 17/03/2026 - Acknowledgement of Debts No.01 dated 25/03/2026 - 01 Payment order and Contract No.711/2025/HĐK/DWS-TNT dated 07/11/2025	Payment of costs for purchasing water pumps + air blowers (DBST, TBST, NST) under Contract No. 711/2025/HĐKT/DWS-TNT dated 07/11/2025 - VND 2,991,600,000	2,105,200,000	5 years	9.4%/year	- 15kW submersible raw water pump, Model: 150DML 515 (01 Unit) - 22kW submersible raw water pumps, Model: 150DML 522 (06 Units) - 37kW submersible raw water pumps, Model: 250DL537-C (02 Units) - 55kW horizontal end-suction pump, Model: 150x125FS4LA (02 Units) - 110kW horizontal end-suction pump, Model: 200x150FS4NA (01 Unit) - 37kW secondary distribution pump, Model: CM80-200A (02 Units) - 37kW secondary distribution pumps, Model: GS100-400 (04 Units) - 5.5kW filter backwash air blower, Model: GRB 65 (04 Units)
32	HS176-VCB	- Loan Agrerment 70/2025/VCB.ĐT-CRC dated 22/08/2025 with credit limit of 20 billion VND - Credit provision contract no. 69/2025/VCB.ĐT-CRC dated 22/08/2025 - Acknowledgement of Debts No. 2 dated 10/02/2026	Working capital loan for business operations - Promissory Note No. 2 - Revolving Credit Facility Contract No. 70/2025/VCB.ĐT-CRC dated 22/08/2025, Loan amount under the Loan Contract: VND 20 billion	2,224,411,735	6 months	7.2%/year	- Credit Facility Agreement No. 70/2025/VCB.ĐT-CRC dated 22 August 2025 (Credit limit: VND 20 billion). - Credit Facility Agreement No. 69/2025/VCB.ĐT-CRC dated 22 August 2025 (Credit limit: VND 50 billion).

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
33	HS016-VDB	- Contract No. 01/2013/HĐODA-NHPTVN dated 09/04/2013	Hong Ngai Town Water Supply System with a capacity of 10,000 m^3/day (VDB Loan - Vietnam Development Bank)	16,693,964,000	15 years	0.3%/year	All assets formed after investment, being the project works of the Hong Ngu Town Water Supply System, Dong Thap Province.
34	HS102-DDIF	- Contract No. 14/2022/HĐTD-ĐTPT dated 17/11/2022 - Mortgage Contract No. 14/2022/HDTCTSGLVĐ-QĐTPT	'D168 pipeline along Provincial Road DT852 from Tan Duong Bridge to Ong Ho Market (12-year loan term, Loan Contract: VND 1,160,000,000), Tan Duong Commune, Lai Vung District	3.342.158.000	12 years	6,5%/year	Land use rights attached to land for head office construction
35	HS117-DDIF	- Contract No. 16/2022/HĐTD-ĐTPT dated 17/11/2022 - Mortgage Contract No. 16.1/2021/HDTCTSHTTTL-QĐTPT	Construction of Tan Viet Hoa Booster Pumping Station - Ward 6 - Cao Lanh City. Package 4: Supply and installation of 1000 m^3 (Loan period is 12 years)	13,622,000,000	12 years	6.5%/year	Tan Viet Hoa Pumping Station Project
36	HS043-DDIF	- Loan Agreement No. 01/2021/HĐTD-QĐTPT dated 20/4/2021 - Amendment and Supplement Contract 01.1/2021/HĐSĐBSHĐTD-QĐTPT dated 24/6/2021 - Security Agreement No. 01.1/2021/HĐTCTS-QĐPT dated 20/4/2021 - Security Agreement No. 01.2/2021/HĐTCTSGLVĐ-QĐPT dated 20/4/2021	Procurement of 02 garbage compactor trucks (6 tons/truck) x2	835,500,000	7 years	6%/year	HINO garbage compactor truc Land use rights and land-attached assets, head office, office building, water tower, water treatment area, pumping station within the premises of Branch Office No. 01 (Nam Song Tien Water Supply Branch), located in Ward 1, Sa Dec City

