

No.: 07/TB-HĐQT

Khanh Hoa, February 10 th, 2026

**PERIODIC INFORMATION DISCLOSURE
OF FINANCIAL STATEMENTS**

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange

Pursuant to Clauses 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Khanh Hoa Water Supply and Sewerage Joint Stock Company hereby discloses information regarding the financial statements (FS) for 2025 to the Hanoi Stock Exchange as follows:

1. Organization details:

- Stock code: KHW
- Address: 58 Yersin Street, Tay Nha Trang Ward
- Contact phone: 0258.3828807 Fax: 0258.3810740
- Email: support@ctnkh.com.vn **Website:** <http://ctnkh.com.vn>

2. Details of Information Disclosure:

- Financial Statements for 2025
 - ☒ Separate financial statements (for listed companies without subsidiaries or accounting units under a superior accounting entity);
 - ☐ Consolidated financial statements (for listed companies with subsidiaries);
 - ☐ Combined financial statements (for listed companies with dependent accounting units under a separate accounting structure).

- Cases requiring explanation:

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

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

+ Post-tax profit for the reporting period differs by 5% or more before and after the audit, or shifts from loss to profit or vice versa (for audited FS for 2025):



☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No

Legal Representative

- Financial Statements for 2025

TỔNG GIÁM ĐỐC

Nguyễn Văn Đàm





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ECOVIS AFA VIETNAM AUDITING – APPRAISAL AND CONSULTING CO., LTD

142 Xo Viet Nghe Tinh St., Hoa Cuong Ward, Danang City, Vietnam
Tel: +84 236 363 3333 | Fax: +84 236 363 3338 | Email: info@ecovis.com.vn

**KHANH HOA WATER SUPPLY AND SEWERAGE
JOINT STOCK COMPANY**

AUDITED FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

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KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Tay Nha Trang Ward, Khanh Hoa Province, Vietnam

MANAGEMENT'S REPORT

Khanh Hoa Water Supply and Sewerage Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the accompanying audited financial statements of the Company for the financial year ended 31 December 2025.

Members of the Board of Directors, the Supervisory Committee, Management and Chief Accountant during the year and on the date of this report include:

Board of Directors

<u>Full name</u>	<u>Position</u>
Mr. Vu Van Binh	Chairman
Mr. Nguyen Van Dam	Member
Mr. Truong Khac Hoanh	Member
Mr. Nguyen Van Quan	Member
Mr. Nguyen Anh Tuan	Member

Supervisory Committee

<u>Full name</u>	<u>Position</u>
Mr. Hoang Long	Head
Ms. Nguyen Thi Thuy Ninh	Member
Mr. Quach Vinh Binh	Member

Management and Chief Accountant

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Van Dam	General Director
Mr. Vu Van Binh	Deputy General Director
Mr. Nguyen Hong Son	Deputy General Director (Retired on 1 December 2025)
Ms. Vo Thi Khanh Hoa	Deputy General Director
Mr. Nguyen Van Quan	Deputy General Director (Appointed on 1 October 2025)
Ms. Hoang Thi Huong Giang	Chief Accountant (Appointed on 1 October 2025)

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Nguyen Van Dam, General Director.

RESPONSIBILITY OF MANAGEMENT

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

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

KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Tay Nha Trang Ward, Khanh Hoa Province, Vietnam

MANAGEMENT'S REPORT (CONTINUED)

Management 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 ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements. The management 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.

Management confirms that the Company has complied with the above requirements in preparing these financial statements.

AUDITOR

The accompanying financial statements were audited by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Ward, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: www.ecovis.com/vietnam/audit).

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025 and the results of its operations and its cash flows for the financial year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.

For and on behalf of management



Nguyen Van Dam

General Director

Khanh Hoa Province, 06 February 2026

No.: 17/2026/BCKT-E.AFA

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders
Board of Directors and Management
KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY**

Report on the financial statements

We have audited the accompanying financial statements of Khanh Hoa Water Supply and Sewerage Joint Stock Company (hereinafter referred to as "the Company") prepared on 06 February 2026 as set out from page 05 to page 44, which comprise the balance sheet as at 31 December 2025, and the income statement, and cash-flow statement for the financial year then ended, and the notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of financial statements and for such internal control as Board of management determines is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Opinion

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting and relevant legislation as to the preparation and presentation of financial statements.



Trần Thị Nhu Phương
Deputy General Director
Audit Practice Registration Certificate
2293-2023-240-1

Authorized person

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited
Danang City, 06 February 2026

Nguyen Thanh Lam
Auditor
Audit Practice Registration Certificate
4231-2023-240-1

KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Tay Nha Trang Ward, Nha Trang City, Khanh Hoa Province, Vietnam

Form B 01 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**BALANCE SHEET**

As at 31 December 2025

Unit: VND

ASSETS	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
A. CURRENT ASSETS	100		198,768,564,586	175,736,397,336
I. Cash and cash equivalents	110	4.1	3,726,238,278	6,619,633,610
1. Cash	111		556,316,078	3,524,661,910
2. Cash equivalents	112		3,169,922,200	3,094,971,700
II. Current financial investments	120		120,717,309,200	99,878,796,849
1. Trading securities	121		-	-
2. Held to maturity investments	123	4.2	120,717,309,200	99,878,796,849
III. Current account receivables	130		49,825,957,934	45,618,441,215
1. Trade receivables	131	4.3	44,799,159,950	43,162,649,568
2. Advances to suppliers	132	4.4	1,964,210,016	366,202,000
3. Other current receivables	136	4.5	3,216,187,968	2,243,189,647
4. Provision for doubtful debts	137	4.6	(153,600,000)	(153,600,000)
IV. Inventories	140	4.7	24,499,059,174	23,619,525,662
1. Inventories	141		24,499,059,174	23,619,525,662
2. Provision for decline in value of inventories	149		-	-
B. NON-CURRENT ASSETS	200		432,010,756,288	438,235,660,176
I. Non-current account receivables	210		-	-
II. Fixed assets	220		392,399,815,583	407,013,504,692
1. Tangible fixed assets	221	4.9	379,427,530,700	394,100,162,362
Cost	222		1,340,007,006,962	1,279,146,218,043
Accumulated depreciation	223		(960,579,476,262)	(885,046,055,681)
2. Intangible fixed assets	227	4.10	12,972,284,883	12,913,342,330
Cost	228		28,837,772,400	28,754,389,400
Accumulated amortisation	229		(15,865,487,517)	(15,841,047,070)
III. Investment property	230		-	-
IV. Non-current assets in progress	240		4,916,892,446	1,932,114,073
1. Non-current work in process	241		-	-
2. Construction in progress	242	4.8	4,916,892,446	1,932,114,073
V. Non-current financial investments	250	4.2	24,000,000,000	24,000,000,000
1. Investments in subsidiaries	251		-	-
2. Investments in associates, joint-ventures	252		24,000,000,000	24,000,000,000
VI. Other non-current assets	260		10,694,048,259	5,290,041,411
1. Non-current prepayments	261	4.11	10,694,048,259	5,290,041,411
2. Other non-current assets	268		-	-
TOTAL ASSETS	270		630,779,320,874	613,972,057,512

KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Tay Nha Trang Ward, Nha Trang City, Khanh Hoa Province, Vietnam

Form B 01 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**BALANCE SHEET (CONTINUED)**

