VIWACO Joint Stock Company

Interim financial statements

For the six-month period ended 30 June 2026

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VIWACO Joint Stock Company

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VIWACO Joint Stock Company

GENERAL INFORMATION

THE COMPANY

VIWACO Joint Stock Company ("the Company"), formerly known as Clean Water Investment Construction and Trading Joint Stock Company, was incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0103006729 issued by the Hanoi Department of Finance (previously known as Department of Planning and Investment) on 17 March 2005. On 2 December 2015, the Company was granted with the 5th amended Enterprise Registration Certificate No. 0101624050, whereby the Company's name was changed to VIWACO Joint Stock Company. The Company also received subsequent amended Enterprise Registration Certificates with the 10th amendment on 6 May 2026 as the latest.

The current principal activities of the Company are distribution of clean water, design and construction of water supply and drainage systems for urban and rural areas in accordance with the Investment Registration Certificate No. 01121000022 issued on 4 May 2007.

The Company's shares were listed on UPCOM from 26 July 2017 under trading code VAV.

The Company's head office is located at 1st floor, Building 17-T7, Trung Hoa Nhan Chinh Urban Area, Yen Hoa Ward, Hanoi. The Company has one branch, which is Electromechanical Center, located in Voltage connection station D, Lane No.9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi.

BOARD OF DIRECTORS

The members of the Board of Directors during the period and at the date of this report are:

Mr Nguyen Hai Dang	Chairman	appointed on 24 April 2026
Mr Le Van Huy	Board Member	appointed on 24 April 2026
Mr Duong Van Mau	Chairman	resigned on 24 April 2026
Mr Lu Chi Linh	Board Member	
Mr Nguyen Huu Toi	Board Member	resigned on 24 April 2026

BOARD OF SUPERVISION

The members of the Board of Supervision during the period and at the date of this report are:

Ms Nguyen Thi Quynh Trang	Head of Board of Supervision
Mr Pham Thanh Binh	Member
Ms Tran Thi Kim Oanh	Member

MANAGEMENT

The members of the Management during the period and at the date of this report are:

Mr Do Xuan Tien	General Director	appointed on 24 April 2026
Mr Nguyen Huu Toi	General Director	resigned on 24 April 2026
Mr Cao Hai Thap	Deputy General Director	
Mr Dinh Huu Canh	Deputy General Director	
Mr Dinh Hoang Lan	Deputy General Director	resigned on 10 March 2026

LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and at the date of this report is Mr Do Xuan Tien.

Mr Do Xuan Tien	appointed on 24 April 2026
Mr Nguyen Huu Toi	resigned on 24 April 2026

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

REPORT OF THE MANAGEMENT

The management of VIWACO Joint Stock Company ("the Company") is pleased to present this report and the interim financial statements of the Company for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

The management is responsible for the interim financial statements of each financial period which give a true and fair view of the interim financial position of the Company and of the interim results of its operations and its interim cash flows for the period. In preparing those interim financial statements, the management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements; and
- prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim financial position of the Company and for ensuring that the accounting records comply with the applied accounting system. 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.

The management confirmed that it/he/she has complied with the above requirements in preparing the accompanying interim financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2026 and of the interim results of its operations and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

Approved, 14 August 2026

M.S.D.N: 0101624058 C.T.C.P. CÔNG TY CỔ PHẦN VIWACO THÀNH PHỐ HÀ NỘI

LEGAL REPRESENTATIVE

Do Xuan Tien

Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
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Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

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Reference: 12853504/E-69524802/LR

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: The Shareholders of VIWACO Joint Stock Company

We have reviewed the accompanying interim financial statements of VIWACO Joint Stock Company ("the Company"), as prepared on 14 August 2026 and as set out on pages 5 to 52, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement and the interim cash flow statement for the six-month period then ended and the notes thereto.

The management's responsibility

The Company's management is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of 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.

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Conclusion

Based on 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, of the interim financial position of the Company as at 30 June 2026, and of the interim results of its operations and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.

Hanoi, Vietnam

14 August 2026

Ernst & Young Vietnam Limited

M.S.D.N: 0300811802 - C.T.T.N.H.H
CÔNG TY TNHH ERNST & YOUNG VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Le Duc Truong
Deputy General Director
Audit Practising Registration
Certificate No. 0816-2023-004-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Beginning balance (Restated)
A. CURRENT ASSETS	**100**		**582,065,869,003**	**618,383,206,778**
I. Cash and cash equivalents	***110***	***4***	***391,143,112,422***	***409,315,059,762***
1. Cash	111		12,043,112,422	7,215,059,762
2. Cash equivalents	112		379,100,000,000	402,100,000,000
II. Current investments	***120***		***117,548,131,507***	***66,048,131,507***
1. Held-to-maturity investments	123	5	117,548,131,507	66,048,131,507
III. Current receivables	***130***		***25,951,117,439***	***27,382,049,118***
1. Short-term trade receivables	131	6.1	27,877,416,351	26,267,211,098
2. Short-term advances to suppliers	132	6.2	4,765,041,156	7,579,771,227
3. Other short-term receivables	135	7	1,356,033,037	1,582,439,898
4. Provision for short-term doubtful receivables	136		(8,047,373,105)	(8,047,373,105)
IV. Inventories	***140***	***9***	***35,654,498,269***	***98,505,873,861***
1. Inventories	141		36,413,571,809	99,264,947,401
2. Provision for diminution in value of inventories	142		(759,073,540)	(759,073,540)
V. Other current assets	***160***		***11,769,009,366***	***17,132,092,530***
1. Deductible value-added tax	162	17	10,707,014,265	16,070,097,429
2. Other current assets	165		1,061,995,101	1,061,995,101

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Beginning balance
B. NON-CURRENT ASSETS	**200**		**763,758,435,008**	**706,713,223,327**
I. Fixed assets	***220***		***420,239,544,294***	***448,655,412,619***
1. Tangible fixed assets	221	10	403,399,613,278	430,662,716,699
Cost	222		1,072,106,154,359	1,068,246,252,099
Accumulated depreciation	223		(668,706,541,081)	(637,583,535,400)
2. Finance leases	224	11	9,485,813,037	10,006,201,377
Cost	225		45,232,080,362	45,232,080,362
Accumulated depreciation	226		(35,746,267,325)	(35,225,878,985)
3. Intangible fixed assets	227	12	7,354,117,979	7,986,494,543
Cost	228		13,057,048,678	12,957,989,419
Accumulated amortisation	229		(5,702,930,699)	(4,971,494,876)
II. Non-current assets in progress	***250***		***317,483,762,842***	***225,422,558,357***
1. Construction in progress	252	13	317,483,762,842	225,422,558,357
III. Other non-current assets	***270***		***26,035,127,872***	***32,635,252,351***
1. Long-term deferred expenses	271	14	26,035,127,872	32,635,252,351
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,345,824,304,011**	**1,325,096,430,105**