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
37	HS027-DDIF	- Loan Agreement No. 02/2020/HĐTD-QĐTPT dated 03/6/2020 - Security Agreement No. 02.1/2020/HĐTCTSGLVĐ-QĐPT dated 03/6/2020 - Security Agreement No. 02.2/2020/HĐTCTSGLVĐ-QĐPT dated 03/6/2020 - Security Agreement No. 02.3/2020/HĐTCTSGLVĐ-QĐPT dated 03/6/2020 - Security Agreement No. 02.4/2022/HĐTCTSGLVĐ-QĐTPT dated 08/12/2022 - Security Agreement No. 02.5/2022/HĐTCTS-QĐTPT dated 05/11/2022 - Security Agreement No. 02.6/2022/HĐTCTS-QĐTPT dated 05/11/2022 - Security Agreement No. 02.6/2022/HĐTCQSDĐ.QĐTPT dated 05/11/2022	Acquisition of Dong Binh Surface Water Treatment Plant	1,464,500,000	15 years	6%/year	Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station of the Acquired Project and the remaining portion invested by the Company within the premises of Dong Binh Surface Water Treatment Plant

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
38	HS026-DDIF	- Loan Agreement No. 01/2020/HĐTD-QĐTPT dated 25/5/2020 - Security Agreement No. 01.1/2020/HĐTCTS-QĐPT dated 25/5/2020 - Security Agreement No. 01.2/2020/HĐTCTSGLVĐ-QĐPT dated 25/5/2020	Payment of investment and construction costs for Thuong Thoi Tien Town Water Supply System, Hong Ngu District, Dong Thap Province, capacity 3,000 m3/day and night (Items: Package 5 and Package 6)	470,375,000	10 years	6%/year	Exploitation rights of the Thuong Thoi Tien Town Water Supply System Project, Hong Ngu District, Dong Thap Province, capacity 3,000 m3/day and night
39	HS058-DDIF	- Loan Agreement No. 03/2021/HĐTD-QĐTPT dated 11/8/2021 - Amendment Contract No. 01.1/2021/HĐSĐBSHĐTD-QĐTPT dated 24/6/2021 - Security Agreement No. 01.1/2021/HĐTCTS-QĐPT dated 20/4/2021 - Security Agreement No. 01.2/2021/HĐTCTSGLVĐ-QĐPT dated 20/4/2021	Pipeline from Nha Man 2 Water Treatment Plant to Phu Long Market	661,454,000	13 years	6.5%/ year	Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Branch Office No. 01 (Nam Song Tien Water Supply Branch), located in Ward 1, Sa Dec City
40	HS059-DDIF	- Loan Agreement No. 04/2021/HĐTD-QĐTPT dated 11/8/2021 - Amendment Contract 01.1/2021/HĐSĐBSHĐTD-QĐTPT dated 24/6/2021 - Security Agreement No. 01.1/2021/HĐTCTS-QĐPT dated 20/4/2021 - Security Agreement No. 01.2/2021/HĐTCTSGLVĐ-QĐPT dated 20/4/2021	Pipeline from Trai Quan Bridge to Tan Phu Trung Commune People's Committee	920,000,000	13 years	6.5%/ year	

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
41	HS069-DDIF	- Loan Agreement No. 01/2022/HĐTD-QĐTPT dated 17/02/2022 - Security Agreement No. 01/2022/HĐTCTSGLVĐ-QĐPT dated 17/02/2022	Renovation and capacity upgrade of My An Town Surface Water Treatment Plant	843,300,000	10 years	6%/year	Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Industrial Zone Water Treatment Plant - C, Sa Dec City
42	HS091-DDIF	- Loan Agreement No. 02/2022/HĐTD-QĐTPT dated 30/03/2022 - Security Agreement No. 02/2022/HĐTCTSHTTTL-QĐTPT dated 30/03/2022 - Amendment Contract No. 02.1/2021/HĐTCTSBS HĐTCTSGLVĐ-QĐTPT dated 06/04/2022	Renovation and capacity upgrade of Cao Lanh District Surface Water Treatment Plant	368,200,000	8 years	6%/year	Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Industrial Zone Water Treatment Plant - C, Sa Dec City
43	HS087-DDIF	- Loan Agreement No. 04/2022/HĐTD-QĐTPT dated 11/07/2022	Procurement of 2 garbage compactor trucks (4.3 tons/truck)	232,000,000	7 years	6%/year	- HINO garbage compactor truck - Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Branch Office No. 01 (Nam Song Tien Water Supply Branch), located in Ward 1, Sa Dec City