As at 31 December 2025

Unit: VND

RESOURCES	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
C. LIABILITIES	300		206,219,445,862	217,156,670,772
I. Current liabilities	310		101,499,950,739	95,997,531,397
1. Trade payables	311	4.12	17,736,943,461	11,009,985,207
2. Advances from customers	312	4.13	2,522,609,000	1,836,810,000
3. Taxes and amounts payable to the state budget	313	4.14	11,910,434,167	12,950,593,284
4. Payables to employees	314	4.15	19,894,188,789	20,813,903,056
5. Accrued expenses	315	4.16	1,952,048,670	4,658,075,983
6. Other current payables	319	4.17	7,236,715,204	6,764,221,151
7. Current loans and obligations under finance leases	320	4.18	37,674,649,864	31,313,324,932
8. Bonus and welfare fund	322		2,572,361,584	6,650,617,784
II. Non-current liabilities	330		104,719,495,123	121,159,139,375
1. Other non-current payables	337	4.17	5,875,974,900	9,932,332,308
2. Non-current loans and obligations under finance	338	4.18	94,370,469,727	105,821,794,659
3. Scientific and technological development fund	343		4,473,050,496	5,405,012,408
D. OWNER'S EQUITY	400		424,559,875,012	396,815,386,740
I. Equity	410	4.19	424,559,875,012	396,815,386,740
1. Owner's contributed capital	411		285,999,960,000	285,999,960,000
Ordinary shares carrying voting rights	411a		285,999,960,000	285,999,960,000
Preference shares	411b		-	-
2. Share premiums	412		852,875,935	852,875,935
3. Investment and development fund	418		48,869,748,493	22,719,748,493
4. Retained earnings	421		88,837,290,584	87,242,802,312
Beginning accumulated retained earnings	421a		-	-
Retained earnings of the current year	421b		88,837,290,584	87,242,802,312
II. Other capital and funds	430		-	-
TOTAL RESOURCES	440		630,779,320,874	613,972,057,512



Nguyen Van Dam
General Director

Khanh Hoa Province, 06 February 2026

Hoang Thi Huong Giang
Chief Accountant

Tran Thi thu Ha
Preparer

KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Tay Nha Trang Ward, Khanh Hoa Province, Vietnam

Form B 02 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**INCOME STATEMENT**

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Year 2025	Year 2024
1. Revenue	01	5.1	456,408,856,886	436,069,641,186
2. Deductions	02	5.2	86,166,395	23,487,617
3. Net revenue	10		456,322,690,491	436,046,153,569
4. Cost of sales	11	5.3	345,449,127,160	327,336,368,266
5. Gross profit	20		110,873,563,331	108,709,785,303
6. Financial income	21	5.4	5,947,980,566	4,620,229,612
7. Financial expense	22	5.5	5,766,104,911	4,004,994,014
<i>Of which, interest expense</i>	23		5,766,104,911	4,004,994,014
8. Selling expense	24	5.6	452,000,000	450,000,000
9. General and administration expense	25	5.7	12,991,465,108	11,479,151,113
10. Operating profit	30		97,611,973,878	97,395,869,788
11. Other income	31	5.8	6,502,897,974	5,817,410,349
12. Other expense	32	5.9	5,113,398,123	5,230,504,565
13. Net other income	40		1,389,499,851	586,905,784
14. Accounting profit before taxation	50		99,001,473,729	97,982,775,572
15. Current corporate income tax expense	51	5.11	10,164,183,145	10,739,973,260
16. Deferred corporate income tax expense	52		-	-
17. Net profit after taxation	60		88,837,290,584	87,242,802,312
18. Basic earnings per share	70	4.19.5	3,106	2,614
19. Diluted earnings per share	71	4.19.6	3,106	2,614



Nguyen Van Dam
General Director

Khanh Hoa Province, 06 February 2026

Hoang Thi Huong Giang
Chief Accountant

Tran Thi thu Ha
Preparer

KHANH HOA WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

Address: 58 Yersin, Phuong Sai Ward, Nha Trang City, Khanh Hoa Province, Vietnam

Form B 03 – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**CASH FLOW STATEMENT****(Indirect method)**

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	01		99,001,473,729	97,982,775,572
2. Adjustment for:				
Depreciation and amortisation	02		90,075,276,259	80,226,210,911
Gains/losses from investment	05		(5,947,980,566)	(4,776,138,703)
Interest expense	06		5,766,104,911	4,004,994,014
3. Operating profit /(loss) before adjustments to working capital	08		188,894,874,333	177,437,841,794
Increase or decrease in accounts receivable	09		(4,456,898,019)	2,804,710,944
Increase or decrease in inventories	10		(879,533,512)	2,631,445,123
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		42,665,762	(8,910,795,129)
Increase or decrease prepaid expenses	12		(5,404,006,848)	(1,492,917,957)
Interest paid	14		(5,766,104,911)	(4,912,198,518)
Corporate income tax paid	15		(11,043,855,705)	(8,800,000,000)
Other cash outflows from operating activities	17		(16,551,065,312)	(7,735,686,898)
Net cash from operating activities	20		144,836,075,788	151,022,399,359
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(79,378,327,435)	(142,430,616,998)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	155,909,091
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(226,941,872,080)	(90,598,733,969)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		206,103,359,729	77,725,444,088
5. Interest and dividends received	27		6,197,361,866	4,315,709,016
Net cash from investing activities	30		(94,019,477,920)	(150,832,288,772)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	28,442,000,000	67,341,000,000
2. Repayment of borrowings	34	6.2	(33,532,000,000)	(31,416,630,910)
3. Dividends paid	36		(48,619,993,200)	(35,406,795,048)
Net cash from financing activities	40		(53,709,993,200)	517,574,042
NET INCREASE/(DECREASE) IN CASH	50		(2,893,395,332)	707,684,629
Cash and cash equivalents at beginning of year	60		6,619,633,610	5,911,948,981
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF YEAR	70		3,726,238,278	6,619,633,610



Nguyen Van Dam
General Director

Khanh Hoa Province, 06 February 2026

Hoang Thi Huong Giang
Chief Accountant

Tran Thi thu Ha
Preparer

NOTES TO THE FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Khanh Hoa Water Supply and Sewerage Joint Stock Company (hereinafter referred to as “the Company”), formerly Khanh Hoa Water Supply and Sewerage One Member Limited Liability Company, was established through the conversion of the state-owned enterprise Khanh Hoa Water Supply Company under Decision No. 1639/QĐ-UBND dated 24 June 2010, issued by the People's Committee of Khanh Hoa Province. The People's Committee of Khanh Hoa Province issued Decision No. 2171/QĐ-UBND dated 03 September 2013, and Decision No. 3057/QĐ-UBND dated 02 December 2013, approving the plan for conversion of Khanh Hoa Water Supply and Sewerage One Member Limited Liability Company into a joint stock company. The Company operates under Business Registration Certificate No. 4200238007 dated 23 September 2010, granted by the Department of Planning and Investment of Khanh Hoa Province and other amended certificates thereafter with the latest one dated 01 November 2022.

Currently, the Company's shares are registered for trading on the Unlisted Public Company Market (UPCOM) at the Hanoi Stock Exchange (HNX) under the ticker symbol KHW.

The charter capital as stipulated in the Business Registration Certificate is VND 285,999,960,000.

The Company's registered head office is at No. 58 Yersin, Tay Nha Trang Ward, Khanh Hoa Province, Vietnam.

The number of employees as at 31 December 2025 was 329 (31 December 2024: 329).

1.2. Business field

Manufacturing and services.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's business activities comprise:

- Water collection, treatment, and supply. Details: Clean water collection, treatment and supply.
- Plumbing, heat and air-conditioning installation.
- Construction of water supply and drainage works.
- Water drainage and wastewater treatment.

1.4. Normal operating cycle

The Company's normal operating cycle is carried out for a time period of 12 months.

1.5. The Company's structure

As at 31 December 2025, the Company's associates were as follows:

Name	Address	Voting Rights	Percent Capital	Percent Interest
Associate:				
Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	58 Yersin, Tay Nha Trang Ward, Khanh Hoa Province, Vietnam	30%	30%	30%

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

As at 31 December 2025, the Company's dependent units were as follows:

Unit name	Address
Xuan Phong Water Plant	Tay Nha Trang Ward, Khanh Hoa Province
Vo Canh Water Plant	Tay Nha Trang Ward, Khanh Hoa Province
Khanh Son Water Plant	Khanh Son Commune, Khanh Hoa Province
Khanh Hoa Water Supply and Sewerage Construction Enterprise	1B Le Hong Phong, Nha Trang Ward, Khanh Hoa Province

1.6. Statement of Comparability of Information in Financial statements

The comparative figures are those of the audited financial statements for the year ended 31 December 2024.