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Beginning balance (Restated)
C. LIABILITIES	**300**		**478,440,990,382**	**469,812,104,892**
I. Current liabilities	***310***		**367,499,604,342**	***346,025,820,570***
1. Short-term trade payables	311	15.1	197,994,981,854	186,750,395,498
2. Short-term advances from customers	312	15.2	19,311,345,630	14,329,558,159
3. Dividends and profits payables	313	16	663,174,000	601,974,000
4. Short-term statutory obligations	314	17	18,420,732,112	26,415,446,652
5. Payables to employees	315		71,619,416,681	63,976,194,937
6. Short-term accrued expenses	316	18	20,057,451,632	15,889,950,535
7. Other short-term payables	320	19	11,748,521,917	10,891,861,361
8. Short-term loan and finance lease obligations	321	20	27,552,567,380	27,039,026,292
9. Short-term provisions	322		131,413,136	131,413,136
II. Non-current liabilities	***330***		***110,941,386,040***	***123,786,284,322***
1. Long-term loans and finance lease obligations	339	20	107,304,493,604	120,349,391,886
2. Deferred tax liabilities	342	27.3	3,636,892,436	3,436,892,436

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
D. OWNERS' EQUITY	**400**		**867,383,313,629**	**855,284,325,213**
1. Owner's contributed capital	411	21	479,999,950,000	479,999,950,000
- *Ordinary shares with voting rights*	*411a*		*479,999,950,000*	*479,999,950,000*
2. Undistributed earnings	420		387,383,363,629	375,284,375,213
- *Undistributed earnings by the end of prior period*	*420a*		*317,684,381,213*	*195,098,773,617*
- *Undistributed earnings of current period*	*420b*		*69,698,982,416*	*180,185,601,596*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**1,345,824,304,011**	**1,325,096,430,105**

Approved, 14 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Doan Thi Minh Nga	Tran Manh Hung	Do Xuan Tien

M.S.D.N: 0101624057 C.T.C.P CÔNG TY CỔ PHẦN VIWACO THÀNH PHỐ HÀ NỘI

INTERIM INCOME STATEMENT

for the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01	22.1	547,160,488,047	529,465,803,036
2. Revenue deductions	02	22.1	-	-
3. Net revenue from sale of goods and rendering of services (10 = 1 - 2)	10	22.1	547,160,488,047	529,465,803,036
4. Cost of goods sold and services rendered	11	23	446,269,702,381	398,030,870,852
5. Gross profit from sale of goods and rendering of services (20 = 10-11)	20		100,890,785,666	131,434,932,184
6. Finance income	22	22.2	10,028,573,167	9,790,617,178
7. Finance expenses	23	24	2,845,164,445	3,702,075,878
- In which: Interest expenses	*24*		*2,845,164,445*	*3,702,075,878*
8. Selling expenses	25	25	11,338,033,685	12,530,926,375
9. General and administrative expenses	26	25	9,098,662,795	12,115,189,229
10. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}	30		87,637,497,908	112,877,357,880
11. Other expenses	32		149,032,864	625,380
12. Other profit loss (40 = - 32)	40		(149,032,864)	(625,380)
13. Accounting profit before tax (50 = 30 + 40)	50		87,488,465,044	112,876,732,500
14. Current corporate income tax expense	51	27.1	17,589,482,628	22,774,847,814

INTERIM INCOME STATEMENT (continued)

for the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
15. Deferred tax expense	52	27.3	200,000,000	62,606,808
16. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		69,698,982,416	90,039,277,878
17. Basic earnings per share	70	29	1,452	1,876
18. Diluted earnings per share	71	29	1,452	1,876

Approved, 14 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Doan Thi Minh Nga	Tran Manh Hung	Do Xuan Tien

M.S.D.N: 0101624050 C.T.C.P
CÔNG TY CỔ PHẦN VIWACO
THÀNH PHỐ HÀ NỘI

INTERIM CASH FLOW STATEMENT
(Indirect method)

for the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**87,488,465,044**	**112,876,732,500**
2. Adjustments for:				
- Depreciation of tangible fixed assets and finance lease assets and amortisation of intangible fixed assets	02		32,374,829,844	32,655,553,060
- Profits from investing and financing activities	05		(10,028,573,167)	(9,790,617,178)
- Borrowing costs	06		2,845,164,445	3,702,075,878
3. Operating profit before changes in working capital	**08**		**112,679,886,166**	**139,443,744,260**
- Increase, decrease in receivables	09		(223,650,870)	(6,487,517,351)
- Increase, decrease in inventories	10		(9,269,734,160)	(73,803,701,692)
- Increase, decrease in payables (other than interest, corporate income tax)	11		31,978,044,589	2,330,903,171
- Increase, decrease in deferred expenses	12		8,072,125,242	2,064,057,087
- Borrowing costs paid	14		(2,845,164,445)	(3,702,075,878)
- Corporate income tax paid	15		(26,664,374,943)	(33,154,206,341)
- Other cash outflows for operating activities	17		-	(179,396,920)
Net cash flows from operating activities	**20**		**113,727,131,579**	**26,511,806,336**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets and other long-term assets	21		(20,357,500,892)	(57,412,157,091)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(68,500,000,000)	(5,048,131,507)
3. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		17,000,000,000	-
4. Interest and dividends received	27		10,028,573,167	9,790,617,178
Net cash flows from investing activities	**30**		**(61,828,927,725)**	**(52,669,671,420)**

INTERIM CASH FLOW STATEMENT (continued)
(Indirect method)

for the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33		-	27,504,735,564
2. Repayment of borrowings	34		(12,069,190,492)	(12,244,190,492)
3. Payment of principal of finance lease liabilities	35		(462,166,702)	(424,809,124)
4. Dividends paid	36	21.4	(57,538,794,000)	(38,362,746,000)
Net cash flows from financing activities	**40**		**(70,070,151,194)**	**(23,527,010,052)**
Net cash flows for the period (50 = 20+30+40)	**50**		**(18,171,947,340)**	**(49,684,875,136)**
Cash and cash equivalents at the beginning of the period	**60**		**409,315,059,762**	**490,107,863,528**
Cash and cash equivalents at the end of the period (70 = 50 + 60)	**70**	**4**	**391,143,112,422**	**440,422,988,392**

Approved, 14 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Doan Thi Minh Nga	**Tran Manh Hung**	**Do Xuan Tien**

NOTES TO THE INTERIM FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

VIWACO Joint Stock Company ("the Company"), formerly known as Clean Water Investment Construction and Trading Joint Stock Company, was incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0103006729 issued by the Hanoi Department of Planning and Investment on 17 March 2005. On 2 December 2015, the Company was granted with the 5th amended Enterprise Registration Certificate No. 0101624050, whereby the Company's name was changed to VIWACO Joint Stock Company. The Company also received subsequent amended Enterprise Registration Certificates with the 10th amendment on 6 May 2026 as the latest.