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
44	HS090-DDIF	- Loan Agreement No. 08/2022/HĐTD-QĐTPT dated 04/10/2022	Renovation and capacity upgrade of Thanh Binh Water Treatment Plant	1,119,000,000	12 years	6.5%/year	- Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Industrial Zone Water Treatment Plant - C, Sa Dec City - Assets to be formed in the future
45	HS092-DDIF	- Loan Agreement No. 09/2022/HĐTD-QĐTPT dated 04/10/2022	Renovation of Muong Dieu Surface Water Treatment Plant	867,000,000	7 years	6%/year	
46	HS093-DDIF	- Loan Agreement No. 10/2022/HĐTD-QĐTPT dated 04/10/2022	HDPE OD315 pipeline project from Binh Thanh Water Treatment Plant to Lap Vo Town	883,110,000	12 years	6.5%/ year	Land use rights and land-attached assets, head office, office building, water tower, water treatment area, and pumping station within the premises of Industrial Zone Water Treatment Plant - C, Sa Dec City
47	HS098-DDIF	- Loan Agreement No. 11/2022/HĐTD-QĐTPT dated 11/11/2022	Project for 168 pipeline along An Hoa - Hoa Binh District Road from Highway 30 to the end of Residential Area, Hamlet 4, An Hoa Commune	499,409,000	years	6.5%/ year	
48	HS101-DDIF	- Loan Agreement No 12/2022/HĐTD-QĐTPT dated 11/11/2022	Project for 168 pipeline along Road 844 from Tram Chim Town to Phu Tho Commune Center	711,000,000	12 years	6.5%/ year	

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
49	HS123-DDIF	- Loan Agreement No. 01/2023/HĐTD-QĐTPT dated 15/06/2023	Renovation and capacity upgrade of An Long Water Treatment Plant, An Long Commune, Tam Nong District. Package 7: Supply and installation of treatment unit, capacity: 2,500 m^3/day (12-year loan term, Loan Contract: VND 4,613,000,000)	948,500,000	69 months	6.5%/ year	Mortgage of land-attached assets: Company head office
50	HS138-DDIF	- Loan Agreement No. 08/2023/HĐTD-QĐTPT dated 08/12/2023	220 pipeline along Provincial Road DT848 from Muong Dieu Water Supply Station to Tan Trong Hamlet, Tan Khanh Trung Commune, Lap Vo District (12-year loan term, Contract: VND 3.5 billion)	2,770,000,000	12 years	6.5%/ year	Machinery and Equipment Mortgage Contract No. 23/2024/VCB.T-CRC dated 15/03/2024
51	HS139-DDIF	- Loan Agreement No. 15/2022/HĐTD-QĐTPT dated 17/11/2022	168 + 220 pipeline from Tan Viet Hoa Water Supply Station to Tinh Thoi Commune People's Committee, Cao Lanh City (12-year loan term, Loan Contract: VND 2,024,000,000)	1,080,000,000	12 years	6.5%/ year	Assets formed upon pipeline investment
52	HS145-DDIF	- Loan Agreement No. 01/2024/HĐTD-QĐTPT dated 23/02/2024	Procurement of 2 garbage compactor trucks (2024), capacity 6 tons/truck	1,861,000,000	7 years	6%/ year	Land-Attached Asset Mortgage Contract No. 01.2/202/HĐTCTSGLVĐ-QĐTPT dated 26/02/2024

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
53	HS155-DDIF	- Loan Agreement No. 13/2022/HĐTD-QĐTPT dated 17/11/2022	Renovation and capacity upgrade of Khanh My Water Treatment Plant	3,672,000,000	13 years	6.5%/year	Mortgage Contract for land-attached assets - Land parcel No. 319 - Map sheet No. 57. Certificate No. CT06983 issued dated /10/2018, updated dated 12/09/2022
54	HS157-DDIF	- Loan Agreement No. 07/2022/HĐTD-QĐTPT dated 04/10/2022	Renovation and capacity upgrade of My Hiep Water Treatment Plant, Cao Lanh District, Dong Thap Province	2,216,000,000	13 years	6.5%/year	- Future assets formed under the Project for Renovation and Capacity Upgrade of My Hiep Surface Water Treatment Plant according to Decision No. 513A/QD-CN&MTDT dated December 15, 2021 on approving the Economic-Technical Report, located at land parcel No. 216, map sheet No. 10, My Hiep Commune, Cao Lanh District, Dong Thap Province. - Certificate of Land Use Rights, Ownership of Houses and Other Land-Attached Assets: Certificate issuance register No. CT06380, book cover No. CH481811 issued by the Department of Natural Resources and Environment of Dong Thap Province dated December 25, 2017..