2. BASIS OF PREPARATION

2.1. Accounting standards, accounting system

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

2.3. Financial year

The Company's financial year is from 01 January to 31 December.

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses in the financial statements for the financial year ended 31 December 2025. Although these estimates are based on management's best knowledge of all relevant information available at the date when the financial statements are prepared, this does not prevent actual figures differing from estimates.

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.3. Financial Investments

Held to maturity investments

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current year.

Equity investments in other entities

Investments in associates

Investments are classified as investments in associates when the Company directly or indirectly holds from 20% to under 50% of the voting shares of the investee without any other agreement.

Investments in associates are accounted for under the equity method. Under the equity method, on initial recognition the investment in an associate is recognised at cost. In case of investments of non-monetary assets, the cost of investments is recognised at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as finance income when the shareholder's right to receive payment is established.

Recognition principles of provision for investment impairment loss

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the income statement.

3.4. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provision for doubtful debts

As of the date of preparing the financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.5. Inventories

Inventory measurement

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

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

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

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method

Provision for decline in value of inventories

As of the date of preparing the financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

3.6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2025</u>
▪ Buildings, structures	05 – 25 years
▪ Machinery and equipment	03 – 08 years
▪ Motor vehicles	06 – 16 years
▪ Office equipment	03 – 05 years

3.7. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Intangible fixed asset recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

Accounting principles for intangible fixed assets

Land use rights

Land use rights are presented at historical cost less accumulated amortization. The value represents the land use rights for the area located at 58 Yersin Street, Phuong Phuong Sai, Nha Trang City, Khanh Hoa Province, Vietnam, as per Land Use Right Certificate No. AP 389613 dated 24 August 2009, corresponding to Plot No. 189, Map Sheet No. 11, with a land use term until 16 January 2039. Additionally, the land use rights include the area in Vo Canh Hamlet, Vinh Trung Commune, Nha Trang City, Khanh Hoa Province, as per Land Use Right Certificate No. BH 898789 dated 25 July 2013, corresponding to Plot No. 110, Map Sheet No. 23, with a land use term until 15 September 2049. Land use rights are amortized using the straight-line method based on the land use period.

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

	<u>Year 2025</u>
▪ Computer software	03 years

3.8. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes necessary fees to acquire assets including related construction fees, equipment, other fees and interest expense in accordance with the Company's accounting policy.

These expenses are temporarily measured as the original cost when the assets are put into use if the cost has yet to be approved.

Under the current regulations on investment and construction management, subject to management decentralisation, construction finalisation value shall be approved by competent agencies. The final construction finalisation value could be different from the aforementioned original cost subject to the finalisation approved by competent agencies.

3.9. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, insurance expenses, repair expenses, which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Tools and supplies are amortised to the income statement over 18 months to 3 years;
- One-time major fixed asset repair costs incurred by the Company, which are significant in value, are not provisioned in advance. Instead, these costs are gradually allocated to the operating results over time.

3.10. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

3.11. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year.

The accrued expenses of the Company comprise accruals of interest expense. The interest expense is determined on an accrual basis by reference to remaining days of loan and at the interest rate applicable.

3.12. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

All other borrowing costs are recognised as an expense in the income statement when incurred.

3.13. Scientific and technological development fund

Scientific and Technological Development Fund is established to provide investment resources for the Company's scientific and technological activities. The fund is formed by allocating up to 10% of taxable income before corporate income tax and is recognized in the operating results of the year. If 70% of the Scientific and Technological Development Fund is not utilized within five years from the date of allocation, the Company is obligated to pay corporate income tax on the remaining amount and any late payment interest arising from that tax.

3.14. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.15. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 3.17 below.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

3.16. Deductions

Deductions include trade discounts, allowances and sale returns.

Deductions arising in the reporting year from consumption of products, goods and services are recognised as decreases in revenue in that year; Deductions arising after the end of the reporting year but prior to issuing the financial statements for the reporting year are recognised as decreases in revenue of the reporting year; Deductions arising after the end of the reporting year and after issuing the financial statements for the reporting year are recognised as decreases in revenue of the next year.

3.17. Construction contracts

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 date of the balance sheet as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably:

- Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable;
- Contract costs are only recognised as an expense in the period in which they are incurred.

3.18. Cost of sales

Cost of sales and services provided represents total costs of construction products, services which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.19. Finance expense

Finance expenses represent all expenses incurred in the reporting year which mainly include borrowing costs.

3.20. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, which include expenses relating to electronic invoicing services.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

General and administrative expenses represent common expenses, which include payroll costs for office employees (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.21. Taxation***Corporate income tax***

Current corporate income tax expense:

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year as follow:

- Water production and supply activities: 10%;
- Other services: 20%.

Value added tax

The value-added tax applied to goods and services provided by the Company is as follows:

- Water production and supply activities: 5%
- Other services: 10%, with a reduced VAT rate of 8% applied to goods and services from 01 January 2025, to 31 December 2025, in accordance with Decree 180/2024/ND-CP dated 31 December 2024, and Decree 174/2025/ND-CP dated 30 June 2025, issued by the Government.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

3.22. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Company and held as treasury shares.

3.23. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Company and held as treasury shares.

3.24. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Reference to Note 7 below.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3.25. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

4.1. Cash and cash equivalents

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	15,930,516	740,643
Cast at banks	540,385,562	3,523,921,267
Cash equivalents (Less than 3 months)	3,169,922,200	3,094,971,700
Total	3,726,238,278	6,619,633,610

4.2. Financial investments

Held to maturity investments are analysed as follows:

	As at 31 Dec. 2025 VND		As at 01 Jan. 2025 VND	
	Cost	Carrying amount	Cost	Carrying amount
Current:				
Term Deposits	120,717,309,200	120,717,309,200	99,878,796,849	99,878,796,849
Total	120,717,309,200	120,717,309,200	99,878,796,849	99,878,796,849

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other investments are detailed as follows:

	As at 31 Dec. 2025			As at 01 Jan. 2025		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in joint ventures and associates:						
Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	24,000,000,000		-	24,000,000,000		-
Total	24,000,000,000		-	24,000,000,000		-
				Year 2025		Year 2024

Performance of the associate during the year:

Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	Profitable business operations	Profitable business operations
--	--------------------------------	--------------------------------

The primary transactions between the Company and the associate during the year are presented in Note 8.

As of the reporting date, the Company has not determined the fair value of these investments for disclosure in the financial statements due to the absence of a market quotation and the lack of guidance under Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amount.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.3. Current trade receivables

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Receivables from water supply activities	44,467,820,950	41,617,327,926
Nha Trang City Public Service Management Board	-	1,482,585,642
Others	331,339,000	62,736,000
Total	44,799,159,950	43,162,649,568

4.4. Current advances to suppliers

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
NK Engineering Company Limited	558,612,000	-
Song Thanh Phat Investment Company Limited	451,073,000	-
Sao Kim International Investment Joint Stock Company	342,588,296	-
TMT Trading & Construction Co., Ltd.	242,175,000	209,602,000
Others	369,761,720	156,600,000
Total	1,964,210,016	366,202,000

4.5. Other current receivables

	As at 31 Dec. 2025 VND		As at 01 Jan. 2025 VND	
	Value	Provision	Value	Provision
Accrued interest	628,122,428	-	877,503,728	-
Subsidized loan interest	2,026,725,065	-	582,030,000	-
Deposits, mortgages, Collateral	20,000,000	-	20,000,000	-
Advances	22,000,000	-	64,000,000	-
Others	519,340,475	-	699,655,919	-
Total	3,216,187,968	-	2,243,189,647	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.6. Doubtful debts

	As at 31 Dec. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue current trade receivables with low recoverability	153,600,000	-	153,600,000	-
Total	153,600,000	-	153,600,000	-

Management assessed the ability to recover the overdue receivables as low because these receivables have been outstanding for a long time and have not yet been collected.