The current principal activities of the Company are distribution of clean water, design and construction of water supply and drainage systems for urban and rural areas in accordance with the Investment Registration Certificate No. 01121000022 issued on 4 May 2007. The Company's shares were listed on UPCOM from 26 July 2017 under trading code VAV.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at 1st floor, Building 17-T7, Trung Hoa Nhan Chinh Urban Area, Yen Hoa Ward, Hanoi, Vietnam and its branch, which is Electromechanical Center, located in Voltage connection station D, Lane No.9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi, Vietnam.

The number of the Company's employees as at 30 June 2026 is 214 (31 December 2025: 213).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in compliance and accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard no. 27 – Interim financial statement and other Vietnamese accounting standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim financial statements and their use are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim financial position and the interim results of operations and the interim cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is General Journal system

2.3 Reporting period

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

These interim financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

The financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Company in preparation of the interim financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended 31 December 2025 and the interim financial statements for the six-month period ended 30 June 2025 except for the changes in the accounting policy arising from the initial adoption of Circular No. 99/2025/TT-BTC.

Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 31.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3.3 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labour cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realisable value is lower than the cost, it must be calculated according to the net realisable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The Company determines quantities and value of inventories issued in the period based on determining quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

Raw materials, tools and spare parts	- Cost of purchase on a weighted average basis.
Work-in process	- Cost of semi products on a specific identification basis.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 ***Inventory*** (continued)

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in cost of goods sold in the interim income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim income statement.

3.4 ***Receivables***

Receivables are presented in the interim statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim income statement.

For overdue receivables, provision for doubtful debts is provided as follows:

Overdue period	*Provision rate (% of receivable value)*
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.5 ***Tangible fixed assets***

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Assets held under finance leases are capitalised in the interim statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability.

Capitalised finance leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term

Rentals under operating leases are charged to the interim income statement on a straight-line basis over the lease term.

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Company.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim income statement.

3.8 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 30 years
Machinery and equipment	4 - 15 years
Means of transportation	5 - 44 years
Office equipment	5 - 10 years
Computer software	4 - 8 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are allocated or capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim income statement:

- Tools with significant value issued into production and can be used for more than one year;
- Substantial expenditure of fixed asset overhaul; and
- Others prepaid expense.

3.12 Investments

Held-to-maturity investments

Held-to-maturity investments are stated at costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the income statement and deducted against the value of such investments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Investments* (continued)

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the interim income statement.

3.13 *Payables*

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works

3.14 *Accruals*

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.15 *Share capital*

Ordinary shares

Ordinary shares with voting right are recognised at par value.

3.16 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Charter of the Company and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim statement of financial position.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Clean water distribution revenue

Clean water distribution revenue is determined and calculated based on the water price regulated by the Hanoi People's Committee and the amount of consumed water which is measured via water meters installed in customers' locations on a monthly basis.

Interest income

Interest is recognised on an accrual basis based on the time and actual interest rate for each period.

3.18 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.19 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

3.20 Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date based on actual accomplishment accepted by client.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with customers.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the interim income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the interim income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.22 *Earnings per share*

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.23 *Segment information*

The Company's principal activity is to distribute clean water. In addition, these activities mainly take place in Vietnam. Therefore, the Company's risks and returns are not significantly affected by differences in products manufactured or geographical markets served. As a result, the Company's management is of the view that there is only one reportable segment for business and geography and therefore presentation of segment information is not required.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 Related parties

Parties are considered to be related parties of the Company if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Company and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.25. Significant estimates

The preparation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Company's financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

Currency: VND

	Ending balance	*Beginning balance*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	578,157,373	700,272,539
Cash at banks	11,464,955,049	6,514,787,223
- *Joint Stock Commercial Bank for Investment and Development – Ha Dong Branch*	*3,237,458,596*	*652,871,254*
- *Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch*	*2,339,705,803*	*1,784,304,898*
- *Military Commercial Joint Stock Bank*	*2,100,335,412*	*1,249,950,794*
- *Other cash at bank*	*3,787,455,238*	*2,827,660,277*
Cash and cash equivalents (*)	379,100,000,000	402,100,000,000
- *Joint Stock Commercial Bank for Investment and Development – Ha Dong Branch*	*286,000,000,000*	*76,000,000,000*
- *Vietnam International Commercial Joint Stock Bank*	*41,600,000,000*	*64,600,000,000*
- *Other cash and cash equivalents*	*51,500,000,000*	*261,500,000,000*
TOTAL	**391,143,112,422**	**409,315,059,762**

(*) Details of cash equivalents as at 30 June 2026 are as follows:

Bank	*Ending balance*	*Term*	*Interest rate(% per annum)*
Joint Stock Commercial Bank for Investment and Development – Ha Dong Branch	286,000,000,000	1 - 3 months	1.6% - 4.75%
Vietnam International Commercial Joint Stock Bank	41,600,000,000	1 month	4.4% - 4.75%
Others	51,500,000,000	1 - 3 months	1.6% - 4.5%
Total	**379,100,000,000**		

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND

	Ending balance	*Beginning balance*
Term deposit	117,548,131,507	66,048,131,507
- Vietnam Prosperity Joint Stock Commercial Bank	*50,000,000,000*	-
- Vietnam International Commercial Joint Stock Bank	*37,000,000,000*	*43,000,000,000*
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*16,048,131,507*	*11,048,131,507*
- Other term deposit	*14,500,000,000*	*12,000,000,000*
TOTAL	**117,548,131,507**	**66,048,131,507**

Details of held-to-maturity investments as at 30 June 2026 are as follows:

Bank	*Ending balance*	*Term*	*Interest rate (% per annum)*
Vietnam Prosperity Joint Stock Commercial Bank	50,000,000,000	6 months	8.8%
Vietnam International Commercial Joint Stock Bank	37,000,000,000	6 months	4.5% - 6.1%
Vietnam Joint Stock Commercial Bank for Industry and Trade	16,048,131,507	6 months – 1 year	4.6% - 8%
Others	14,500,000,000	6 months – 1 year	3.9% - 8%
TOTAL	**117,548,131,507**		

Included therein is a term deposit amounting to VND 1,048 billion at Vietnam Joint Stock Commercial Bank for Industry and Trade, which has been used as collateral for the Company's borrowings as presented in Note 20.

6. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short – term trade receivable

Currency: VND

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Trade receivables from customers	22,491,019,404	(2,730,133,655)	20,977,202,299	(2,730,133,655)
Trade receivables from related parties *(Note 28)*	5,386,396,947	(4,440,115,163)	5,290,008,799	(4,440,115,163)
TOTAL	**27,877,416,351**	**(7,170,248,818)**	**26,267,211,098**	**(7,170,248,818)**

6.2 Advances to suppliers

Currency: VND

	Ending balance	*Beginning balance*
Short-term		
Hanoi House Trading and Urban Development Joint Stock Company	2,596,110,103	2,596,110,103
Viet Tourism Communication Services and Trading Company Limited	743,160,000	-
Construction Joint Stock Company 504 – Vinaconex	-	4,036,227,404
Other suppliers	1,425,771,053	947,433,720
TOTAL	**4,765,041,156**	**7,579,771,227**

7. OTHER RECEIVABLES

Currency: VND

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Short-term				
Staff advances	1,086,034,405	(877,124,287)	1,342,279,001	(877,124,287)
Others	269,998,632	-	240,160,897	-
TOTAL	**1,356,033,037**	**(877,124,287)**	**1,582,439,898**	**(877,124,287)**

8. BAD DEBTS

Currency: VND

	Ending balance		*Beginning balance*	
	Cost	*Recoverable amount*	*Cost*	*Recoverable amount*
Vimeco Joint Stock Company	4,390,287,184	-	4,390,287,184	-
Receivables from water distribution to households	2,380,299,898	-	2,380,299,898	-
Others	1,276,786,023	-	1,276,786,023	-
TOTAL	**8,047,373,105**	**-**	**8,047,373,105**	**-**

9. INVENTORIES

Currency: VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Raw materials	29,094,459,137	-	93,231,277,859	-
Work in process	7,319,112,672	(759,073,540)	6,033,669,542	(759,073,540)
TOTAL	**36,413,571,809**	**(759,073,540)**	**99,264,947,401**	**(759,073,540)**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

10. TANGIBLE FIXED ASSETS

Currency: VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Total*
Cost:					
Beginning balance	37,647,364,780	113,864,533,768	912,895,371,670	3,838,981,881	1,068,246,252,099
- Transfer from construction in progress	-	-	3,859,902,260	-	3,859,902,260
Ending balance	37,647,364,780	113,864,533,768	916,755,273,930	3,838,981,881	1,072,106,154,359
In which:					
Fully depreciated	*4,265,699,387*	*53,114,897,269*	*226,508,294,007*	3,724,682,495	*287,613,573,158*
Accumulated depreciation:					
Beginning balance	19,118,332,000	79,181,955,604	535,497,365,301	3,785,882,495	637,583,535,400
- Depreciation for the period	858,717,441	5,361,739,583	24,891,073,657	11,475,000	31,123,005,681
Ending balance	19,977,049,441	84,543,695,187	560,388,438,958	3,797,357,495	668,706,541,081
Net carrying amount:					
Beginning balance	18,529,032,780	34,682,578,164	377,398,006,369	53,099,386	430,662,716,699
Ending balance	17,670,315,339	29,320,838,581	356,366,834,972	41,624,386	403,399,613,278

Buildings and structures, machinery and equipment with total net carrying amount of VND 141 billion were used as collaterals for bank loans as disclosed in Note 20.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

11. FINANCE LEASES

Currency: VND

	Pumping station	*Machinery and equipment*	*Means of transportation*	*Total*
Cost:				
Beginning balance	1,235,156,584	2,666,915,528	41,330,008,250	45,232,080,362
Ending balance	1,235,156,584	2,666,915,528	41,330,008,250	45,232,080,362
In which:				
Fully depreciated	*920,424,048*	*2,510,107,016*	*17,367,473,059*	*20,798,004,123*
Accumulated depreciation:				
Beginning balance	969,547,892	2,075,450,971	32,180,880,122	35,225,878,985
- Depreciation for the year	15,611,650	31,223,300	473,553,390	520,388,340
Ending balance	985,159,542	2,106,674,271	32,654,433,512	35,746,267,325
Net carrying amount:				
Beginning balance	265,608,692	591,464,557	9,149,128,128	10,006,201,377
Ending balance	249,997,042	560,241,257	8,675,574,738	9,485,813,037

The Company leases water supply system in the southwest of Hanoi City, from Hanoi Clean Water One Member Limited Company under the Finance Lease Contract No. 21/HDKT-NSHN dated 25 March 2009 and Appendix No. 01/2017/PLHĐ-NSHN dated 1 January 2017, with the lease term from 2009 to the end of 2037. Future lease payments under the lease contract are disclosed in Note 20.

12. INTANGIBLE FIXED ASSETS

Currency: VND

	Computer software
Cost:	
Beginning balance	12,957,989,419
- Transfer from construction in progress	99,059,259
Ending balance	13,057,048,678
In which:	
Fully amortised	*4,131,856,755*
Accumulated amortisation:	
Beginning balance	4,971,494,876
- Amortisation for the period	731,435,823
Ending balance	5,702,930,699
Net carrying amount:	
Beginning balance	7,986,494,543
Ending balance	7,354,117,979

Details of existing intangible fixed assets:

Currency: VND

	Ending balance Cost	*Beginning balance Cost*
GIS management software	4,742,059,259	4,643,000,000
Software for water billing, receivables management and customer service	4,183,132,664	4,042,706,739
Package 4.1 – Clean Water Management Software	1,397,211,300	1,397,211,300
Others	2,734,645,455	2,875,071,380
TOTAL	**13,057,048,678**	**12,957,989,419**

13. CONSTRUCTION IN PROGRESS

Currency: VND

	Balance and payable amount	
	Ending balance	*Beginning balance*
Network and power supply pipeline for the Thanh Oai district area	264,659,585,978	175,316,575,285
Others	52,824,176,864	50,105,983,072
TOTAL	**317,483,762,842**	**225,422,558,357**

14. LONG-TERM DEFERRED EXPENSES

Currency: VND

	Ending balance	*Beginning balance*
Office renovation expenses	1,593,205,429	2,137,288,279
Installation and replacement cost for water meters	24,441,922,443	30,497,964,072
TOTAL	**26,035,127,872**	**32,635,252,351**

15. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

15.1 Short-term trade payables

Currency: VND

	Balance and payable amount	
	Ending balance	*Beginning balance*
Short-term trade payables	58,157,515,026	82,707,667,201
- *Song Duong Surface Water JSC*	*37,298,445,317*	*28,433,025,878*
- Other suppliers	*20,859,069,709*	*54,274,641,323*
Trade payables to related parties *(Note 28)*	139,837,466,828	104,042,728,297
TOTAL	**197,994,981,854**	**186,750,395,498**

15.2 Short-term advances from customers

Currency: VND

	Ending balance	*Beginning balance*
TASCO Joint Stock Company	1,842,304,600	1,842,304,600
Refrigeration Electrical Engineering Bach Khoa Co., Ltd	1,851,399,000	-
Hanoi - Hoang Mai Investment Construction Company Limited	1,724,187,000	-
Other customers	13,893,455,030	12,487,253,559
TOTAL	**19,311,345,630**	**14,329,558,159**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

16. DIVIDENDS AND PROFIT DISTRIBUTION PAYABLES

Currency: VND

Profit of the year	*Payment due*	*Ending balance*	*Beginning balance*
2025	24 October 2026	61,200,000	-
2024	27 September 2025	35,334,000	35,334,000
2023 and prior years	28 September 2024	566,640,000	566,640,000
TOTAL		**663,174,000**	**601,974,000**
In which:			
Overdue		*663,174,000*	*601,974,000*

17. STATUTORY OBLIGATIONS

Currency: VND

	Beginning balance	*Payable for the period*	*Payment made in the period*	*Ending balance*
Payables				
Environment fee	7,663,112,047	47,547,798,649	(46,298,987,701)	8,911,922,995
Value-added tax	-	27,218,950,526	(27,218,950,526)	-
Corporate income tax	18,373,630,334	17,589,482,628	(26,664,374,943)	9,298,738,019
Personal income tax	378,704,271	355,570,852	(524,204,025)	210,071,098
TOTAL	**26,415,446,652**	**92,711,802,655**	**(100,706,517,195)**	**18,420,732,112**

	Beginning balance	*Payable for the period*	*Payment made in the period*	*Ending balance*
Receivables				
Value-added tax	16,070,097,429	21,855,867,362	(27,218,950,526)	10,707,014,265
TOTAL	**16,070,097,429**	**21,855,867,362**	**(27,218,950,526)**	**10,707,014,265**

18. SHORT-TERM ACCRUED EXPENSES

Currency: VND

	Ending balance	*Beginning balance*
Accrued cost for materials for construction projects	10,403,250,234	6,951,353,705
Accrued costs for fee collection activities	8,515,231,398	5,480,265,526
Remuneration for the Board of Directors and the Board of Supervision	960,000,000	1,920,000,000
Others	178,970,000	1,538,331,304
TOTAL	**20,057,451,632**	**15,889,950,535**

19. OTHER SHORT – TERM PAYABLES

Currency: VND

	Ending balance	*Beginning balance*
Payables to construction teams	10,441,476,837	9,943,903,994
Others	1,307,045,080	947,957,367
TOTAL	**11,748,521,917**	**10,891,861,361**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

20. LOANS AND FINANCE LEASES

Currency: VND

	Note	*Beginning balance*	*Movement during the year*		*Ending balance*
		The carrying and payable amount	*Increase*	*Decrease*	*The carrying and payable amount*
Short-term					
Current portion of long-term loans from banks	20.1	23,088,380,984	12,080,855,529	(11,544,190,492)	23,625,046,021
Current portion of loans from others	20.2	3,000,000,000	525,000,000	(525,000,000)	3,000,000,000
Current portion of long-term finance leases	20.3	950,645,308	439,042,753	(462,166,702)	927,521,359
TOTAL		**27,039,026,292**	**13,044,898,282**	**(12,531,357,194)**	**27,552,567,380**
Long-term					
Loans from banks	20.1	95,023,302,184	-	(12,080,855,529)	82,942,446,655
Loans from others	20.2	16,270,533,633	-	(525,000,000)	15,745,533,633
Finance leases	20.3	9,055,556,069	-	(439,042,753)	8,616,513,316
Short-term		**120,349,391,886**	**-**	**(13,044,898,282)**	**107,304,493,604**

20. LOANS AND FINANCE LEASES (continued)

20.1 *Long-term loans from banks*

Bank	*Ending balance (VND)*	*Principal and interest repayment term*	*Annual interest rate*	*Description of collateral*
Military Commercial Joint Stock Bank – Dong Da Branch	2,189,763,000	120 months. Principal and interest are payable in monthly instalments, until October 2029.	10.7%	All machinery, equipment and asset rights associated with supplement items of water distribution pipeline and meter installation in Ta Thanh Oai village, of Project construction of water supply system for the 4 communes of Huu Hoa, Ta Thanh Oai, Tam Hiep and a part of Van Dien Town, Thanh Tri District, Hanoi.
	4,155,024,670	120 months. Principal and interest are payable in monthly instalments, until April 2027.	11.1%	All water pipes and equipment of Project "Construction of water supply system for Vinh Quynh Commune, Thanh Tri District, Ha Noi".
	5,127,501,793	120 months. Principal and interest are payable in monthly instalments, until April 2027.	11.1%	All machinery and equipment of Project "Construction of water supply system for the 4 communes of Xuan Phuong, Dai Mo, Tay Mo and Trung Van, Nam Tu Liem, Hanoi" (including project development cost).
Joint Stock Commercial Bank for Foreign Trade of Vietnam – West Hanoi Branch	11,658,564,067	120 months. Principal and interest are payable in monthly instalments, until July 2029.	7.3%	All machinery and equipment of Project "Construction of water supply system for the communes of Huu Hoa, Ta Thanh Oai, Tam Hiep and Van Dien Town, Thanh Tri District, Hanoi.
	6,803,057,200	132 months. Principal and interest are payable in monthly instalments, until December 2032.	7.6%	All water pipes of Project "Construction and renovation and loss reduction of the water supply network in 2021 – Nam Tu Liem District".
Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch	3,236,006,305	84 months. Principal and interest are payable in quarterly instalments, until July 2027.	8.2%	The collateral for this loan consists of assets formed from borrowed capital for the renovation project of the distribution pipeline, services, and DMA meter K6/3B for Zone 1, Zone 2, Zone 3, Zone 4 in Thanh Xuan district, Hanoi city, with the Company acting as the investor.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

20. LOANS AND FINANCE LEASES (continued)

20.1 *Long-term loans from banks* (continued)

