



## **FINANCIAL STATEMENTS**

**NHA BE WATER SUPPLY JOINT STOCK COMI**

For the fiscal year ended as at 31/12/2025

(audited)

A member of **HLB** International

# **FINANCIAL STATEMENTS**

**NHA BE WATER SUPPLY JOINT STOCK COMPANY**

For the fiscal year ended as at 31/12/2025  
(audited)



**CONTENTS**

	<b>Pages</b>
Report of the Board of Management	02 - 03
Independent Auditor's Report	04
Audited Financial Statements	05 - 35
Statement of Financial position	05 - 06
Statement of Income	07
Statement of Cash flows	08 - 09
Notes to the Financial Statements	10 - 35

## **REPORT OF THE BOARD OF MANAGEMENT**

The Board of Management of Nha Be Water Supply Joint Stock Company (“the Company”) presents its report and the Company’s Financial Statements for the fiscal year ended as at 31 December 2025.

### **THE COMPANY**

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

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

### **BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION**

Members of the Board of Directors during the fiscal year and to the reporting date are:

Mr. Huynh Hao Tai	Chairman	
Mr. Luc Chanh Truong	Member	
Mr. Nguyen Anh Tuan	Member	
Mr. Duong Van Hoa	Member	Appointed on 26/06/2025
Mrs. Vu Thi To Chinh	Member	Appointed on 26/06/2025
Mr. Nguyen Van Dang	Member	Appointed on 26/06/2025
Mr. Nguyen Huu Tri	Member	Appointed on 26/06/2025
Mr. Ly Thanh Tai	Member	Resigned on 26/06/2025
Mr. Bui Thanh Giang	Member	Resigned on 26/06/2025
Mr. Ly Buu Nghia	Member	Resigned on 26/06/2025
Mr. Vo Tan Bao Quang	Member	Resigned on 26/06/2025

Members of the Board of Management during the fiscal year and to the reporting date are:

Mr. Duong Van Hoa	Director	Appointed on 26/06/2025
Mr. Ly Thanh Tai	Director	Resigned on 26/06/2025
Mrs. Nguyen Ngoc Trang	Deputy Director	
Mr. Nguyen Ngoc Thanh	Deputy Director	
Mr. Nguyen Hoang Tuan	Deputy Director	

Members of the Board of Supervision are:

Mrs. Vo Thi Cam Tu	Head of Control Department
Mrs. Pham Thi Phuong Linh	Member
Mrs. Nguyen Thi Ngoc Oanh	Member
Mr. Nguyen Hoang Lam	Member
Mrs. Nguyen Ngoc Nga	Member



**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City

**LEGAL REPRESENTATIVE**

The legal representative of the Company during the year and until 25/06/2025 is Mr. Ly Thanh Tai - Director.

The legal representative of the Company from 26/06/2025 and until the preparation of this Financial Statements is Mr. Duong Van Hoa - Director.

**AUDITORS**

The auditors of AASC Auditing Firm Company Limited have taken the audit of Financial Statements for the Company.

**STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS**

The Board of Management is responsible for the Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the year. In preparing those Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors and Board of Management to ensure the preparation and presentation of Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments 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 Financial Statements;
- Prepare the Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial Statements;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Financial Statements comply with the current State's regulations. It is 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 Board of Management confirms that the Financial Statements give a true and fair view of the financial position at 31 December 2025, its operation results and cash flows in the year 2025 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

**Other commitments**

The Board of Management pledges that the Company complies with Decree No. 155/2020/ND-CP dated 31/12/2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16/11/2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated 18/09/2024 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of The Board of Management



**Duong Van Hoa**

Director

Ho Chi Minh City, 19 March 2026



## INDEPENDENT AUDITOR'S REPORT

To: Shareholders, Board of Directors and Board of Management  
Nha Be Water Supply Joint Stock Company

We have audited the accompanying Financial Statements of Nha Be Water Supply Joint Stock Company prepared on 19 March 2026, from page 05 to page 35, including: Statement of Financial position as at 31 December 2025, Statement of Income, Statement of Cash flows for the fiscal year then ended and Notes to the Financial Statements.

### Board of Management's Responsibility

The Board of Management is responsible for the preparation and presentation of Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements and for such internal control as directors determines is necessary to enable the preparation and presentation of 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 standards and ethical requirements; 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 presentation of Financial Statements that give a true and fair view 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 Board of 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.

### Auditor's opinion

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position of Nha Be Water Supply Joint Stock Company as at 31 December 2025, its operating results and its cash flows for the 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 Financial Statements.