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 31 Dec. 2025			As at 01 Jan. 2025		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Joint Stock Company 504	100,000,000	-	Over 3 years	100,000,000	-	Over 3 years
CATSOFT Joint Stock Company	53,600,000	-	Over 3 years	53,600,000	-	Over 3 years
Total	153,600,000	-		153,600,000	-	

4.7. Inventories

	As at 31 Dec. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Raw Materials	23,078,848,124	-	22,529,448,390	-
Tools and Supplies	52,904,562	-	59,404,562	-
Work in progress	1,367,306,488	-	1,030,672,710	-
Total	24,499,059,174	-	23,619,525,662	-

There is no slow moving and obsolescent inventory at the year-end.

There is no inventory pledged as security for liabilities at the year-end.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.8. Construction in progress

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Investment in Water Supply Pipelines DN400, DN300 – Binh Tan Bridge, Hon Ro pumping station - Nam NT	883,835,671	-
Replace the PAC chemical dosing pump - Xuan Phong Water Plant	561,763,500	-
Other Water Supply Pipeline Projects	3,471,293,275	1,932,114,073
Total	4,916,892,446	1,932,114,073

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.9. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2025	92,751,833,963	318,477,277,649	865,190,814,563	2,726,291,868	1,279,146,218,043
Purchase	-	1,935,093,750	1,149,000,000	93,790,000	3,177,883,750
Self-construction	2,101,691,666	12,673,608,890	56,785,645,147	605,669,609	72,166,615,312
Disposals	-	(9,940,839,546)	(4,542,870,597)	-	(14,483,710,143)
As at 31 Dec. 2025	94,853,525,629	323,145,140,743	918,582,589,113	3,425,751,477	1,340,007,006,962
Accumulated depreciation:					
As at 01 Jan. 2025	74,754,930,682	258,581,269,678	549,226,900,769	2,482,954,552	885,046,055,681
Depreciation	3,497,968,566	20,108,618,634	66,036,521,404	374,022,120	90,017,130,724
Disposals	-	(9,940,839,546)	(4,542,870,597)	-	(14,483,710,143)
As at 31 Dec. 2025	78,252,899,248	268,749,048,766	610,720,551,576	2,856,976,672	960,579,476,262
Net book value:					
As at 01 Jan. 2025	17,996,903,281	59,896,007,971	315,963,913,794	243,337,316	394,100,162,362
As at 31 Dec. 2025	16,600,626,381	54,396,091,977	307,862,037,537	568,774,805	379,427,530,700

The amount of year-end net book value of tangible fixed assets totalling VND 197,409,389,006 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 607,211,063,392.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.10. Intangible fixed assets

Items	Land use rights VND	Computer software VND	Total VND
Cost:			
As at 01 Jan. 2025	24,636,685,000	4,117,704,400	28,754,389,400
Purchase	-	1,049,050,000	1,049,050,000
Decrease	-	(965,667,000)	(965,667,000)
As at 31 Dec. 2025	24,636,685,000	4,201,087,400	28,837,772,400
Accumulated depreciation:			
As at 01 Jan. 2025	11,829,544,546	4,011,502,524	15,841,047,070
Depreciation	887,728,776	102,378,671	990,107,447
Decrease	-	(965,667,000)	(965,667,000)
As at 31 Dec. 2025	12,717,273,322	3,148,214,195	15,865,487,517
Net book value:			
As at 01 Jan. 2025	12,807,140,454	106,201,876	12,913,342,330
As at 31 Dec. 2025	11,919,411,678	1,052,873,205	12,972,284,883

The amount of year-end net book value of tangible fixed assets totalling VND 11,919,411,678 was pledged/mortgaged as loan security.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 2,970,007,400.

4.11. Non-current prepayments

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Tools and supplies pending amortisation	443,803,030	892,429,882
Repairing expenses	3,362,379,557	3,684,360,720
Other amortised expenses	6,887,865,672	713,250,809
Total	10,694,048,259	5,290,041,411

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.12. Current trade payables

	As at 31 Dec. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Payable value	Value	Payable value
Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	5,417,401,500	5,417,401,500	4,902,345,000	4,902,345,000
Son Thanh Water Supply and Sewerage Investment Construction Joint Stock Company	3,065,517,000	3,065,517,000	1,381,964,850	1,381,964,850
DNP Holding Joint Stock Company	2,695,867,369	2,695,867,369	-	-
TNG Investment and Construction Joint Stock Company	-	-	2,611,974,777	2,611,974,777
Others	6,558,157,592	6,558,157,592	2,113,700,580	2,113,700,580
Total	17,736,943,461	17,736,943,461	11,009,985,207	11,009,985,207
Trade payables to related parties – Refer to Note 8	5,417,401,500	5,417,401,500	4,902,345,000	4,902,345,000

4.13. Current advances from customers

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Khanh Hoa Provincial Land Fund Development Center	1,261,098,000	1,261,098,000
Khanh Son District Land Fund Development Center	624,684,000	-
Marina Hotel Joint Stock Company	319,767,000	319,767,000
Others	317,060,000	255,945,000
Total	2,522,609,000	1,836,810,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.14. Tax and amounts payable to the State budget

	As at 31 Dec. 2025 VND	Movements in the year VND		As at 01 Jan. 2025 VND
	Payable	Payable	Paid/Deducted	Payable
Value added tax	822,147,299	30,813,559,194	31,202,160,928	1,210,749,033
VAT: Business Activities	227,911,124	23,209,937,687	23,622,832,982	640,806,419
VAT: Drainage Services	594,236,175	7,603,621,507	7,579,327,946	569,942,614
Corporate income tax	1,728,292,197	10,164,183,145	11,043,855,705	2,607,964,757
Personal income tax	1,376,276,475	5,100,656,835	5,230,597,860	1,506,217,500
National resources tax	147,416,680	1,836,012,000	1,835,030,360	146,435,040
Land tax, land rental	-	111,871,930	111,871,930	-
Business License Tax	-	4,000,000	4,000,000	-
Others	7,836,301,516	95,366,857,905	95,009,783,343	7,479,226,954
Total	11,910,434,167	143,397,141,009	144,437,300,126	12,950,593,284

4.15. Payables to employees

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Salary	19,894,188,789	20,813,903,056
Total	19,894,188,789	20,813,903,056

4.16. Accrued expenses

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Environmental protection fee support costs for domestic wastewater	382,072,000	364,013,000
Others	1,569,976,670	4,294,062,983
Total	1,952,048,670	4,658,075,983

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.17. Other payables

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Current:		
Trade union expenditure, social insurance	28,607,608	149,777,446
Deposits received	5,008,285,193	4,518,285,193
Khanh Hoa Provincial People's Committee	1,658,934,000	1,658,934,000
Others	540,888,403	437,224,512
Total	7,236,715,204	6,764,221,151
Non-current:		
Khanh Hoa Provincial People's Committee	5,875,974,900	9,932,332,308
Total	5,875,974,900	9,932,332,308
Other payables to related parties – Refer to Note 8	7,534,908,900	11,591,266,308

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.18. Loans and finance lease liabilities

Loans and finance lease liabilities are analysed as follows:

	As at 31 Dec. 2025		Movements in the year			As at 01 Jan. 2025	
	VND		VND			VND	
	Value	Payable value	Increase	Decrease	Value	Payable value	
Current portion of long-term borrowings:							
Khanh Hoa Development Investment Fund (1)	34,577,324,932	34,577,324,932	37,893,324,932	28,532,000,000	25,216,000,000	25,216,000,000	
Khanh Hoa Provincial Budget (2)	3,097,324,932	3,097,324,932	2,000,000,000	5,000,000,000	6,097,324,932	6,097,324,932	
Total	37,674,649,864	37,674,649,864	39,893,324,932	33,532,000,000	31,313,324,932	31,313,324,932	
Long-term borrowings:							
Khanh Hoa Development Investment Fund (1)	84,175,821,068	84,175,821,068	28,442,000,000	37,893,324,932	93,627,146,000	93,627,146,000	
Khanh Hoa Provincial Budget (2)	10,194,648,659	10,194,648,659	-	2,000,000,000	12,194,648,659	12,194,648,659	
Total	94,370,469,727	94,370,469,727	28,442,000,000	39,893,324,932	105,821,794,659	105,821,794,659	
Overall total	132,045,119,591	132,045,119,591	68,335,324,932	73,425,324,932	137,135,119,591	137,135,119,591	