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
55	HS165-DDIF	- Credit contract No. 02/2024/HĐTD-QĐTPT; Dated 05/11/2024 - Mortgage Contract No: 12/202/HĐTCTSGLVĐ-QĐTPT; Dated 26/02/2024	Renovation and capacity upgrade of Tan Phu Trung Surface Water Treatment Plant	2,224,363,000	12 years	6.5%/year	Land-Attached Asset Mortgage Contract No. 01.02/202/HĐTCTSGLVĐ - QĐTPT dated 26/02/2024
56	HS179-DDIF	-Investment credit agreement No.15/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 15/2026/HĐTC-TD; Dated 10/06/2026	Expansion of the water supply network of the Northwest Song Tien Water Supply Branch in 2025	2,955,000,000	9 years	6.0%/year	The entire water supply system under the Project: Expansion of the water supply network of the Northwest Song Tien Water Supply Branch in 2025, approved for final settlement under Decision No. 184/QĐ-CN&MTĐT dated 14/04/2026.
57	HS180-DDIF	-Investment credit agreement No.08/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 08/2026/HĐTC-TD; Dated 10/06/2026	Expansion of Chau Thanh District water supply network in 2025; Phu Huu Commune, Dong Thap Province - NST	1,209,000,000	9 years	6.0%/year	The entire water supply system under the Project: Expansion of Chau Thanh District water supply network in 2025, approved for final settlement under Decision No. 265/QĐ-CN&MTĐT dated 10/06/2026.
58	HS181-DDIF	-Investment credit agreement No.09/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 09/2026/HĐTC-TD; Dated 10/06/2026	Pipeline along Nguyen Minh Tri Street (N2 Road) from Nguyen Trai Intersection - My Tho Town to the old Dap Da Bridge; My Tho Town, Cao Lanh District, Dong Thap Province (former)	1,101,000,000	10 years	6.0%/year	The entire pipeline system under the Project: Pipeline along Nguyen Minh Tri Street (N2 Road) from Nguyen Trai Intersection - My Tho Town to the old Dap Da Bridge, approved for final settlement under Decision No. 205/QĐ-CN&MTĐT dated 29/04/2026.

22. Loan and finance lease obligations (cont'd)

No.	Code	Contract	Project	Balances	Loan period	Interest rate	Mortgaged assets
59	HS182-DDIF	-Investment credit agreement No.19/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 19/2026/HĐTC-TD; Dated 10/06/2026	Expansion of Thap Muoi District water supply network - Phase 1 - DBST; Lang Bien Commune, My Dong Commune, My Qui Commune, Thap Muoi District, Dong Thap Province (former).	4,133,000,000	9 years	6.0%/year	The entire water supply system under the Project: Expansion of Thap Muoi District water supply network - Phase 1, approved for final settlement under Decision No. 200/QĐ-CN&MTĐT dated 24/04/2026.
60	HS183-DDIF	-Investment credit agreement No.20/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 20/2026/HĐTC-TD; Dated 10/06/2026	Expansion of Thap Muoi District water supply network - Phase 2 - DBST; My Hoa Commune, My An Commune, Thap Muoi District, Dong Thap Province (former).	3,434,000,000	9 years	6.0%/year	The entire water supply system under the Project: Expansion of Thap Muoi District water supply network - Phase 2, approved for final settlement under Decision No. 232/QĐ-CN&MTĐT dated 19/05/2026.
61	HS184-DDIF	-Investment credit agreement No.16/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 16/2026/HĐTC-TD; Dated 10/06/2026	Expansion of Cao Lanh City and Cao Lanh District water supply network; Phong My Commune and My Ngai Ward, Dong Thap Province - DBST	4,939,000,000	10 years	6.0%/year	The entire pipeline system under the Project: Expansion of Cao Lanh City and Cao Lanh District water supply network, approved for final settlement under Decision No. 263/QĐ-CN&MTĐT dated 09/06/2026.
62	HS185-DDIF	-Investment credit agreement No.14/2026/HĐTD-TD; Dated 10/06/2026 - Mortgage Contract No.: 14/2026/HĐTC-TD; Dated 10/06/2026	Expansion of Sa Dec City and Lai Vung District water supply network in 2025; Tan Duong Commune, Hoa Long Commune, Sa Dec Ward, Dong Thap Province - NST.	3,910,000,000	9 years	6.0%/year	The entire pipeline system under the Project: Expansion of Cao Lanh City and Cao Lanh District water supply network, approved for final settlement under Decision No. 263/QĐ-CN&MTĐT dated 09/06/2026.
		Total		**112,467,721,110**			