Branch of AASC Auditing Firm Company Limited



Tran Trung Hieu

Director

Certificate of registration to audit practice

No. 2202-2023-002-1

Ho Chi Minh City, 19 March 2026

Le Khanh Tung

Auditor

Certificate of registration to audit practice

No. 5935-2023-002-1

## STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Code	ASSETS	Note	31/12/2025 VND	01/01/2025 VND
100	<b>A. CURRENT ASSETS</b>		<b>107,012,487,870</b>	<b>126,105,314,975</b>
110	<b>I. Cash and cash equivalents</b>	03	<b>49,690,463,270</b>	<b>25,119,312,413</b>
111	1. Cash		44,690,463,270	20,119,312,413
112	2. Cash equivalents		5,000,000,000	5,000,000,000
120	<b>II. Short-term investments</b>	04	<b>10,030,000,000</b>	<b>60,000,000,000</b>
123	1. Held-to-maturity investments		10,030,000,000	60,000,000,000
130	<b>III. Short-term receivable</b>		<b>12,419,808,910</b>	<b>11,676,667,775</b>
131	1. Short-term trade receivables	05	13,993,314,203	12,279,720,981
132	2. Short-term prepayments to suppliers	06	381,820,000	446,792,180
136	3. Other short-term receivables	07	311,775,654	1,344,354,541
137	4. Provision for short-term doubtful debts		(2,267,100,947)	(2,394,199,927)
140	<b>IV. Inventories</b>	09	<b>28,230,495,605</b>	<b>23,707,645,546</b>
141	1. Inventories		28,230,495,605	23,707,645,546
150	<b>V. Other short-term assets</b>		<b>6,641,720,085</b>	<b>5,601,689,241</b>
151	1. Short-term prepaid expenses	13	2,249,540,196	3,196,362,317
152	2. Deductible VAT		2,458,222,266	2,405,326,924
153	3. Taxes and other receivables from State budget	16	1,933,957,623	-
200	<b>B. NON-CURRENT ASSETS</b>		<b>224,259,876,074</b>	<b>199,300,399,127</b>
210	<b>I. Long-term receivables</b>		<b>39,000,000</b>	<b>39,000,000</b>
216	1. Other long-term receivables	07	39,000,000	39,000,000
220	<b>II. Fixed assets</b>		<b>204,867,370,790</b>	<b>180,220,909,709</b>
221	1. Tangible fixed assets	11	199,280,859,056	179,153,564,749
222	- Historical cost		606,204,470,224	556,330,613,189
223	- Accumulated depreciation		(406,923,611,168)	(377,177,048,440)
227	2. Intangible fixed assets	12	5,586,511,734	1,067,344,960
228	- Historical cost		19,889,019,573	14,186,235,253
229	- Accumulated amortization		(14,302,507,839)	(13,118,890,293)
240	<b>IV. Long-term assets in progress</b>	10	<b>8,230,762,833</b>	<b>9,308,164,653</b>
242	1. Construction in progress		8,230,762,833	9,308,164,653
260	<b>VI. Other long-term assets</b>		<b>11,122,742,451</b>	<b>9,732,324,765</b>
261	1. Long-term prepaid expenses	13	7,926,226,668	5,916,611,038
262	2. Deferred income tax assets	29.a	3,196,515,783	3,815,713,727
270	<b>TOTAL ASSETS</b>		<b>331,272,363,944</b>	<b>325,405,714,102</b>



## STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

(continued)

Code	CAPITAL	Note	31/12/2025 VND	01/01/2025 VND
300	<b>C. LIABILITIES</b>		<b>148,369,239,890</b>	<b>142,525,711,512</b>
310	<b>I. Current liabilities</b>		<b>148,074,239,890</b>	<b>142,200,711,512</b>
311	1. Short-term trade payables	14	83,392,325,464	93,952,010,593
312	2. Short-term prepayments from customers	15	881,751,728	1,087,882,684
313	3. Taxes and other payables to State budget	16	29,049,537,518	25,979,512,960
314	4. Payables to employees		30,407,404,696	15,511,102,763
315	5. Short-term accrued expenses	17	368,406,397	197,363,259
319	6. Other short-term payments	18	3,518,560,508	4,690,921,695
322	7. Bonus and welfare fund		456,253,579	781,917,558
330	<b>II. Non-current liabilities</b>		<b>295,000,000</b>	<b>325,000,000</b>
337	1. Other long-term payables	18	295,000,000	325,000,000
400	<b>D. OWNER'S EQUITY</b>		<b>182,903,124,054</b>	<b>182,880,002,590</b>
410	<b>I. Owner's equity</b>	19	<b>182,903,124,054</b>	<b>182,880,002,590</b>
411	1. Contributed capital		109,000,000,000	109,000,000,000
411a	Ordinary shares with voting rights		109,000,000,000	109,000,000,000
414	2. Other capital		431,588,293	431,588,293
418	3. Development and investment funds		41,595,763,549	41,595,763,549
421	4. Retained earnings		31,875,772,212	31,852,650,748
421a	Retained earnings accumulated to previous year		-	1,545,286,060
421b	Retained earnings of the current year		31,875,772,212	30,307,364,688
440	<b>TOTAL CAPITAL</b>		<b>331,272,363,944</b>	<b>325,405,714,102</b>



Vo Thi Kim Loan  
Preparer



Vu Thi Thuy Nga  
Chief Accountant



Duong Van Hoa  
Director

Ho Chi Minh City, 19 March 2026

## STATEMENT OF INCOME

Year 2025

Code	ITEMS	Note	Year 2025	Year 2024
			VND	VND
01	1. Revenues from sales of goods and rendering of services	21	914,942,064,814	906,053,704,717
02	2. Revenue deductions		-	-
10	3. Net revenues from sales of goods and rendering of services		914,942,064,814	906,053,704,717
11	4. Cost of goods sold and services rendered	22	616,433,307,234	617,999,717,358
20	5. Gross profit from sales of goods and rendering of services		298,508,757,580	288,053,987,359
21	6. Financial income	23	1,044,728,252	2,535,680,966
22	7. Financial expense		-	-
23	In which: Interest expense		-	-
25	8. Selling expense	24	166,492,356,296	166,359,932,041
26	9. General and administrative expenses	25	90,446,616,212	84,391,829,880
30	10. Net profit from operating activities		42,614,513,324	39,837,906,404
31	11. Other income	26	80,385,685	178,522,587
32	12. Other expenses	27	169,238,632	5,053,931
40	13. Other profit		(88,852,947)	173,468,656
50	14. Total net profit before tax		42,525,660,377	40,011,375,060
51	15. Current corporate income tax expense	28	10,030,690,221	9,043,057,871
52	16. Deferred corporate income tax expense	29.b	619,197,944	660,952,501
60	17. Profit after corporate income tax		31,875,772,212	30,307,364,688
70	18. Basic earnings per share	30	2,924	2,780



Vo Thi Kim Loan  
Preparer



Vu Thi Thuy Nga  
Chief Accountant



Duong Van Hoa  
Director

Ho Chi Minh City, 19 March 2026



## STATEMENT OF CASH FLOWS

Year 2025  
(Indirect method)