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(1) Long-term loans from Khanh Hoa Development Investment Fund under the following credit agreements:

- Credit Agreement No. 09/2017/HĐTD - ĐTPT dated 27 December 2017, with a credit limit of VND 41,150,000,000; loan term of 126 months from the first disbursement date, repayment term of 120 months from the end of the grace period; lending interest rate of 8.29% per annum. Purpose of the loan: Renovation and upgrade of the DN700 water supply pipeline on 23/10 Street, from Vo Canh Water Plant to Cau Dua - Nha Trang. The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 03/2019/HĐTD - ĐTPT dated 22 May 2019, with a credit limit of VND 11,700,000,000; loan term of 141 months from the first disbursement date, repayment term of 139 months from the end of the grace period; lending interest rate of 8.29% per annum. Purpose of the loan: Renovation of the water treatment plant in To Hap Town. The loan is secured by the Land Use Rights for land parcel No. 189 at 58 Yersin Street, Phuong Sai Ward, Nha Trang City, Khanh Hoa Province, and assets formed from the loan capital.
- Credit Agreement No. 17/2020/HĐTD - ĐTPT dated 09 December 2020, with a credit limit of VND 43,290,000,000; loan term of 136 months from the first disbursement date, repayment term of 132 months from the end of the grace period; lending interest rate of 8.29% per annum. Purpose of the loan: "Renovation and upgrade of the DN700 water supply pipeline on 23/10 Street, from Ma Vong to Cau Dua - Nha Trang." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 12/2022/HĐTD - ĐTPT dated 06 July 2022, with a credit limit of VND 3,780,000,000; loan term of 74 months from the first disbursement date, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Repair and restoration of the Ha Ra Bridge (National Highway 1A) water supply pipeline." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 01/2023/HĐTD - ĐTPT dated 07 April 2023, and Appendix No. 01 dated June 22, 2023, with a credit limit of VND 5,769,000,000; loan term of 75 months from the first disbursement date (April 25, 2023), grace period of 3 months, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in upgrading the remaining four filtration tanks of Treatment Cluster A (as part of the investment project for upgrading Vo Canh Water Plant - Phase 2)." The loan is unsecured.
- Credit Agreement No. 02/2023/HĐTD - ĐTPT dated 27 June 2023, with a credit limit of VND 4,655,000,000; loan term of 73 months from the first disbursement date (30 June 2023), grace period of 1 month, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN150, 100 water supply pipelines with HDPE DN150, 100 pipelines on Le Hong Phong Street (from Ma Vong to Phuoc Long)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 03/2023/HĐTD - ĐTPT dated 27 June 2023, with a credit limit of VND 3,583,000,000; loan term of 62 months from the first disbursement date of 13 September 2023; grace period of 1 month; repayment period of 61 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN100, 50 with HDPE pipeline DN100, 50 - Hon Ro 1 Residential Area (from Binh Tan Bridge intersection to Hon Ro Market)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 04/2023/HĐTD - ĐTPT dated 27 June 2023, with a credit limit of VND 2,236,000,000; loan term of 70 months from the first disbursement date of 19 September 2023; grace period of 1 month; repayment period of 69 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN150, 100, 50 with HDPE pipeline DN200, 100 - Da Tuong Street (from Truong Sa intersection to Tran Phu intersection)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 05/2023/HĐTD - ĐTPT dated 27 June 2023, with a credit limit of VND 6,320,000,000; loan term of 73 months from the first disbursement date of 30 June 2023; grace

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

period of 1 month; repayment period of 72 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN200, 150, 100, 50 with HDPE pipeline DN300, 150, 100, 50 - 2/4 Street (from Nguyen Xien Street to Tran Quy Cap Street)." The loan is secured by assets formed from the loan.