Bank	*Ending balance (VND)*	*Principal and interest repayment term*	*Annual interest rate*	*Description of collateral*
Shinhan Bank Vietnam Limited – Pham Hung Branch	5,398,494,365	120 months. Principal is payable in quarterly instalments and interest is payable monthly, until November 2031.	7.8%	All assets belonging to the project "Supplement construction and renovation of old water supply system to reduce water loss in 2021 in Thanh Xuan District".
International Joint Stock Commercial Bank – Dong Da Branch	4,912,421,752	84 months. Principal and interest are payable in monthly instalments, until January 2028.	8.0%	Assets formed from borrowed capital within the project for the renovation of the distribution pipeline, services, and DMA meters for K4/48 area and K4/242 Vu Tong Phan.
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Dong Branch	63,086,659,524	204 months. Principal and interest are payable in quarterly instalments, until July 2042.	6.7%	Loan used for the implementation of the project for investment and construction of a clean water supply system in Thanh Oai District, Hanoi City.
TOTAL	**106,567,492,676**			
In which:				
Current portion	*23,625,046,021*			
Long-term	*82,942,446,655*			

20. LOANS AND FINANCE LEASES (continued)

20.2 Loans from others

Lender	*Ending balance (VND)*	*Principal and interest repayment term*	*Annual interest rate*	*Description of collateral*
Hanoi city Investment Fund for Development	4,500,000,000	240 months. Principal is payable every 6 months, until November 2033.	None	Unsecured
	12,000,000,000	240 months. Principal is payable annually, until November 2033.	None	Unsecured
	2,245,533,633	78 months. Principal is payable in quarterly instalments and interest is payable monthly, until November 2029.	5.96%	Bank guarantee by Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch
TOTAL	**18,745,533,633**			
In which:				
Current portion	*3,000,000,000*			
Long-term	*15,745,533,633*			

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

20. LOANS AND FINANCE LEASES (continued)

20.3 Finance lease

The Company leases the water supply system in the southwest of Hanoi under Lease arrangement No. 21/HDKT-NSHN dated 25 March 2009 and Appendix No. 01/2017/PLHD-NSHN from Hanoi Clean Water One Member Company Limited with the lease term from 2009 to the end of 2037 *(Note 11)*.

Future obligations due under the finance lease agreements as at the balance sheet dates are as follows:

Currency: VND

	Ending balance			*Beginning balance*		
	Total lease payments	*Finance charges*	*Lease liabilities*	*Total lease payments*	*Finance charges*	*Lease liabilities*
Less than 1 year	2,109,025,723	1,181,504,364	927,521,359	2,081,373,662	1,130,728,354	950,645,308
From 1-5 years	8,638,986,968	4,018,024,745	4,620,962,223	8,703,276,145	4,070,730,930	4,632,545,215
More than 5 years	4,925,424,506	929,873,414	3,995,551,092	5,852,386,307	1,429,375,454	4,423,010,853
TOTAL	**15,673,437,197**	**6,129,402,523**	**9,544,034,674**	**16,637,036,114**	**6,630,834,738**	**10,006,201,376**

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

Currency: VND

	Owner's contributed capital	*Undistributed earnings*	*Total*
For the six-month period ended 30 June 2025			
Beginning balance	320,000,000,000	393,498,723,617	713,498,723,617
- Net profit for the period	-	90,039,277,878	90,039,277,878
- Cash dividends declared	-	(38,400,000,000)	(38,400,000,000)
Beginning balance	320,000,000,000	445,138,001,495	765,138,001,495
For the six-month period ended 30 June 2026			
Beginning balance	479,999,950,000	375,284,375,213	855,284,325,213
- Net profit for the year	-	69,698,982,415	69,698,982,415
- Cash dividends declared (*)	-	(57,599,994,000)	(57,599,994,000)
Ending balance	479,999,950,000	387,383,363,628	867,383,313,628

(*) In accordance with Resolution No. 03/2026/NQ-ĐHĐCĐ dated 7 May 2026, the General Meeting of Shareholders approved the decision to distribute cash dividends at the rate of 12% of the par value, amounting to VND 57,599,994,000

21.2 Owner's contributed capital

Currency: VND

	Ending balance		*Beginning balance*	
	Ordinary shares VND	*Ownership %*	*Ordinary shares VND*	*Ownership %*
Vietnam Construction and Import - Export JSC	244,800,000,000	51.0%	244,800,000,000	51.0%
Hanoi Clean Water One Member Limited Company	113,773,200,000	23.7%	113,773,200,000	23.7%
Song Da Water Investment JSC	72,441,000,000	15.1%	72,441,000,000	15.1%
Others	48,985,750,000	10.2%	48,985,750,000	10.2%
TOTAL	**479,999,950,000**	**100%**	**479,999,950,000**	**100%**

21. OWNERS' EQUITY (continued)

21.3 Capital transactions with owners and distribution of dividends, profits

Currency: VND

	Current period	*Previous period*
Contributed capital		
Beginning balance	479,999,950,000	479,999,950,000
Ending balance	479,999,950,000	479,999,950,000
***Dividends/profit declared** (i)*	***(57,599,994,000)***	***(38,400,000,000)***

(i) Pursuant to Resolution of the General Meeting of Shareholders No. 03/2026/NQ-ĐHĐCĐ dated 7 May 2026, the Company's Board of Directors approved and implemented the payment of dividends at a rate of 12% on the aggregate par value of its outstanding shares, amounting to VND 57,599,994,000.

21.4 Dividends

Currency: VND

	Current period	*Previous period*
Dividends declared and paid during the period		
Dividends on ordinary shares		
Dividends paid by shares for 2024: 1 share per 2 existing shares (2023: 0)	-	38,400,000,000
Cash dividends for 2025: VND 1,200 per share (2024: VND 1,200 per share)	57,599,994,000	-
Dividends paid during the year		
Dividends for 2025	57,538,794,000	-
Dividends for 2024	-	38,362,746,000
Dividends for 2023	-	-

21. OWNERS' EQUITY (continued)

21.5 Shares

	Quantity	
	Ending balance	*Beginning balance*
Authorised shares	**47,999,995**	**47,999,995**
Issued shares	**47,999,995**	**47,999,995**
Ordinary shares	47,999,995	47,999,995
Preference shares (*)	-	-
Shares in circulation	**47,999,995**	**47,999,995**
Ordinary shares	47,999,995	47,999,995
Preference shares (*)	-	-

Par value of outstanding shares is VND 10,000 per share (31 December 2025: VND 10,000 per share). These shares are listed on UPCOM under trading code VAV.