Code	ITEMS	Note	Year 2025 VND	Year 2024 VND
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	1. Profit before tax		42,525,660,377	40,011,375,060
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		37,074,326,510	35,718,668,517
03	- Provisions		(127,098,980)	291,919,198
05	- Gains / losses from investment activities		(1,044,728,252)	(2,559,680,966)
07	- Other adjustments		-	(108,225,000)
08	3. Operating profit before changes in working capital		78,428,159,655	73,354,056,809
09	- Increase/ decrease in receivables		(3,026,599,777)	(544,185,910)
10	- Increase/ decrease in inventories		(4,522,850,059)	6,170,003,707
11	- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)		6,157,658,077	14,755,170,139
12	- Increase/ decrease in prepaid expenses		(1,062,793,509)	(6,615,982,595)
15	- Corporate income tax paid		(10,091,745,441)	(9,290,701,577)
17	- Other payments on operating activities		(11,662,882,653)	(7,073,143,360)
20	Net cash flow from operating activities		54,218,946,293	70,755,217,213
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	1. Purchase or construction of fixed assets and other long-term assets		(60,643,385,771)	(70,204,089,849)
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	24,000,000
23	3. Loans and purchase of debt instruments from other entities		(40,030,000,000)	(130,000,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		90,000,000,000	135,000,000,000
27	5. Interest and dividend received		1,468,432,909	2,744,872,747
30	Net cash flow from investing activities		(9,204,952,862)	(62,435,217,102)
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
36	1. Dividends or profits paid to owners		(20,442,842,574)	(16,815,480,250)
40	Net cash flow from financing activities		(20,442,842,574)	(16,815,480,250)



## STATEMENT OF CASH FLOWS

Year 2025  
(Indirect method)

Code ITEMS	Note	Year 2025	Year 2024
		VND	VND
50 Net cash flows in the year		24,571,150,857	(8,495,480,139)
60 Cash and cash equivalents at beginning of the year		25,119,312,413	33,614,792,552
70 Cash and cash equivalents at end of the year	03	49,690,463,270	25,119,312,413



Vo Thi Kim Loan  
Preparer





Vu Thi Thuy Nga  
Chief Accountant

Duong Van Hoa  
Director

Ho Chi Minh City, 19 March 2026

## NOTES TO THE FINANCIAL STATEMENTS

Year 2025

### 1 . GENERAL INFORMATION

#### Forms of Ownership

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

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

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

The number of employees of the Company as at 31 December 2025 is 388 (as at 01 January 2025: 388).

#### Business field

Commerce, services, construction and production of mineral water.

#### Business activities

Main business activities of the Company include:

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

### 2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

#### 2.1 . Accounting period and accounting currency

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

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

#### 2.2 . Standards and Applicable Accounting Policies

##### *Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

##### *Declaration of compliance with Accounting Standards and Accounting System*

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



**2.3 . Accounting estimates**

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

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

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

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

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

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

*Financial liabilities*

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

*Subsequent measurement after initial recognition*

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

**2.5 . Cash and cash equivalents**

Cash comprises cash on hand, demand deposits.

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

**2.6 . Financial investments**

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

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

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

**2.7 . Receivables**

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

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

**2.8 . Inventories**

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

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

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

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

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

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

**2.9 . Fixed assets**

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

*Subsequent measurement after initial recognition*

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

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



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

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

## **2.10 . Construction in progress**

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

## **2.11 . Operating lease**

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

## **2.12 . Prepaid expenses**

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

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

Types of prepaid expenses include:

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

## **2.13 . Payables**

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

## **2.14 . Accrued expenses**

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

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

**2.15 . Owner's equity**

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

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

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

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

**2.16 . Revenue**

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

*Revenue from sale of goods*

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

*Revenue from rendering of services*

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

*Financial income*

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

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

**2.17 . Cost of goods sold and services rendered**

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



**2.18 . Corporate income tax****a) Deferred income tax asset**

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

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

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

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

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

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

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

**c) Current corporate income tax rate**

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

**2.19 . Earnings per share**

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

**2.20 . Related Parties**

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

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

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

**2.21 . Segment information**

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

**3 . CASH AND CASH EQUIVALENTS**

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	149,176,149	186,032,465
Demand deposits	44,541,287,121	19,933,279,948
Cash equivalents (*)	5,000,000,000	5,000,000,000
	<b>49,690,463,270</b>	<b>25,119,312,413</b>

(\*) At 31 December 2025, the cash equivalents are deposits with term of 01 month with the amount of VND 5,000,000,000 at Vietnam Bank for Agriculture and Rural Development – Tan Binh Branch at the interest rate of 4.75%/year.

**4 . FINANCIAL INVESTMENTS**

**Held to maturity investments**

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND		VND
<b>Short-term investments</b>				
- Term deposits (*)	10,030,000,000	-	60,000,000,000	-
	<b>10,030,000,000</b>	<b>-</b>	<b>60,000,000,000</b>	<b>-</b>

(\*) At 31 December 2025, the held to maturity investments are term deposits with maturities from 6 months to 12 months amounting to VND 10,030,000,000, placed at commercial banks with interest rates ranging from 4.1%/year to 5.5%/year.

**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City

**Financial statements**

for the fiscal year ended as at 31/12/2025

**5 . SHORT-TERM TRADE RECEIVABLES**

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Receivables from customers for water usage	13,812,519,414	(2,442,120,849)	12,033,218,424	(2,394,199,927)
- Receivables from customers for water meter installation	1,236,228	-	43,200,000	-
- Others	179,558,561	-	203,302,557	-
	<b>13,993,314,203</b>	<b>(2,442,120,849)</b>	<b>12,279,720,981</b>	<b>(2,394,199,927)</b>

**In which: Receivables from customers are related parties**

- Saigon Water Corporation	125,922,461	-	147,846,457	-
	<b>125,922,461</b>	<b>-</b>	<b>147,846,457</b>	<b>-</b>

**6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>Other parties</b>				
- University of Social Labor - Campus II	245,000,000	-	245,000,000	-
- Kien Gia Construction Consultant Corporation	75,220,000	-	-	-
- WAO Services Co., LTD	-	-	98,000,000	-
- Others	61,600,000	-	103,792,180	-
	<b>381,820,000</b>	<b>-</b>	<b>446,792,180</b>	<b>-</b>