- Credit Agreement No. 08/2023/HĐTD - ĐTPT dated 21 September 2023, with a credit limit of VND 4,390,000,000; loan term of 69 months from the first disbursement date of 05 October 2023; grace period of 1 month; repayment period of 68 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE pipeline DN300, 50 on Nguyen Luong Bang Street (from Vinh Phuong Bridge to National Highway 1 intersection)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 19/2023/HĐTD - ĐTPT dated 20 November 2023, with a credit limit of VND 5,689,000,000; loan term of 67 months from the first disbursement date of 19 September 2023; grace period of 1 month; repayment period of 66 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN150, 100, 50 with HDPE pipeline DN200, 100 – Da Tuong Street (from Truong Sa intersection to Tran Phu Street intersection)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 20/2023/HĐTD - ĐTPT dated 20 November 2023, with a credit limit of VND 3,330,000,000; loan term of 73 months from the first disbursement date; grace period of 1 month; repayment period of 72 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN200, 150, 100 with HDPE pipeline DN300, 150, 100 – Tran Hung Dao Street, Pasteur Street, Le Loi Street – Loc Tho Ward, Huong Xuan - Nha Trang City (from Le Thanh Ton Street to Ngo Quyen Street)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 21/2023/HĐTD - ĐTPT dated 20 November 2023, with a credit limit of VND 4,550,000,000; loan term of 65 months from the first disbursement date of 30 November 2023; grace period of 1 month; repayment period of 64 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN30, 100 with HDPE pipeline DN300, 100 - National Highway 1 (from Dac Loc Industrial Park to Vinh Phuong intersection)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 01/2024/HĐTD - ĐTPT dated 24 January 2024, with a credit limit of VND 4,430,000,000; loan term of 73 months from the first disbursement date; grace period of 1 month; repayment period of 72 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipeline DN300, 150, 100 with HDPE pipeline DN300, 150, 100 – Dien Bien Phu Street (from the intersection with 2/4 Street to the intersection with Phạm Văn Đồng Street)." The loan is secured by assets formed from the loan.
- Credit Agreement No. 02/2024/HĐTD - ĐTPT dated 21 March 2024 with a credit limit of VND 49,000,000,000; loan term of 107 months from the first disbursement date; grace period of 5 months; repayment period of 102 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in the construction of a DN400 water supply pipeline on Vo Nguyen Giap Street and To Huu Street (section from the intersection of National Highway 1 bypass to Le Hong Phong Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 04/2024/HĐTD - ĐTPT dated 26 June 2024 with a credit limit of VND 3,535,000,000; loan term of 73 months from the first disbursement date; grace period of 5 months; repayment period of 72 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN300 and DN100 water supply pipelines on Hung Vuong Street and Biet Thu Street (from Le Thanh Ton to Biet Thu to Tran Phu)." The loan is secured by assets formed from the loan capital.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Credit Agreement No. 05/2024/HDTĐ - ĐTPT dated 26 June 2024 with a credit limit of VND 4,720,000,000; loan term of 60 months from the first disbursement date; grace period of 5 months; repayment period of 58 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN150 and DN100 pipelines replacing old PVC pipelines - Hoang Dieu Street (from Tran Phu to N7 Nguyen Tri Phuong intersection)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 06/2024/HDTĐ - ĐTPT dated 26 June 2024 with a credit limit of VND 1,727,000,000; loan term of 54 months from the first disbursement date; grace period of 5 months; repayment period of 53 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in DN300, DN200, and DN100 water supply pipelines replacing old PVC DN200, DN150, and DN100 pipelines - Pham Van Dong Street (section from Thien Phuoc Restaurant to Hon Mot Bridge)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 20/2024/HDTĐ - ĐTPT dated 06 September 2024 with a credit limit of VND 3,939,000,000; loan term of 53 months from the first disbursement date; grace period of 5 months; repayment period of 52 months from the end of the grace period; loan interest rate of 7.9% per annum. Purpose of the loan: "Investment in DN300, DN150, and DN100 water supply pipelines replacing old PVC pipelines - National Highway 1C (Thong Nhat Street, 23/10 Street, from Cay Xang to Cho Moi Bridge)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 22/2024/HĐTD - ĐTPT dated 30 October 2024, with a credit limit of VND 3,112,000,000; loan term of 73 months from the first disbursement date, grace period of 5 months, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN200, 100, 50 pipelines with HDPE DN200, 100, 50 pipelines in the Dong Muong Duong De Area (along Ly Thai To Street to Pham Van Dong Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 23/2024/HĐTD - ĐTPT dated 30 October 2024, with a credit limit of VND 3,031,000,000; loan term of 73 months from the first disbursement date, grace period of 5 months, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN300, 150, 100 pipelines with HDPE DN300, 150, 100 pipelines on Tran Hung Dao Street, Pasteur Street, Le Loi Street - Loc Tho Ward, Huong Xuan - Nha Trang City (from Le Thanh Ton Street to Ngo Quyen Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 24/2024/HĐTD - ĐTPT dated 30 October 2024, with a credit limit of VND 2,335,000,000; loan term of 73 months from the first disbursement date, grace period of 1 month, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipelines with HDPE DN300, 150, 100 pipelines on Vo Thi Sau Street - Vinh Truong Ward - Nha Trang City (from Vinh Truong booster pump station to Vong Nui Chut Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 01/2025/HĐTD - ĐTPT dated 07 February 2025, with a credit limit of VND 1,120,000,000; loan term of 61 months from the first disbursement date, grace period of 1 month, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipelines with HDPE DN100, 50 pipelines - A-T Residential Area - Vinh Hai Ward - Nha Trang City (Nguyen Quyen, Su Van Hanh, Luong Ngoc Quyen, Thai Phien, Ngo Gia Kham streets)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 02/2025/HĐTD - ĐTPT dated 07 February 2025, with a credit limit of VND 1,120,000,000; loan term of 61 months from the first disbursement date, grace period of 1 month, repayment term of 72 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN150, 100, 50 pipelines with HDPE DN150, 100, 50 pipelines on Luong Dinh Cua Street (from Ben Ma Bridge to Phu Kieng Wood Bridge)." The loan is secured by assets formed from the loan capital.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Credit Agreement No. 03/2025/HĐTD – ĐTPT dated 09 April 2025, with a credit limit of VND 2,470,000,000; loan term of 61 months from the first disbursement date, grace period of 1 month, repayment term of 60 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN150, 100, 50 pipelines with HDPE DN150, 100, 50 pipelines on Xuan Lac Street – Vinh Ngoc Commune – Nha Trang City." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 04/2025/HĐTD – ĐTPT dated 09 April 2025, with a credit limit of VND 2,020,000,000; loan term of 61 months from the first disbursement date, grace period of 1 month, repayment term of 60 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN150, 100, 50 pipelines with HDPE DN150, 100, 50 pipelines – Dong Muong Area – Duong De – Vinh Hoa Ward – Nha Trang City (from Nguyen Bac Street to Nguyen Du Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 05/2025/HĐTD – ĐTPT dated 09 April 2025, with a credit limit of VND 2,300,000,000; loan term of 61 months from the first disbursement date, grace period of 1 month, repayment term of 60 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC pipelines with HDPE DN150, 100, 50 pipelines – Tay Muong Residential Area – Duong De – Vinh Hoa Ward – Nha Trang City (from Ly Thai To Street to Trieu Quang Phuc Street and from Nguyen An Street to Tran Khat Chan Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 06/2025/HĐTD – ĐTPT dated 15 April 2025, with a credit limit of VND 1,480,000,000; loan term of 60 months from the first disbursement date, grace period of 1 month, repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN300, 150, 100 pipelines with HDPE DN300, 250, 150, 100 pipelines on Tran Phu Street – Loc Tho Ward – Nha Trang City – Km18+460P to Km19+351P (from Nguyen Thi Minh Khai Street to Alley 86 Tran Phu)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 14/2025/HĐTD – ĐTPT dated 02 June 2025, with a credit limit of VND 2,600,000,000; loan term of 42 months from the first disbursement date, grace period of 2 months, repayment term of 40 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in replacing the old PVC DN300, 50 pipelines with HDPE DN300, 50 pipelines on Nguyen Luong Bang Street – Vinh Phuong Commune – Nha Trang City (from Vinh Phuong Bridge to upstream intersection with National Highway 1)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 16/2025/HĐTD – ĐTPT dated 03 July 2025, with a credit limit of VND 3,528,000,000; loan term of 60 months from the first disbursement date, repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in the clean water supply system for Song Cau Commune." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 17/2025/HĐTD – ĐTPT dated 03 July 2025, with a credit limit of VND 3,907,000,000; loan term of 60 months from the date of the first disbursement, repayment term of 29 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in the repair and replacement of HDPE DN300, 100 water supply pipelines to replace the PVC DN300, 100 pipelines along Tran Quy Cap Street, Lac Long Quan Street and National Highway No. 1, from Phan Boi Chau Street to Lung Bridge, Dien Khanh District, Khanh Hoa Province." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 20/2025/HĐTD – ĐTPT dated 03 July 2025, with a credit limit of VND 2,543,000,000; loan term of 60 months from the date of the first disbursement, repayment term of 59 months from the end of the grace period; a lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN300, 50 water supply pipelines along Tran Quy Cap Street and Ha Huy Tap Street, from the intersection with Phan Boi Chau Street to the

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

intersection with Dong Khoi Street, Dien Khanh District, Khanh Hoa Province." The loan is secured by assets formed from the loan capital.

- Credit Agreement No. 21/2025/HĐTD – ĐTPT dated 25 August 2025, with a credit limit of VND 1,246,000,000; loan term of 60 months from the date of the first disbursement, repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN300 water supply pipelines along Provincial Road No. 3 and Nguyen Tat Thanh Boulevard, Phuoc Loi Hamlet, Phuoc Dong Commune, Nha Trang City (from Phuoc Dong driving practice ground to Anh Sang Seafood Company Limited)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 22/2025/HĐTD – ĐTPT dated 18 September 2025, with a credit limit of VND 1,189,000,000; loan term of 60 months from the date of the first disbursement, repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN300, 150, 100 and 50 water supply pipelines to replace the existing PVC pipelines along Nguyen Duc Canh Street and Luong The Vinh Street, Phuoc Long Ward (from the intersection of Nguyen Duc Canh Street and Ly Nam De Street to the intersection of Luong The Vinh Street and Da Tuong Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 23/2025/HĐTD – ĐTPT dated 24 October 2025, with a credit limit of VND 3,260,000,000; a loan term of 60 months from the date of the first disbursement, a repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in HDPE DN400, 300 and 100 water supply pipelines to replace the existing PVC DN200, 150 and 100 pipelines along Tran Phu Street, Nha Trang Ward (from Alley 86 Tran Phu Street to Da Tuong Street)." The loan is secured by assets formed from the loan capital.
- Credit Agreement No. 24/2025/HĐTD – ĐTPT dated 24 October 2025, with a credit limit of VND 1,544,000,000; loan term of 60 months from the date of the first disbursement, repayment term of 59 months from the end of the grace period; lending interest rate of 7.9% per annum. Purpose of the loan: "Investment in the clean water supply system for Tan Xuong 2 Hamlet and the resettlement area of Suoi Dau Commune (formerly Suoi Cat Commune)." The loan is secured by assets formed from the loan capital.