23. Provision

	As at 01/01/2026 VND	Increases (VND)	Decreases (VND)	As at 30/06/2026 VND
Provision for construction warranties	184,462,365	14,566,389	133,498,565	65,530,189
Total	**184,462,365**	**14,566,389**	**133,498,565**	**65,530,189**

24. Bonus and welfare funds

	As at 01/01/2026	Appropriations from profit	Utilisation of the fund	As at 30/06/2026
- Bonus fund	186,022,000	9,225,000,000	1,048,960,000	8,362,062,000
- Welfare fund	242,315,877	6,150,308,092	79,290,900	6,313,333,069
- Management bonus fund	729,000,000	290,400,000	-	1,019,400,000
Total	**1,157,337,877**	**15,665,708,092**	**1,128,250,900**	**15,694,795,069**

25. Science and technology development funds

	Science and technology development fund	Science and technology development fund used to acquire property, plant and equipment
As at 01/01/2026	**14,613,102,683**	764,728,072
- Investment in, and acquisition of, property, plant and equipment	(698,788,148)	(11,732,129)
- Depreciation of property, plant and equipment	-	-
Ass at 30/06/2026	**13,914,314,535**	630,188,633

26. Equity

26a. Statement of changes in equity

	Share capital	Development investment fund	Retained earnings	Total
As at 01/01/2025	**259,181,300,000**	**61,081,964,534**	**49,435,459,996**	**369,698,724,530**
Profit of the prior period	-	-	51,215,440,757	51,215,440,757
- Profit distributed	-	14,830,637,999	(49,435,459,996)	(34,604,821,997)
+ Extract from Investment and Development funds	-	*14,830,637,999*	*(14,830,637,999)*	-
+ Extract from Bonus and Welfare funds	-	-	*(17,758,037,497)*	(17,758,037,497)
+ Dividends	-	-	*(16,846,784,500)*	(16,846,784,500)
As at 01/01/2026	**259,181,300,000**	**75,912,602,533**	**51,215,440,757**	**386,309,343,290**
Profit of the current year	-	-	32,655,024,608	32,655,024,608
- Profit distributed	-	-	(51,215,440,757)	(33,290,036,492)
+ Extract from Investment and Development funds	-	*17,925,404,265*	*(17,925,404,265)*	-
+ Extract from Bonus and Welfare funds	-	-	*(15,665,708,092)*	(15,665,708,092)
+ Dividends	-	-	*(17,624,328,400)*	(17,624,328,400)
As at 30/06/2026	**259,181,300,000**	**93,838,006,798**	**32,655,024,608**	**385,674,331,406**

26. Equity (cont'd)

26b.. Details of owners' equity contributions

	As at 30/06/2026 VND	As at 01/01/2026 VND
- Contributed capital of Dong Thap Provincial People's Committee	221,854,800,000	221,854,800,000
- Contributed capital of other parties	37,326,500,000	37,326,500,000
Total	**259,181,300,000**	**259,181,300,000**

26c.. Shares

	As at 30/06/2026 VND	As at 01/01/2026 VND
- Number of shares authorised for issuance	25,918,130	25,918,130
- Number of shares issued to the public	25,918,130	259,118,130
+ *Ordinary shares*	*25,918,130*	*25,918,130*
- Number of shares outstanding	25,918,130	25,918,130
+ Ordinary shares	*25,918,130*	*25,918,130*
Par value per share (VND/share): 10,000		

26d.. Capital transactions with owners and distribution of dividends and profits

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Contributed capital		
+ *Opening balance*	259,181,300,000	259,181,300,000
+ *Increases*	-	-
+ *Decreases*	-	-
+ *Clossing balance*	259,181,300,000	259,181,300,000
- Dividends and profits distributed	17,624,328,400	16,846,784,500