**7 . OTHER RECEIVABLES**

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>				
Receivables from interest of deposit	77,459,726	-	501,164,383	-
Advances	86,299,958	-	20,000,000	-
Mortgages	82,000,000	-	82,000,000	-
Receivable of final settlement of personal income tax from employees	65,306,836	-	740,737,683	-
Others	709,134	-	452,475	-
	<b>311,775,654</b>	<b>-</b>	<b>1,344,354,541</b>	<b>-</b>
<b>b) Long-term</b>				
Mortgages	39,000,000	-	39,000,000	-
	<b>39,000,000</b>	<b>-</b>	<b>39,000,000</b>	<b>-</b>

**8 . DOUBTFUL DEBTS**

	31/12/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
- Monarch Laundry Co., Ltd	240,149,880	-	240,149,880	-
- Customers using water	2,026,951,067	-	2,154,050,047	-
	<b>2,267,100,947</b>	<b>-</b>	<b>2,394,199,927</b>	<b>-</b>

**9 . INVENTORIES**

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	7,125,661,837	-	6,821,604,010	-
Tools, supplies	40,258,245	-	31,680,467	-
Work in progress of water meter installation and other activities	69,660,660	-	214,540,292	-
Work in progress of clean water supply operations	20,994,914,863	-	16,639,820,777	-
	<b>28,230,495,605</b>	<b>-</b>	<b>23,707,645,546</b>	<b>-</b>

**10 . CONSTRUCTION IN PROGRESS**

	31/12/2025	01/01/2025
	VND	VND
- Expansion of water supply network	95,482,620	628,708,407
- Costs of repair and upgrading of the water supply network (*)	7,801,483,486	7,456,815,968
- Relocation of the water supply system	-	168,022,946
- Construction of bulk meter chambers and installation of pressure regulating valves	-	113,234,322
- Others	333,796,727	941,383,010
	<b>8,230,762,833</b>	<b>9,308,164,653</b>

(\*) The projects are part of the annual water supply network renovation plan in the area managed and invested by the Company.

**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City

**Financial Statements**

for the fiscal year ended as at 31/12/2025

**11 . TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipments and furnitures	Others	Total
	VND	VND	VND	VND	VND	VND
<b>Historical cost</b>						
Beginning balance	35,521,316,018	53,442,532,738	455,046,772,756	12,056,367,677	263,624,000	556,330,613,189
- Purchase in the year	-	8,621,123,148	-	8,771,368,888	-	17,392,492,036
- Finished construction investment	-	-	38,625,511,235	-	-	38,625,511,235
- Liquidation, disposal	-	-	(6,144,146,236)	-	-	(6,144,146,236)
- Reclassified	-	(45,660,000)	-	45,660,000	-	-
<b>Ending balance</b>	<b>35,521,316,018</b>	<b>62,017,995,886</b>	<b>487,528,137,755</b>	<b>20,873,396,565</b>	<b>263,624,000</b>	<b>606,204,470,224</b>
<b>Accumulated depreciation</b>						
Beginning balance	19,874,230,180	39,125,765,018	310,026,758,270	7,886,670,972	263,624,000	377,177,048,440
- Depreciation in the year	1,945,614,252	5,991,844,987	25,467,860,395	2,485,389,330	-	35,890,708,964
- Liquidation, disposal	-	-	(6,144,146,236)	-	-	(6,144,146,236)
<b>Ending balance</b>	<b>21,819,844,432</b>	<b>45,117,610,005</b>	<b>329,350,472,429</b>	<b>10,372,060,302</b>	<b>263,624,000</b>	<b>406,923,611,168</b>
<b>Net carrying amount</b>						
Beginning balance	15,647,085,838	14,316,767,720	145,020,014,486	4,169,696,705	-	179,153,564,749
<b>Ending balance</b>	<b>13,701,471,586</b>	<b>16,900,385,881</b>	<b>158,177,665,326</b>	<b>10,501,336,263</b>	<b>-</b>	<b>199,280,859,056</b>

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 227,701,336,765.



12 . INTANGIBLE FIXED ASSETS

	Computer software	Total
	VND	VND
<b>Historical cost</b>		
Beginning balance	14,186,235,253	14,186,235,253
- Purchase in the year	5,702,784,320	5,702,784,320
<b>Ending balance</b>	<b>19,889,019,573</b>	<b>19,889,019,573</b>
<b>Accumulated amortization</b>		
Beginning balance	13,118,890,293	13,118,890,293
- Amortization in the year	1,183,617,546	1,183,617,546
<b>Ending balance</b>	<b>14,302,507,839</b>	<b>14,302,507,839</b>
<b>Net carrying amount</b>		
Beginning balance	1,067,344,960	1,067,344,960
<b>Ending balance</b>	<b>5,586,511,734</b>	<b>5,586,511,734</b>

- Cost of fully amortized intangible fixed assets but still in use at the end of the year: VND 12,831,202,980.

13 . PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
Dispatched tools and supplies	101,972,500	41,658,500
Insurance expenses	1,145,965,997	2,598,969,897
Software licensing, upgrade, warranty, and maintenance expenses	833,501,328	443,936,004
Repair and renovation expenses	49,406,168	-
Others	118,694,203	111,797,916
	<b>2,249,540,196</b>	<b>3,196,362,317</b>
<b>b) Long-term</b>		
Dispatched tools and supplies	2,252,584,210	1,744,261,865
Repair, renovation expenses	5,484,343,709	3,858,912,552
Others	189,298,749	313,436,621
	<b>7,926,226,668</b>	<b>5,916,611,038</b>