(2) Long-term loan from the Khanh Hoa Provincial Budget with a total amount of VND 73,167,899,183, for the investment in the project "Expansion and Capacity Upgrade of the Vo Canh Water Plant", with an interest rate of 0% per annum. The repayment period is 12 years from the date the project is completed, accepted, and put into operation. There is no asset secured for this loan.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.19. Owners' equity

4.19.1. Changes in owners' equity

	Owners' contributed capital VND	Capital surplus VND	Investment and development fund VND	Retained earnings VND	Total VND
As at 01 Jan. 2024	285,999,960,000	852,875,935	4,284,842,050	61,465,701,491	352,603,379,476
Previous year's profits	-	-	-	87,242,802,312	87,242,802,312
Distribution to investment and development fund	-	-	18,434,906,443	(18,434,906,443)	-
Distribution to bonus and welfare fund	-	-	-	(7,624,000,000)	(7,624,000,000)
Dividend distribution	-	-	-	(35,406,795,048)	(35,406,795,048)
As at 01 Jan. 2025	285,999,960,000	852,875,935	22,719,748,493	87,242,802,312	396,815,386,740
Current year's profits	-	-	-	88,837,290,584	88,837,290,584
Distribution to investment and development fund (*)	-	-	26,150,000,000	(26,150,000,000)	-
Distribution to bonus and welfare fund (*)	-	-	-	(12,472,809,112)	(12,472,809,112)
Dividend distribution (*)	-	-	-	(48,619,993,200)	(48,619,993,200)
As at 31 Dec. 2025	285,999,960,000	852,875,935	48,869,748,493	88,837,290,584	424,559,875,012

(*) The Company distributes the after-tax profit for the year 2024 in accordance with Resolution No. 02/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders, dated 18 April 2025.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.19.2. Details of owners' equity

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Khanh Hoa Provincial People's Committee	145,860,000,000	145,860,000,000
Ree Water Company Limited	125,505,600,000	125,505,600,000
Others	14,634,360,000	14,634,360,000
Total	285,999,960,000	285,999,960,000

4.19.3. Capital transactions with owners

	Year 2025 VND	Year 2024 VND
Beginning balance	285,999,960,000	285,999,960,000
Capital contribution in the year	-	-
Capital redemption in the year	-	-
Ending balance	285,999,960,000	285,999,960,000

4.19.4. Shares

	As at 31 Dec. 2025	As at 01 Jan. 2025
Number of shares registered for issue	28,599,996	28,599,996
Number of shares sold to public	28,599,996	28,599,996
- Ordinary shares	28,599,996	28,599,996
- Preference shares (Classified as owners' equity)	-	-
Number of shares repurchased (Treasury shares)	-	-
- Ordinary shares	-	-
- Preference shares (Classified as owners' equity)	-	-
Number of shares outstanding	28,599,996	28,599,996
- Ordinary shares	28,599,996	28,599,996
- Preference shares (Classified as owners' equity)	-	-
Par value per outstanding share: VND 10,000 per share		

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.19.5. Basic earnings per share

	Year 2025 VND	Year 2024 VND
Profit after tax attributable to ordinary share holders	88,837,290,584	87,242,802,312
Adjusted for distribution to bonus and welfare fund	-	(12,472,809,112)
Earnings for the purpose of calculating basic earnings per share	88,837,290,584	74,769,993,200
Weighted average number of ordinary shares outstanding	28,599,996	28,599,996
Basic earnings per share	3,106	2,614

4.19.6. Diluted earnings per share

	Year 2025 VND	Year 2024 VND
Profit after tax attributable to ordinary share holders	88,837,290,584	87,242,802,312
Adjusted for distribution to bonus and welfare fund	-	(12,472,809,112)
Earnings for the purpose of calculating diluted earnings per share	88,837,290,584	74,769,993,200
Weighted average number of ordinary shares outstanding during the period	28,599,996	28,599,996
Adjusted for dilutive potential ordinary shares outstanding during the period	-	-
Number of ordinary shares for the purpose of calculating diluted earnings per share	28,599,996	28,599,996
Diluted earnings per share	3,106	2,614

In 2025, the Company's General Meeting of Shareholders has not yet approved a plan for the appropriation of the bonus and welfare fund. Accordingly, the after-tax profit used to calculate the basic and diluted earnings per share for 2025 represents the entire after-tax profit attributable to the Company's shareholders. These indicators for 2025 may be subject to change when the Company makes a decision regarding fund appropriation in the future.

The appropriation figures for the bonus and welfare fund in 2024 have been restated based on the 2025 Annual General Meeting of Shareholders' resolution on the distribution of 2023 profits. Accordingly, the restated basic/diluted earnings per share for 2024 is VND 2,614 per share (previously reported in last year's financial statements as VND 3,050 per share).

4.19.7. Dividends

According to Resolution No. 02/NQ-ĐHĐCĐ dated 18 April 2025, of the General Meeting of Shareholders and Resolution No. 47/NQ-HĐQT dated 16 July 2025, of the Board of Directors, the Company has approved the 2024 dividend distribution plan with a payout ratio of 17% of charter capital, equivalent to VND 48,619,993,200.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4.19.8. Corporate funds

	Investment and development fund VND
As at 01 Jan. 2025	22,719,748,493
Additions	26,150,000,000
Utilisations	-
As at 31 Dec. 2025	48,869,748,493

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

	Year 2025 VND	Year 2024 VND
Revenue from clean water production and supply activities	448,073,162,630	418,626,110,955
Revenue from construction activities	6,921,950,337	17,105,029,509
Revenue from surveying and design activities	468,387,736	224,837,617
Revenue from environmental protection fees	112,022,850	103,477,919
Other revenue	833,333,333	10,185,186
Total	456,408,856,886	436,069,641,186

5.2. Deductions

	Year 2025 VND	Year 2024 VND
Sales returns from construction activities	81,937,767	23,313,254
Sales returns from surveying and design activities	4,228,628	174,363
Total	86,166,395	23,487,617

5.3. Cost of sales

	Year 2025 VND	Year 2024 VND
Cost of clean water production and supply activities	338,560,280,436	312,437,480,414
Cost of construction activities	6,434,487,989	14,753,630,179
Cost of surveying and design activities	342,336,820	41,779,765
Cost of environmental protection fees	112,021,915	103,477,908
Total	345,449,127,160	327,336,368,266

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. Finance income

	Year 2025 VND	Year 2024 VND
Deposit interest	4,147,980,566	3,540,229,612
Dividends received	1,800,000,000	1,080,000,000
Total	5,947,980,566	4,620,229,612

5.5. Finance expense

	Year 2025 VND	Year 2024 VND
Loan interest	5,766,104,911	4,004,994,014
Total	5,766,104,911	4,004,994,014

5.6. Selling expense

	Year 2025 VND	Year 2024 VND
Service expense	452,000,000	450,000,000
Total	452,000,000	450,000,000

5.7. General and administrative expense

	Year 2025 VND	Year 2024 VND
Employee expense	5,421,622,774	4,653,284,399
Materials expense	806,375,865	923,027,502
Depreciation and amortisation expense	299,464,845	164,535,132
Service expense	3,129,554,003	2,263,235,783
Other expenses	3,334,447,621	3,475,068,297
Total	12,991,465,108	11,479,151,113

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Other income

	Year 2025 VND	Year 2024 VND
Gains from wastewater drainage fees and environmental protection fees	4,752,515,564	4,577,311,044
Gains from disposal and sale of fixed assets	-	155,909,091
Gains from disposal of materials	1,353,306,112	804,404,091
Others	397,076,298	279,786,123
Total	6,502,897,974	5,817,410,349

5.9. Other expense

	Year 2025 VND	Year 2024 VND
Costs for supporting the collection of environmental protection fees	4,752,435,720	4,577,653,302
Additional tax assessment and penalties	31,564,676	78,995,254
Others	329,397,727	573,856,009
Total	5,113,398,123	5,230,504,565

5.10. Production and business costs by element

	Year 2025 VND	Year 2024 VND
Material expense	159,077,940,452	136,245,988,571
Employee expense	87,905,819,614	99,185,234,445
Depreciation expense	90,075,276,259	80,226,210,911
Service expense	12,499,585,718	11,300,645,170
Other expenses	9,670,604,003	12,217,105,097
Total	359,229,226,046	339,175,184,194