27. Total revenue

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Revenue from sale of goods	1,848,301,808	1,443,455,959
- Revenue from rendering of services	197,401,960,826	155,087,201,147
- Revenue from sale of bottled water	6,780,855,975	5,446,311,845
- Revenue from construction	1,724,403,220	4,401,114,427
- Revenue from waste collection, transport and waste treatment services	49,477,741,580	48,018,603,078
- Revenue from providing other services	3,616,137,967	4,838,187,347
Total	**260,849,401,376**	**219,234,873,803**

28. Revenue deductions

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Trade discounts	-	112,110,185
Total	**-**	**112,110,185**

29. Cost of goods sold

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Cost of goods sold	1,341,806,940	1,074,319,321
- Cost of clean water supply	118,797,980,566	99,506,293,587
- Cost of bottled water	4,531,621,438	4,057,675,871
- Cost of construction	1,213,388,921	3,198,930,466
- Cost of watse collection, transport and treatment	49,026,378,086	44,150,222,769
- Cost of providing other services	2,338,053,471	2,641,477,532
Total	**177,249,229,422**	**154,628,919,546**

30. Financial income

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Interest income from term deposits	349,252,986	493,788,463
- Interest income from demand deposits	20,000,000	20,000,000
Total	**369,252,986**	**513,788,463**

31. Financial expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Borrowing costs	2,795,467,436	2,828,915,621
Total	**2,795,467,436**	**2,828,915,621**

32. Selling expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Employee expenses	4,170,837,867	4,975,519,059
- Materials and packaging expenses	11,019,843,044	6,225,267,973
- Tools and supplies expenses	228,081,942	87,213,565
- Depreciation of fixed assets	8,814,578,856	9,421,698,948
- Purchased services	547,292,234	679,097,213
- Other expenses	284,297,021	784,470,919
Total	**25,064,930,964**	**22,173,267,677**

33. General administrative expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Employee expenses	11,048,082,091	8,594,883,615
- Administrative materials expenses	99,968,750	61,910,000
- Office supplies expenses	165,203,721	208,330,806
- Depreciation of fixed assets	213,596,892	215,288,074
- Taxes, fees and charges	72,956,787	525,687,349
- Provision/(reversal of provision) for	4,614,659,191	592,625,510
- Purchased services	280,267,143	598,014,007
- Other expenses		
Total	**20,696,452,513**	**15,705,705,223**

34. Expenses by element

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Materials expenses	48,585,139,057	48,585,139,057
- Labour costs	96,433,691,753	82,200,629,951
- Tools and supplies expenses	2,446,258,203	2,893,183,355
- Depreciation of fixed assets	28,491,251,962	30,933,458,631
- Taxes, fees and charges	72,956,787	525,687,349
- Provision for doubtful receivables	4,629,225,580	592,625,510
- Purchased services	7,310,938,408	5,670,351,118
- Other cash expenses	30,068,799,279	20,702,591,889
Total	**223,534,496,729**	**192,103,666,860**

35. Other income

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Income from retained domestic	1,249,389,540	813,662,568
- Reversal of warranty expenses	133,498,565	377,431,295
- Customer contributions income	-	5,861,111
- Compensation income	107,600,000	516,600
- Income from disposal of inventory	234,514,233	2,558,148
- Others income	9,172,474	65,000
Total	**1,734,174,812**	**1,200,094,722**

36. Other expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Cost of disposal of fixed assets and	-	81,175,946
- Treatment for stalled construction	487,388,976	-
- Carrying amount of assets written off	-	162,667,496
- Tax penalties	6,494,854	1,585,269
- Financial support	30,000,000	-
- Other expenses	-	193,853,379
Total	**523.883.830**	**439.282.090**

37. Income tax expense

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- **Accounting profit before tax**	**36,622,865,009**	**25,060,556,646**
- Tax calculated at the applicable corporate income tax rate	-	-
- *Preferential corporate income tax rate*	*10%*	*10%*
- *Tax rate for other business activities not entitled to tax incentives*	*20%*	*20%*
- **Adjustments:**	**503,883,830**	**175,438,648**
+ *Non-taxable income*	523,883,830	33,821,669
+ *Non-deductible expenses*	-	161,616,979
+ *Under/(over) provision from prior years*	(20,000,000)	(20,000,000)
+ **Total Taxable income**	**37,126,748,839**	**25,235,995,294**
- Income from provision of clean water	34,575,093,664	21,458,204,784
- Income from other goods and services	2,551,655,175	3,777,790,510
+ **Current corporate income tax expense (*)**	**3,967,840,401**	**2,901,378,580**

(*) Corporate income tax expense for the financial year is estimated based on taxable income and is subject to adjustments upon tax authority examination.