**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City

**Financial Statements**

for the fiscal year ended as at 31/12/2025

**14 . SHORT-TERM TRADE PAYABLES**

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<b>Related parties</b>	<b>64,165,244,436</b>	<b>64,165,244,436</b>	<b>70,771,988,362</b>	<b>70,771,988,362</b>
- Saigon Water Corporation	64,165,244,436	64,165,244,436	70,771,988,362	70,771,988,362
<b>Other parties</b>	<b>19,227,081,028</b>	<b>19,227,081,028</b>	<b>23,180,022,231</b>	<b>23,180,022,231</b>
- Hong Dang Construction Trading Tourism Co., Ltd	3,549,261,306	3,549,261,306	226,322,104	226,322,104
- Nhan Viet Production and Construction Company Limited	3,421,740,322	3,421,740,322	1,049,164,260	1,049,164,260
- Waseen Construction Investment - Water Supply and Environment Co., Ltd	3,225,518,479	3,225,518,479	4,749,835,386	4,749,835,386
- Nam Khang Construction Service Trading Investment Company Limited	293,452,910	293,452,910	2,015,209,649	2,015,209,649
- Bach Viet Technologies Corporation	124,459,200	124,459,200	8,963,931,500	8,963,931,500
- Others	8,612,648,811	8,612,648,811	6,175,559,332	6,175,559,332
	<b>83,392,325,464</b>	<b>83,392,325,464</b>	<b>93,952,010,593</b>	<b>93,952,010,593</b>

**15 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS**

	31/12/2025	01/01/2025
	VND	VND
- Prepayments for water meter service	786,200,454	754,704,764
- Others	95,551,274	333,177,920
	<b>881,751,728</b>	<b>1,087,882,684</b>
<b>In which: Prepayments from related parties</b>		
- Cong Chanh Traffic Construction Joint Stock Company	50,000,000	50,000,000
	<b>50,000,000</b>	<b>50,000,000</b>

**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward, Ho Chi Minh City

**Financial Statements**

for the fiscal year ended as at 31/12/2025

**16 . TAX AND OTHER PAYABLES TO STATE BUDGET**

	Openning receivables	Opening payables	Payables in the year	Actual payment in the year	Closing receivables	Tax payable at the end of the year
	VND	VND	VND	VND	VND	VND
Value-added tax	-	-	6,561,765,123	6,561,765,123	-	-
Value-added tax on drainage services	-	1,472,413,724	10.030.690.221	19,465,825,772	-	1.725.856.853
Corporate income tax	-	2,374,299,650	10.030.690.221	10,091,745,441	-	2,313,244,430
Personal income tax	-	1,546,308,099	3,413,949,943	4,533,325,164	-	426,932,878
Land tax and land rental	-	-	4,479,253,180	6,413,210,803	1,933,957,623	-
Other taxes	-	-	4,000,000	4,000,000	-	-
Drainage service fee	-	20,586,491,487	244,027,990,558	240,030,978,688	-	24,583,503,357
Fees and other obligations	-	-	150,712,167	150,712,167	-	-
	-	<b>25,979,512,960</b>	<b>258,637,670,971</b>	<b>287,251,563,158</b>	<b>1,933,957,623</b>	<b>27,323,680,665</b>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

**17 . SHORT-TERM ACCRUED EXPENSES**

	31/12/2025	01/01/2025
	VND	VND
- Accrued electricity expense	104,959,124	76,111,227
- Accrued expenses for cost of telephone	7,093,538	7,252,032
- Other accrued expenses	256,353,735	114,000,000
	<b>368,406,397</b>	<b>197,363,259</b>



**18 . OTHER PAYABLES**

	31/12/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
- Social insurance	16,143,899	16,523,399
- Short-term deposits, collateral received	2,033,472,000	2,934,996,540
- Dividend, profit payables	533,580,035	460,990,535
- The fee was exempted, but the customer paid the Company	898,520,285	918,764,269
- Others	36,844,289	359,646,952
	<b>3,518,560,508</b>	<b>4,690,921,695</b>
<b>b) Long-term</b>		
- Long-term deposits, collateral received	295,000,000	325,000,000
	<b>295,000,000</b>	<b>325,000,000</b>



19 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Other owner's equity	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of the previous year	109,000,000,000	431,588,293	41,595,763,549	26,228,659,437	177,256,011,279
Profit of the previous year	-	-	-	30,307,364,688	30,307,364,688
Setting up bonus and welfare fund	-	-	-	(7,334,748,377)	(7,334,748,377)
Setting up bonus for Executive Board	-	-	-	(453,625,000)	(453,625,000)
Paid dividends of 2023	-	-	-	(16,895,000,000)	(16,895,000,000)
Ending balance of the previous year	109,000,000,000	431,588,293	41,595,763,549	31,852,650,748	182,880,002,590
Beginning balance of the current year	109,000,000,000	431,588,293	41,595,763,549	31,852,650,748	182,880,002,590
Profit of the current year	-	-	-	31,875,772,212	31,875,772,212
Setting up bonus and welfare fund (*)	-	-	-	(10,883,593,674)	(10,883,593,674)
Setting up bonus for Executive Board (*)	-	-	-	(453,625,000)	(453,625,000)
Paid dividends	-	-	-	(20,515,432,074)	(20,515,432,074)
Ending balance of the current year	109,000,000,000	431,588,293	41,595,763,549	31,875,772,212	182,903,124,054

(\*) According to the Resolution of the 2025 Annual General Meeting of Shareholders No. 05/NQ-CNNB-ĐHĐCĐ dated 26/06/2025, Notice No. 1565/TB-CNNB dated 31/07/2025 regarding the record date for exercising the right to receive the first cash dividend payment for 2024, and Notice No. 2960/TB-CNNB dated 25/11/2025 regarding the record date for exercising the right to receive the second cash dividend payment for 2024, the Company announced the profit distribution as follows:

	Rate	Amount
	%	VND
Total profit available for distribution	100.00	31,852,650,748
Setting up bonus and welfare fund	34.17	10,883,593,674
Setting up bonus for Executive Board	1.42	453,625,000
Paid dividends (18.82% of charter capital, equivalent to VND 1,882 per share)	64.41	20,515,432,074

b) Details of Contributed capital

	Rate	Ending of the year	Rate	Beginning of the year
	(%)	VND	(%)	VND
- Saigon Water Corporation	53.44	58,252,700,000	53.44	58,252,700,000
- REE Water Co., Ltd	20.02	21,821,000,000	20.02	21,821,000,000
- Vikki Digital Bank Limited (Vikki Bank)	10.00	10,900,000,000	10.00	10,900,000,000
- America LLC	5.27	5,747,000,000	5.02	5,473,000,000
- Others	11.27	12,279,300,000	11.52	12,553,300,000
	<u>100</u>	<u>109,000,000,000</u>	<u>100</u>	<u>109,000,000,000</u>

c) Capital transactions with owners and distribution of dividends and profits

	Year 2025	Year 2024
	VND	VND
Owner's contributed capital		
- At the beginning of the year	109,000,000,000	109,000,000,000
- At the end of the year	<u>109,000,000,000</u>	<u>109,000,000,000</u>
Dividends, profits		
- Dividends, profits payable at the beginning of the year	460,990,535	489,695,785
- Dividend, profit payable in the year	20,515,432,074	16,895,000,000
+ Dividend payable from last year's profit	20,515,432,074	16,895,000,000
- Dividend paid in cash	(20,442,842,574)	(16,815,480,250)
+ Dividends, profits paid from last year's profit	(20,442,842,574)	(16,815,480,250)
- Decreasing dividends of the shareholders who sold the shares	-	(108,225,000)
- Dividend payable at the end of the year	<u>533,580,035</u>	<u>460,990,535</u>

d) Share

	31/12/2025	01/01/2025
Quantity of Authorized issuing shares	10,900,000	10,900,000
Quantity of issued shares		
- Common shares	10,900,000	10,900,000
Quantity of outstanding shares in circulation		
- Common shares	10,900,000	10,900,000
Par value per share: VND 10,000.		

e) Company's reserves

	31/12/2025	01/01/2025
	VND	VND
Development and investment funds	41,595,763,549	41,595,763,549
	<u>41,595,763,549</u>	<u>41,595,763,549</u>



**20 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**

**a) Operating leased assets**

The Company signed a land leasing contract for the land located at No. 1179 Nguyen Van Linh, Quarter 41, Tan Hung Ward, Ho Chi Minh City for the purpose of investing in the construction of its head office. The lease term is 50 years from 21/05/2004. The leased land area is 5,015 m<sup>2</sup>. Under this contract, the Company is required to pay annual land rental until the expiry date in accordance with the prevailing regulations of the State.

The Company signed a land leasing contract for the land located at No. 470 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City for the purpose of investing in the construction of a pumping station. The lease term is 50 years from 02/01/2007. The leased land area is 1,170.3 m<sup>2</sup>. Under this contract, the Company is required to pay annual land rental until the expiry date in accordance with the prevailing regulations of the State.

**b) Doubtful debts written-off**

	31/12/2025	01/01/2025
	VND	VND
- Individual customers and entites	2,842,838,080	2,842,838,080
	<u>2,842,838,080</u>	<u>2,842,838,080</u>

**21 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	Year 2025	Year 2024
	VND	VND
Revenue from clean water supply	901,988,979,311	899,906,847,285
Revenue from the supply and installation of water meters	4,458,696,309	1,438,797,193
Revenue from Sawanew water	-	2,304,227,284
Others	8,494,389,194	2,403,832,955
	<u>914,942,064,814</u>	<u>906,053,704,717</u>
<b>In which: Revenue from related parties</b>	<u>-</u>	<u>588,057,229</u>
<i>(Detailed as in Note No. 34)</i>		

**22 . COST OF GOODS SOLD**

	Year 2025	Year 2024
	VND	VND
Cost of clean water supplied	607,237,677,597	612,720,776,682
Cost of water meter supplied and installed	3,623,448,169	1,032,519,718
Cost of Sawanew	-	1,801,608,381
Others	5,572,181,468	2,444,812,577
	<u>616,433,307,234</u>	<u>617,999,717,358</u>
<b>In which: Purchase from related parties</b>	<u>642,172,410,267</u>	<u>608,072,243,598</u>
<b>Total purchase value:</b>	<u>642,172,410,267</u>	<u>608,072,243,598</u>
<i>(Detailed as in Note No. 34)</i>		

**23 . FINANCIAL INCOME**

	Year 2025	Year 2024
	VND	VND
Interest income	1,044,728,252	2,535,680,966
	<b>1,044,728,252</b>	<b>2,535,680,966</b>

**24 . SELLING EXPENSES**

	Year 2025	Year 2024
	VND	VND
Raw materials	27,882,238,563	38,203,301,516
Labour expenses	82,707,644,589	80,329,379,120
Depreciation expenses	23,080,740,724	21,872,993,889
Water loss prevention expenses	15,925,897,279	11,349,614,308
Selling expenses of Sawanew water	-	1,082,308,470
Other expenses in cash	16,895,835,141	13,522,334,738
	<b>166,492,356,296</b>	<b>166,359,932,041</b>

**In which: Purchase from related parties**

*(Detailed as in Note No. 34)*

<b>1,296,000</b>	<b>-</b>
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**25 . GENERAL AND ADMINISTRATIVE EXPENSES**

	Year 2025	Year 2024
	VND	VND
Raw materials	3,519,260,268	3,418,148,247
Labour expenses	40,359,297,628	38,412,265,372
Depreciation expenses	6,595,553,376	5,335,504,072
Allowance/(reversal) for doubtful debts expense	(127,098,980)	291,919,198
Tax, Charge, Fee	4,483,253,180	6,997,318,785
Expenses of outsourcing services	2,264,531,467	2,315,204,256
Other expenses in cash	33,351,819,273	27,621,469,950
	<b>90,446,616,212</b>	<b>84,391,829,880</b>

**In which: General and administrative expenses  
purchased from related parties**

*(Detailed as in Note No. 34)*

<b>220,618,910</b>	<b>183,045,454</b>
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**26 . OTHER INCOME**