22. REVENUES

22.1 Revenue from sale of goods and rendering of services

Currency: VND

	Current period	*Previous period*
Gross revenue	**547,160,488,047**	**529,465,803,036**
In which:		
Revenue from distribution and sale of clean water	*542,078,651,966*	*520,740,928,576*
Revenue from construction activities and others	*5,081,836,081*	*8,724,874,460*
Deductions	-	-
Net revenue	**547,160,488,047**	**529,465,803,036**
In which:		
Sales to related parties (Note 28)	*7,248,913,374*	*8,598,886,100*
Sales to others	*539,911,574,673*	*520,866,916,936*

22.2 Finance income

Currency: VND

	Current period	*Previous period*
Lending interest income	5,418,592,505	5,560,328,768
Term deposit interest income	4,609,980,662	4,230,288,410
TOTAL	**10,028,573,167**	**9,790,617,178**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

23. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	Current period	*Previous period*
Cost of distribution and sale of clean water	441,384,868,907	390,085,270,904
Cost of construction activities and others	4,884,833,474	7,945,599,948
TOTAL	**446,269,702,381**	**398,030,870,852**

24. FINANCE EXPENSES

Currency: VND

	Current period	*Previous period*
Loan and finance lease interest	2,845,164,445	3,702,075,878
TOTAL	**2,845,164,445**	**3,702,075,878**

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND

	Current period	*Previous period*
Selling expenses		
Labour cost	11,328,418,085	12,521,310,775
Depreciation and amortisation	9,615,600	9,615,600
TOTAL	**11,338,033,685**	**12,530,926,375**
General and administrative expenses		
Labour cost	5,432,961,645	6,627,006,631
Depreciation and amortisation	1,119,806,007	1,121,803,158
Expenses for external services	2,545,895,143	4,362,379,440
Others	-	4,000,000
TOTAL	**9,098,662,795**	**12,115,189,229**

26. PRODUCTION AND OPERATING COSTS

Currency: VND

	Current period	*Previous period*
Raw materials	379,875,641,196	328,740,101,006
Labour costs	38,570,074,515	45,057,277,447
Depreciation and amortisation	32,374,829,844	32,655,553,060
Expenses for external services	6,538,210,554	11,252,851,238
Other cash expenses	10,633,085,882	4,961,422,999
TOTAL	**467,991,841,991**	**422,667,205,750**

27. CORPORATE INCOME TAX

For clean water distribution, in accordance with Investment Registration Certificates, the Company is entitled to incentive corporate income tax ("CIT") rate of 10% for 15 years commencing from the first year of earning revenue (from 2005 to 2019). The Company is also entitled to an exemption from CIT for 4 years commencing from the first year in which taxable income is earned (from 2011 to 2014), and a 50% reduction of the applicable CIT tax rate for the following 9 years (from 2015 to 2023). Accordingly, net CIT rate applied for taxable income for the current year is 20%.

For other activities, the CIT rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the financial statements could change at a later date upon the final determination by the tax authorities.

27.1 CIT expenses

Currency: VND

	Current period	*Previous period*
Current tax expenses	17,589,482,628	22,774,847,814
Deferred income tax expenses	200,000,000	62,606,808
TOTAL	**17,789,482,628**	**22,837,454,622**

Reconciliation between CIT expenses and the accounting profit before tax multiplied by CIT rate is presented below:

	Current period	*Previous period*
Accounting profit before tax	**87,488,465,044**	**112,876,732,500**
At CIT rate of 20%	17,497,693,009	22,575,346,500
Adjustments:		
Non-deductible expenses	291,789,619	262,108,122
CIT expenses	**17,789,482,628**	**22,837,454,622**

27. CORPORATE INCOME TAX (continued)

27.2 Current tax

The current CIT payable is based on taxable profit for the current year. The taxable profit of the Company for the year differs from the accounting profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

27.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Company, and the movements thereon, during the current and previous period.

Currency: VND

	Interim statement of financial position		*Interim income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Deferred tax liabilities				
Unbilled revenue from distribution of water	(3,636,892,436)	(3,436,892,436)	(200,000,000)	(62,606,808)
Net deferred tax liabilities	***(3,636,892,436)***	***(3,436,892,436)***		
Net deferred tax charge to income statement			***(200,000,000)***	***(62,606,808)***

28. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company and other related parties that have transactions with the Company during the period and as at 30 June 2026 is as follow:

Related parties	*Relationship*
Vietnam Construction and Import-Export Joint Stock Corporation	Parent company
Hanoi Clean Water One Member Limited Company	Shareholder
Song Da Water Investment Joint Stock Company	Shareholder
Ly Thai To Education One Member Company Limited	Affiliate
Vinaconex Construction One Member Company Limited	Affiliate
Vietnam Urban Services and Investment Joint Stock Company	Affiliate
Vietnam Water and Environment Investment Corporation – JSC	Affiliate
Vietnam Construction Joint Stock Company No. 12	Associate of Parent company
VIMECO Joint Stock Company	Shared key management personnel
Mr. Nguyen Hai Dang	Chairman (Appointed on 24 April 2026)
Mr. Duong Van Mau	Chairman (Resigned on 24 April 2026)
Mr. Do Xuan Tien	General Director (Appointed on 24 April 2026)
Mr. Le Van Huy	Member of Board of Directors ("BoD") (Appointed on 24 April 2026)
Mr. Nguyen Huu Toi	Member of Board of Directors ("BoD")/General Director (Resigned on 24 April 2026)
Mr. Lu Chi Linh	Member of BoD
Ms. Nguyen Thi Quynh Trang	Head of Board of Supervision
Ms. Tran Thi Kim Oanh	Member of Board of Supervision
Mr. Pham Thanh Binh	Member of Board of Supervision
Mr. Cao Hai Thap	Deputy General Director
Mr. Dinh Huu Canh	Deputy General Director
Mr. Dinh Hoan Lan	Deputy General Director (Resigned on 10 March 2026)

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows:

Currency: VND

Related party	*Relationship*	*Transactions*	*Current period*	*Previous period*
Song Da Water Investment Joint Stock Company	Shareholder	Purchases of clean water	289,119,428,232	209,968,696,293
		Dividends payable	8,692,920,000	5,795,280,000
Vietnam Construction and Import - Export Joint Stock Corporation	Parent Company	Dividends paid in cash	29,376,000,000	19,584,000,000
		Sales of clean water	27,111,574	2,549,356,600
		Royalty fee payable	250,000,000	250,000,000
Vietnam Urban Services and Investment Joint Stock Company	Affiliate	Sales of clean water	6,239,463,000	5,689,830,100
		Office service fee	117,094,852	114,237,916

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows (continued)