38. Basic earnings per share

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Profit after corporate income tax	32,655,024,608	22,159,178,066
+ *Appropriation to bonus and welfare funds (*)*	*(12,121,545,134)*	*(6,778,492,570)*
- Profit attributable to ordinary shareholders for basic earnings per share	20,533,479,474	15,380,685,496
- Weighted average number of ordinary shares outstanding during the period/year	25.918.130	25.918.130
Basic earnings per shares	**792**	**593**

(*) Based on the profit distribution plan approved in Annual General Meeting of Shareholders Resolution No. 12/NQ-ĐHĐCĐ year 2026 dated 26 June 2026, the bonus and welfare fund allocation rate is 30.59%. Consequently, the Company restated the comparative figures for the period from 01 January 2025 to June 30, 2025.

Additionally, the provision for the bonus and welfare fund and the bonus fund for full-time executive managers for the period from January 01, 2026 to June 30, 2026 is provisionally calculated at the rate of 37.12% of profit after tax in the year, based on Annual General Meeting of Shareholders Resolution No. 12/NQ-ĐHĐCĐ year 2026 dated June 2026.

39. Diluted earnings per share

The Company's Board of Management commits that in the subsequent period, there will be no impact from instruments convertible into shares that could dilute share value. Therefore, diluted earnings per share is determined to be equal to basic earnings per share.

40. Segment report

A business field-based segment:

From 01/01/2026 to 30/06/2026	Slaes from clean water	Sales from waste collection, transport and waste treatment services	Sales from bottled water	Sales from construction	Sales from other services	Total
	VND	VND	VND	VND	VND	VND
Net revenue from sales and service provision to external customers	197,401,960,826	49,477,741,580	8,629,157,783	1,724,403,220	3,616,137,967	260,849,401,376
Allocated expenses	118,797,980,566	49,026,378,086	5,873,428,378	1,213,388,921	2,338,053,471	177.249.229.422
Segment business performance	**78,603,980,260**	**451,363,494**	**2,755,729,405**	**511,014,299**	**1,278,084,496**	**83,600,171,954**
Expenses not allocated						(45,761,383,477)
Profit from business operation						37,838,788,477
Financial income						369,252,986
Financial expenses						(2,795,467,436)
Other income						1,734,174,812
Other expenses						(523,883,830)
Current coporate income tax						(3,967,840,401)
Profit after corporate income tax						***32,655,024,608***
Total assets						***1,104,267,114,428***
Total liabilities						***718,592,783,022***

40. Segment report (cont'd)

A business field-based segment:

From 01/01/2025 to 30/06/2025	**Slaes from clean water**	**Sales from waste collection, transport and waste treatment services**	**Sales from bottled water**	**Sales from construction**	**Sales from other services**	**Total**
	VND	**VND**	**VND**	**VND**	**VND**	**VND**
Net revenue from sales and service provision to external customers	155,087,201,147	47,906,492,893	6,889,767,804	4,401,114,427	4,838,187,347	219,122,763,618
Allocated expenses	99,506,293,587	44,150,222,769	5,131,995,192	3,198,930,466	2,641,477,532	154,628,919,546
Segment business performance	**55,580,907,560**	**3,756,270,124**	**1,757,772,612**	**1,202,183,961**	**2,196,709,815**	**64,493,844,072**
Expenses not allocated						(37,878,972,900)
Profit from business operation						26,614,871,172
Financial income						513,788,463
Financial expenses						(2,828,915,621)
Other income						1,200,094,722
Other expenses						(439,282,090)
Current coporate income tax						(2,901,378,580)
Profit after corporate income tax						**22,159,178,066**
Total assets						**1,071,160,435,734**
Total liabilities						**684,851,092,444**

41. Transactions and balances with key management personnel

Remmuneration of key management personnel:

		From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Income from salaries, bonus, allowance of Board of Management, Board of Supervisors, Board of General Directors			
- Mr. Nguyen Van Ca	Chairman	656,738,710	498,618,936
- Mr. Đinh Cong Phu	General Director	632,235,485	457,631,774
- Mr. Bui Tan Cuong	Deputy General Director	598,132,257	416,301,613
- Mrs. Ly Thu Cuc	Head of Board of Supervisors	568,896,774	446,661,513
- Mr. Nguyen Thanh Hong	Members of Board of Supervisors	142,303,552	142,038,384
- Mrs. Đinh Thi Thanh Thuy	Members of Board of Supervisors	151,675,133	161,499,027
- Mr. Hoang Quoc Hung	Chief Accountant	568,896,774	542,495,187
Remuneration of the Supervisory Board		**66,000,000**	**66,000,000**
- Mr. Nguyen Thanh Hong	Members of Board of Supervisors	33,000,000	33,000,000
- Mrs. Đinh Thi Thanh Thuy	Members of Board of Supervisors	33,000,000	33,000,000
Total		**3,384,878,685**	**2,731,246,434**

42. Operating lease commitments

Operating lease commitments include:

- Land Lease Contract No. 63HD/TD dated 29 October, 2020 between the People's Committee of Dong Thap Province and Dong Thap Water Supply and Urban Environment Joint Stock Company, with a total area of 2,489.7 m2 and a 5-year stable land rental price from 23 June 2020 to 23 June 2025 of 71,878 VND/m2/year.

- Land Sublease Contract No. 71/HDKT-XNHT dated 07 June 2004 between Industrial Zone Infrastructure Enterprise (currently Dong Thap Housing and Industrial Zone Development Investment Joint Stock Company) and Sa Dec Town Water Supply, Drainage and Urban Environmental Sanitation Project Management Board (currently Dong Thap Water Supply and Urban Environment Joint Stock Company), with a total area of 19,436 m2 and a land rental price from 01 January 2021 to 01 January 2026 of 4,000 VND/m2/year.

- Land Sublease Contract No. 12/HD-XNHT dated 21 March 2007 between Branch of DT Housing and Industrial Zone Development Investment Joint Stock Company - HIDICO Industrial Zone Infrastructure Enterprise (currently Dong Thap Housing and Industrial Zone Development Investment Joint Stock Company) and Dong Thap Water Supply Drainage and Urban Environment One Member Limited Liability Company (currently Dong Thap Water Supply and Urban Environment Joint Stock Company), with a total area of 6,521.5 m2 and a land rental price of 06 USD/m2 for the entire project life.

42. Operating lease commitments (cont'd)

- Land Lease Contract No. 45HD/TD dated July 02, 2019 between the People's Committee of Dong Thap Province and Dong Thap Water Supply and Urban Environment Joint Stock Company, with a total area of 2,254.7 m2 and a 5-year stable land rental price from January 03, 2019 to January 03, 2024 of 9,240 VND/m2/year.
- Land Lease Contract No. 55HD/TD dated October 29, 2020 between the People's Committee of Dong Thap Province and Dong Thap Water Supply and Urban Environment Joint Stock Company, with a total area of 882.8 m2 and a 5-year stable land rental price from June 23, 2020 to June 23, 2025 of 117,041 VND/m2/year.
- Land Lease Contract No. 58HD/TD dated August 05, 2019 between the People's Committee of Dong Thap Province and Dong Thap Water Supply and Urban Environment Joint Stock Company, with a total area of 826.5 m2 and a 5-year stable land rental price from March 31, 2018 to March 31, 2023 of 3,780 VND/m2/year.
- And other commitments

43. Contingent liabilities

No contingent liabilities arising from events have occurred that could affect the information presented in the Financial Statements over which the Company has no control or has not been recorded.

44. Information on going concern

No event of any kind casts great doubt on its ability to continue operations and the Company does not intend to, nor be forced to, cease operations, or significantly scale back its operations.

45. Events occurring after the reporting date

No event of any kind casts great doubt on its ability to continue operations and the Company does not intend to, nor be forced to, cease operations, or significantly scale back its operations.

46. Comparative figures

Items	Code	Presented on financial statements of previous year	Reclassification	Differences
Short-term held-to-maturity investments	123	14.000.000.000	14.308.995.891	308.995.891
Other short-term receivables	135	10.730.883.538	10.421.887.647	(308.995.891)

Approved, 14 August 2026.

M.S.D.N: 1400101... CÔNG TY CỔ PHẦN CẤP NƯỚC VÀ MÔI TRƯỜNG ĐÔ THỊ ĐỒNG THÁP TỈNH ĐỒNG THÁP

Duong Tu Dang Khoa	**Hoang Quoc Hung**	**Dinh Cong Phu**
Preparer	**Chief Accountant**	**General Director**