	Year 2025	Year 2024
	VND	VND
Gain from liquidation, disposal of fixed assets	-	24,000,000
Income from surplus inventory	3,586,247	33,022,443
Income from undistributed dividends	-	108,225,000
Others	76,799,438	13,275,144
	<b>80,385,685</b>	<b>178,522,587</b>



**27 . OTHER EXPENSES**

	Year 2025	Year 2024
	VND	VND
Fines	150,712,167	5,047,890
Others	18,526,465	6,041
	<b>169,238,632</b>	<b>5,053,931</b>

**28 . CURRENT CORPORATE INCOME TAX EXPENSE**

	Year 2025	Year 2024
	VND	VND
Total profit before tax	42,525,660,377	40,011,375,060
Increase	22,839,043,926	25,206,290,160
- <i>Ineligible expenses</i>	6,974,539,085	6,127,721,524
- <i>Water meter, insurance expenses</i>	15,864,504,841	19,078,568,636
Decrease	(19,078,568,636)	(22,383,331,139)
- <i>Reversal of insurance water meter, tools, supplies expenses from the previous year has been excluded</i>	(19,078,568,636)	(22,383,331,139)
Taxable income	46,286,135,667	42,834,334,081
<b>Current corporate income tax expense (tax rate 20%)</b>	<b>9,257,227,134</b>	<b>8,566,866,816</b>
Adjustment of tax expenses from previous years to current year	773,463,087	476,191,055
Tax payable at the beginning of the year	2,374,299,650	2,621,943,356
Tax paid in the year	(10,091,745,441)	(9,290,701,577)
<b>Corporate income tax payable at the end of the year</b>	<b>2,313,244,430</b>	<b>2,374,299,650</b>

**29 . DEFERRED INCOME TAX**

**a) Deferred income tax assets**

	31/12/2025	01/01/2025
	VND	VND
- Corporate income tax rate used to determine deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences	7,012,229,510	8,292,379,955
- Reversal of previous write - down of deferred income tax assets	(3,815,713,727)	(4,476,666,228)
<b>Deferred income tax assets</b>	<b>3,196,515,783</b>	<b>3,815,713,727</b>

**b) Deferred corporate income tax expense**

	Year 2025	Year 2024
	VND	VND
- Deferred CIT expense relating to taxable temporary difference	3,815,713,727	4,476,666,228
- Deferred CIT income arising from deductible temporary difference	(3,196,515,783)	(3,815,713,727)
	<b>619,197,944</b>	<b>660,952,501</b>



### 30 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

	Year 2025	Year 2024
	VND	VND
Net profit after tax	31,875,772,212	30,307,364,688
Adjustments	-	-
Profit distributed to common shares	31,875,772,212	30,307,364,688
Average number of outstanding common shares in	10,900,000	10,900,000
<b>Basic earnings per share</b>	<b>2,924</b>	<b>2,780</b>

The Company has not planned to make any distribution to Bonus and welfare fund, bonus for the Executive board from the net profit after tax at the date of preparing Financial Statements.

As at 31 December 2025, the Company does not have shares with dilutive potential for earnings per share.

### 31 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Year 2025	Year 2024
	VND	VND
Raw materials	39,571,984,105	44,836,554,657
Labour expenses	129,880,893,248	122,093,200,300
Depreciation expenses	37,074,326,510	35,718,668,517
Expenses of outsourcing services	2,432,554,413	3,495,802,868
Other expenses in cash	57,029,964,237	49,998,938,545
	<b>265,989,722,513</b>	<b>256,143,164,887</b>

### 32 . FINANCIAL INSTRUMENTS

#### Financial risk management

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.

The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

#### Market risk

The Company may face with the market risk such as: changes in interest rates.

#### Interest rate risk:

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

**Credit Risk**

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments).

	Under 1 year	From 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
<b>As at 31/12/2025</b>				
Cash and cash equivalents	49,541,287,121	-	-	49,541,287,121
Trade and other receivables	12,037,988,910	39,000,000	-	12,076,988,910
Loans	10,030,000,000	-	-	10,030,000,000
	<b>71,609,276,031</b>	<b>39,000,000</b>	<b>-</b>	<b>71,648,276,031</b>
<b>As at 01/01/2025</b>				
Cash and cash equivalents	24,933,279,948	-	-	24,933,279,948
Trade and other receivables	11,229,875,595	39,000,000	-	11,268,875,595
Loans	60,000,000,000	-	-	60,000,000,000
	<b>96,163,155,543</b>	<b>39,000,000</b>	<b>-</b>	<b>96,202,155,543</b>

**Liquidity Risk**

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
<b>As at 31/12/2025</b>				
Trade and other payables	86,910,885,972	295,000,000	-	87,205,885,972
Accrued expenses	368,406,397	-	-	368,406,397
	<b>87,279,292,369</b>	<b>295,000,000</b>	<b>-</b>	<b>87,574,292,369</b>
<b>As at 01/01/2025</b>				
Trade and other payables	98,642,932,288	325,000,000	-	98,967,932,288
Accrued expenses	197,363,259	-	-	197,363,259
	<b>98,840,295,547</b>	<b>325,000,000</b>	<b>-</b>	<b>99,165,295,547</b>

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.