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.11. Current corporate income tax expense

	Year 2025 VND	Year 2024 VND
Accounting profits before tax	99,001,473,729	97,982,775,572
Adjustments of taxable income	(924,377,160)	2,375,725,665
Add: Increasing adjustments	875,622,840	2,375,725,665
- <i>Non-deductible expenses</i>	875,622,840	1,295,725,665
Less: Decreasing adjustments	1,800,000,000	1,080,000,000
- <i>Dividends received</i>	1,800,000,000	1,080,000,000
Total taxable income	98,077,096,569	100,358,501,237
- <i>Income from activities taxed at 20%</i>	3,126,177,829	5,164,225,430
- <i>Income from activities taxed at 10%</i>	94,950,918,740	93,034,275,807
Current CIT rate	10,120,327,440	10,336,272,667
- <i>Income from activities taxed at 20%</i>	625,235,565	1,032,845,086
- <i>Income from activities taxed at 10%</i>	9,495,091,875	9,303,427,581
Current corporate income tax expense	10,164,183,145	10,739,973,260
<i>In which:</i>		
- <i>Current corporate income tax expense</i>	10,120,327,440	10,336,272,667
- <i>Adjusted to the current corporate income tax expense of the previous year</i>	43,855,705	403,700,593

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT

6.1. Cash receipts from loans in the year

	Year 2025 VND	Year 2024 VND
Cash receipts from loans under normal contracts	28,442,000,000	67,341,000,000
Total	28,442,000,000	67,341,000,000

6.2. Cash repayments of principal amounts borrowed

	Year 2025 VND	Year 2024 VND
Cash repayment of principal amounts under normal contracts	33,532,000,000	31,416,630,910
Total	33,532,000,000	31,416,630,910

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING

For management purposes, the Company is organised on a nation - wide basis into the following geographical business locations:

- Clean water production and supply;
- Construction activities;
- Surveying and design activities;
- Others.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	Clean water production and supply			Construction activities			Surveying and design activities			Others			Total	
	Year 2025	Year 2024	VND	Year 2025	Year 2024	VND	Year 2025	Year 2024	VND	Year 2025	Year 2024	VND	Year 2025	Year 2024
Net revenue														
From customers	448,073,162,630	418,626,110,955		6,840,012,570	17,081,541,892		464,159,108	224,837,617		945,356,183	113,663,105		456,322,690,491	436,046,153,569
Total	448,073,162,630	418,626,110,955		6,840,012,570	17,081,541,892		464,159,108	224,837,617		945,356,183	113,663,105		456,322,690,491	436,046,153,569
Operating expenses														
Cost of sales	338,560,280,436	312,437,480,414		6,434,487,989	14,753,630,179		342,336,820	41,779,765		112,021,915	103,477,908		345,449,127,160	327,336,368,266
Selling expense	443,828,619	432,022,501		6,775,218	17,628,166		459,762	232,033		936,401	117,300		452,000,000	450,000,000
General and administration expense	12,756,601,807	11,020,559,058		194,734,530	449,680,840		13,214,567	5,918,972		26,914,204	2,992,243		12,991,465,108	11,479,151,113
Total	351,760,710,862	323,890,061,973		6,635,997,737	15,220,939,185		356,011,149	47,930,770		139,872,520	106,587,451		358,892,592,268	339,265,519,379
Operating profit	96,312,451,768	94,736,048,982		204,014,833	1,860,602,707		108,147,959	176,906,847		805,483,663	7,075,654		97,430,098,223	96,780,634,190
Financial income													5,947,980,566	4,620,229,612
Financial expense													5,766,104,911	4,004,994,014
Net other income													1,389,499,851	566,905,784
Accounting profit before taxation													99,001,473,729	97,982,775,572
Current corporate income tax expense													10,164,183,145	10,739,973,260
Deferred corporate income tax expense													-	-
Net profit after taxation													88,837,290,584	87,242,802,312

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

8. RELATED PARTIES

List of related partiesRelationship

1. Khanh Hoa Provincial People's Committee	Significant influence shareholder
2. REE Water Company Limited	Significant influence shareholder
3. Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	Associate
4. Board of Directors and Management	Key management personnel

At the end of the reporting year, the balances with related parties are as follows:

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Current trade payables		
Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company	5,417,401,500	4,902,345,000
Total - Refer to 4.12	5,417,401,500	4,902,345,000

	As at 31 Dec. 2025 VND	As at 01 Jan. 2025 VND
Other payables		
Khanh Hoa Provincial People's Committee	7,534,908,900	11,591,266,308
Total - Refer to 4.17	7,534,908,900	11,591,266,308

During the reporting year, the Company has had related party transactions as follows:

	Year 2025 VND	Year 2024 VND
Suoi Dau Water Supply and Sewerage Construction Investment Joint Stock Company		
Purchase of goods and services	59,265,480,000	56,322,300,000
Dividends received	1,800,000,000	1,080,000,000
Others	173,000,000	233,000,000
Khanh Hoa Provincial People's Committee		
Dividend distribution	24,796,197,474	18,057,468,000
Payment related to asset handover	4,056,357,408	1,658,934,000
REE Water Company Limited		
Dividend distribution	21,335,952,000	15,537,593,280

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remunerations of the Board of Directors and Supervisory Committee:

Full name	Title	Year 2025 VND	Year 2024 VND
Mr. Vu Van Binh	Chairman of the Board of Directors	87,600,000	87,600,000
Mr. Nguyen Van Dam	Member of the Board of Directors	81,600,000	81,600,000
Mr. Nguyen Van Quan	Member of the Board of Directors	81,600,000	81,600,000
Mr. Truong Khac Hoanh (REE)	Member of the Board of Directors	81,600,000	81,600,000
Mr. Nguyen Anh Tuan (REE)	Member of the Board of Directors	81,600,000	81,600,000
Mr. Hoang Long	Head of the Supervisory Committee	66,000,000	66,000,000
Ms. Nguyen Thi Thuy Ninh	Member of the Supervisory Committee	60,000,000	60,000,000
Mr. Quach Vinh Binh (REE)	Member of the Supervisory Committee	60,000,000	60,000,000

Salaries, bonuses and other incomes of Management, Board of Directors, Supervisory Committee and other key personels:

Full name	Title	Year 2025 VND	Year 2024 VND
Mr. Vu Van Binh	Chairman of the Board of Directors cum Deputy General Director	1,116,354,500	1,046,900,000
Mr. Nguyen Van Dam	Member of the Board of Directors cum General Director	1,464,657,000	1,432,546,000
Mr. Nguyen Hong Son	Deputy General Director (Retired on 1 December 2025)	1,126,230,000	1,069,112,000
Ms. Vo Thi Khanh Hoa	Deputy General Director	1,080,257,000	1,047,238,000
Mr. Nguyen Van Quan	Member of the Board of Directors cum Deputy General Director	1,078,677,000	1,040,784,000
Mr. Truong Khac Hoanh (REE)	Member of the Board of Directors	27,070,000	23,386,000
Mr. Nguyen Anh Tuan (REE)	Member of the Board of Directors	27,070,000	23,386,000
Ms. Hoang Thi Huong Giang	Chief Accountant (Appointed on 1 October 2025)	718,789,000	740,050,000
Mr. Hoang Long	Head of the Supervisory Committee	688,923,000	761,252,000
Ms. Nguyen Thi Thuy Ninh	Member of the Supervisory Committee	416,937,000	431,657,000
Mr. Quach Vinh Binh (REE)	Member of the Supervisory Committee	16,919,000	14,616,000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

9. EVENTS AFTER THE END OF THE REPORTING YEAR

There were no significant events arising after the end of the reporting year to the date of the financial statements.



Nguyen Van Dam
General Director

Khanh Hoa Province, 06 February 2026

Hoang Thi Huong Giang
Chief Accountant

Tran Thi Thu Ha
Preparer