Currency: VND

Related party	*Relationship*	*Transactions*	*Current period*	*Previous period*
Hanoi Clean Water One Member Limited Company	Shareholder	Dividends paid	13,652,784,000	9,101,856,000
		Assets lease payments	963,598,918	1,053,102,664
		Purchases of clean water	736,927,100	1,859,594,100
Vietnam Construction Joint Stock Company No.12	Associate of Parent company	Sales of clean water	111,360,600	124,656,400
Ly Thai To Education One Member Company Limited	Affiliate	Sales of clean water	219,105,000	210,114,000
Vietnam Construction Joint Stock Company No. 1	Affiliate	Sales of clean water	13,471,000	24,049,000
VIMECO Joint Stock Company	Shared key management personnel	Sales of clean water	9,040,000	-
Vietnam Water and Environment Investment Corporation - JSC	Affiliate	Sale of clean water	626,386,200	-
Vinaconex Construction One Member Company Limited	Affiliate	Sale of clean water	2,976,000	880,000

Terms and conditions of transactions with related parties

Outstanding balances at 30 June 2026 are unsecured, interest-free and expected to be settled in cash. For the six-month period ended 30 June 2026, the Company made a provision for doubtful debts amounting to VND 4,390,287,184 relating to amounts owed by related parties (31 December 2025: VND 4,390,287,184). This assessment is undertaken each reporting period through the examination of the financial position of the related party and the market in which the related party operates.

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties as at balance sheet dates were as follows:

Currency: VND

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
***Short-term trade receivables** (Note 6.1)*				
Vietnam Construction and Import - Export Joint Stock Corporation	Parent company	Receivables from rendering construction work	754,735,803	899,721,615
VIMECO Joint Stock Company (*)	Shared key management personnel	Receivables from rendering construction work	4,390,287,184	4,390,287,184
Vietnam Water and Environment Investment Corporation - JSC	Affiliate	Water service receivables	241,373,960	-
TOTAL			**5,386,396,947**	**5,290,008,799**
***Short-term payable to suppliers** (Note 15.1)*				
Song Da Water Investment Joint Stock Company	Shareholder	Payables for purchases of clean water	139,675,343,017	101,099,943,374
Hanoi Clean Water One Member Limited Company	Shareholder	Payables for purchases of clean water	161,565,495	165,253,425
Vietnam Construction Joint Stock Company No. 12	Associate of Parent company	Payables for construction work	-	2,776,973,182
Vietnam Urban Services and Investment Joint Stock Company	Affiliate	Office service	558,316	558,316
TOTAL			**139,837,466,828**	**104,042,728,297**
***Finance lease** (Note 20.3)*				
Hanoi Clean Water One Member Limited Company	Shareholder	Finance lease	9,544,034,674	10,006,201,377
TOTAL			**9,544,034,674**	**10,006,201,377**

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors and the Management of the Company:

Currency: VND

Name of individual	*Position*	*Remuneration*	
		Current period	*Previous period*
Board of Directors			
Mr. Nguyen Hai Dang	Chairman (Appointed on 24 April 2026)	100,000,000	-
Mr. Le Van Huy	Member (Appointed on 24 April 2026)	60,000,000	-
Mr. Duong Van Mau	Chairman (Resigned on 24 April 2026)	200,000,000	300,000,000
Mr. Nguyen Huu Toi	Member/ General Director (Resigned on 24 April 2026)	100,000,000	180,000,000
Mr. Lu Chi Linh	Member	180,000,000	90,000,000
The Management			
Mr. Do Xuan Tien	General Director (Appointed on 24 April 2026)	406,679,167	377,700,000
Mr. Dinh Huu Canh	Deputy General Director	377,700,000	377,700,000
Mr. Cao Hai Thap	Deputy General Director	410,200,000	412,420,000
TOTAL		**1,834,579,167**	**1,737,820,000**

Remuneration of members of the Board of Supervision salaries and operating expenses

Currency: VND

	Current period	*Previous period*
Salaries and operating expenses	300,000,000	300,000,000

29. EARNINGS PER SHARE

The following reflects the income and share data used in the basic and diluted earnings per share computations:

		Currency: VND
	Current period	*Previous period*
Net profit after tax	69,726,158,416	90,039,277,878
Adjustment for distribution to bonus and welfare fund, and remuneration for Board of Directors, Board of Supervision	-	-
Net profit after tax attributable to ordinary shareholders for basic earnings	69,726,158,416	90,039,277,878
Dilution	-	-
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	**69,726,158,416**	**90,039,277,878**

		Currency: shares
	Current period	*Previous period*
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution (*)	**47,999,995**	**47,999,995**

		Currency: VND
	Current year	*Previous year*
Basic earnings per share	1,452	1,876
Diluted earnings per share	1,452	1,876

There has been no other transaction involving ordinary shares or potential ordinary shares between the reporting date and the issuance date of these financial statements.

Net profit used to compute earnings per share for the year 2026 was not adjusted for the allocation to bonus and welfare fund from 2026 profit as the Resolution of the shareholders meeting on such distribution of profit of the current year is not yet available.

30. COMMITMENTS AND CONTINGENCIES

Capital expenditure commitments relating to construction.

As at 30 June 2026, the Company had contracts related to the construction of water supply systems. The total committed capital under these contracts as at 30 June 2026 was VND 350.9 billion.

Event relating to the members of the Board of Directors and the management

On 8 March 2026, the Company publicly disclosed information regarding alleged violations of bidding regulations involving two individuals who were members of the Board of Directors and the Board of Management of the Company. As of the date of financial statements, the Company has not received any official information or conclusions from the competent authorities. Accordingly, no impact, if any, arising from this matter has been recognized in the Company's financial statements.

31 RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3)* for the current period's interim financial statements. The details are as follows:

Currency: VND

	Beginning balance (as previously presented)	*Restated*	*Beginning balance (as restated)*
INTERIM STATEMENT OF FINANCIAL POSITION			
Cash and cash equivalent	402,100,000,000	(1,061,995,101)	402,100,000,000
Other short-term asset	-	1,061,995,101	1,061,995,101
Dividends and profit payable	-	601,974,000	601,974,000
Other payable	11,493,835,361	(601,974,000)	10,891,861,361

32. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

Pursuant to Resolution No. 05/NQ-VIWACO-HĐQT dated 10 August 2026, the Company's Board of Directors approved the payment of interim cash dividend for 2026 at a rate of 5% of the par value of each share (VND 500 per share).

There is no other matter or circumstance that has arisen since the interim balance sheet date that requires adjustment or disclosure in the interim financial statements of the Company.

Approved, 14 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Doan Thi Minh Nga	Tran Manh Hung	Do Xuan Tien

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