### 33 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Financial Statements.

### 34 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
Saigon Water Corporation	Parent company
Sai Gon Clean Water Business And Investment JSC	Same Parent compant
Cho Lon Water Supply JSC	Same Parent compant
Tan Hoa Water Supply JSC	Same Parent compant
Gia Dinh Water Supply JSC	Same Parent compant
Thu Duc Water Supply JSC	Same Parent compant
Trung An Water Supply JSC	Same Parent compant
Ben Thanh Water Supply JSC	Same Parent compant
Phu Hoa Tan Water Supply JSC	Same Parent compant
Sai Gon Ground Water Co., Ltd	Same Parent compant
Communications and Public Works JSC	Associate of Parent company
Water Mechanical Construction JSC	Associate of Parent company
Branch of Saigon Water Corporation - Thu Duc water factory	Member entities of Parent company
Branch of Saigon Water Corporation - Can Gio Water Supply Enterprise	Member entities of Parent company
Branch of Saigon Water Corporation - Rural Domestic Water Supply Enterprise of Ho Chi Minh City	Member entities of Parent company
Branch of Saigon Water Corporation - Clean Water Transmission Enterprise	Member entities of Parent company
Branch of Saigon Water Corporation - Tan Hiep water factory	Member entities of Parent company
The members of the Board of Directors, the Board of Management, the Board of Supervision	



**Nha Be Water Supply Joint Stock Company**

No. 1179 Nguyen Van Linh Street, Quarter 41, Tan Hung Ward,  
Ho Chi Minh City

**Financial Statements**

for the fiscal year ended as at 31/12/2025

In addition to the information with related parties presented in the above Notes, during the year, the Company has transactions with related parties as follows:

	Year 2025 VND	Year 2024 VND
<b>Revenue from sales of goods and rendering of services</b>	-	<b>588,057,229</b>
- Saigon Water Corporation	-	210,069,056
- Cho Lon Water Supply JSC	-	66,372,715
- Thu Duc Water Supply JSC	-	124,995,453
- Gia Dinh Water Supply JSC	-	20,272,732
- Ben Thanh Water Supply JSC	-	318,182
- Trung An Water Supply JSC	-	15,900,003
- Phu Hoa Tan Water Supply JSC	-	28,763,639
- Sai Gon Ground Water Co., Ltd	-	7,090,909
- Branch of Saigon Water Corporation - Clean Water Transmission Enterprise	-	41,590,910
- Branch of Saigon Water Corporation - Tan Hiep water factory	-	29,863,634
- Branch of Saigon Water Corporation - Thu Duc water factory	-	13,389,090
- Branch of Saigon Water Corporation - Can Gio Water Supply Enterprise	-	19,476,361
- Branch of Saigon Water Corporation - Rural Domestic Water Supply Enterprise of Ho Chi Minh City	-	6,636,364
- Kenh Dong Water Supply JSC	-	3,318,181
<b>Purchase of goods, services</b>	<b>642,172,410,267</b>	<b>608,072,243,598</b>
- Saigon Water Corporation	642,172,410,267	607,799,773,598
- Water Mechanical Construction JSC	-	272,470,000
<b>Selling expenses</b>	<b>1,296,000</b>	-
- Water Mechanical Construction JSC	1,296,000	-
<b>General and administrative expenses</b>	<b>220,618,910</b>	<b>183,045,454</b>
- Saigon Water Corporation	220,618,910	183,045,454
<b>Dividends distribution</b>	<b>10,964,026,105</b>	<b>9,029,168,500</b>
- Saigon Water Corporation	10,964,026,105	9,029,168,500
<b>Purchase of fixed assets</b>	<b>2,649,946,628</b>	-
- Saigon Water Corporation	2,649,946,628	-

## Transactions with other related parties:

	Position	Year 2025 VND	Year 2024 VND
<b>Remuneration of key management persons</b>		<b>4,396,784,984</b>	<b>4,256,626,707</b>
- Mr. Huynh Hao Tai	Chairman (Appointed on 22/04/2024)	674,369,682	361,905,978
- Mr. Le Trong Hieu	Chairman (Resigned on 22/04/2024)	28,304,841	266,210,091
- Mr. Duong Van Hoa	Member of the BoD, Director (Appointed on 26/06/2025)	332,611,200	-
- Mr. Ly Thanh Tai	Member of the BoD, Director (Resigned on 26/06/2025)	400,542,818	787,596,719
- Mr. Luc Chanh Truong	Member of the BoD	94,822,196	94,822,196
- Mr. Nguyen Anh Tuan	Member of the BoD	94,822,196	94,822,196
- Mrs. Vu Thi To Chinh	Member of the BoD (Appointed on 26/06/2025)	42,000,000	-
- Mr. Nguyen Van Dang	Member of the BoD (Appointed on 26/06/2025)	42,000,000	-
- Mr. Nguyen Huu Tri	Member of the BoD (Appointed on 26/06/2025)	42,000,000	-
- Mr. Bui Thanh Giang	Member of the BoD (Resigned on 26/06/2025)	52,822,196	94,822,196
- Mr. Ly Buu Nghia	Member of the BoD (Resigned on 26/06/2025)	52,822,196	94,822,196
- Mr. Vo Tan Bao Quang	Member of the BoD (Resigned on 26/06/2025)	52,822,196	94,822,196
- Mr. Nguyen Ngoc Thanh	Vice Director	574,300,267	536,345,931
- Mrs. Nguyen Ngoc Trang	Vice Director	574,300,267	536,345,931
- Mr. Nguyen Hoang Tuan	Vice Director	574,300,267	536,345,931
- Mrs. Vo Thi Cam Tu	Head of Control Department	574,300,267	568,120,751
- Mrs. Pham Thi Phuong Linh	Member of the BoS	47,411,099	47,411,098
- Mrs. Nguyen Thi Ngoc Oanh	Member of the BoS	47,411,098	47,411,098
- Mr. Nguyen Hoang Lam	Member of the BoS	47,411,099	47,411,098
- Mrs. Nguyen Ngoc Nga	Member of the BoS	47,411,099	43,803,702
- Mr. Nguyen Cong Thanh	Member of the BoS (Resigned on 11/09/2023)	-	3,607,399

In addition to the above related parties transactions, other related parties did not have any transactions during the year and have no balance at the end of the fiscal year with the Company.

35 . COMPARATIVE FIGURES

The comparative figures are figures in the Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by AASC Auditing Firm Company Limited.



**Vo Thi Kim Loan**  
Preparer



**Vu Thi Thuy Nga**  
Chief Accountant

**Duong Van Hoa**  
Director  
*Ho Chi Minh City, 19 March 2026*

