WATER SUPPLY & SEWERAGE CON STRUCTION AND INVESTMENT JS COMPANY (WASECO)

Address: No 10 Pho Quang, Ward Tan Son Hoa, HCM City

SEPARATE FINANCIAL STATEMENT

At Jun 30th, 2026

Unit: VND

ASSETS	Code	Note	Closing balance	Year begin figure
1	2	3	4	5
A - SHORT -TERM ASSETS	**100**		**226.130.313.394**	**267.685.539.750**
I. Cash and cash equivalents	**110**	**V.1**	**76.934.036.678**	**130.447.900.676**
1. Money	111		76.934.036.678	130.447.900.676
2. Cash equivalents	112			
II. Financial short-term investment	**120**	**V.2a**	**41.315.000.000**	
1. Investments held to short-term maturity	123		41.315.000.000	
III. Accounts Short-term receivable	**130**		**88.627.505.674**	**101.555.771.157**
1. Short-term receivable from customers	131	**V.3**	97.480.654.253	93.962.366.064
2. Short-term prepaid to sellers	132	**V.4**	4.588.388.628	21.675.575.537
3. Other short-term receivables	136	**V.5**	2.994.817.635	2.898.980.586
4. Provision for bad debts (*)	137	**V.6**	(16.436.354.842)	(16.981.151.030)
IV. Inventories	**140**		**19.253.771.042**	**35.681.867.917**
1. Inventories	141	**V.7**	19.614.838.100	36.042.934.975
2. Provision for inventory discounts (*)	149		(361.067.058)	(361.067.058)
V. Short-Term Biological Assets	**150**			
VI. Other short-term assets	**160**			
1. Short-term allocation pending costs	161			
B - LONG -TERM ASSETS	**200**		**196.197.941.350**	**202.136.345.789**
I. Long-term receivables	**210**			
II. Fixed assets	**220**		**14.026.286.747**	**16.349.763.682**
1. Tangible fixed assets	**221**	**V.9**	**13.228.286.747**	**15.488.763.682**
- Original cost	222		71.912.383.193	71.912.383.193
- Accumulated depreciation (*)	223		*(58.684.096.446)*	*(56.423.619.511)*
2.Intangible fixed assets	**227**	**V.10**	**798.000.000**	**861.000.000**
- Original cost	228		3.150.000.000	3.150.000.000
- Accumulated depreciation (*)	229		*(2.352.000.000)*	*(2.289.000.000)*
III. Long -term Biological assets	**230**			
IV. Investment estate	**240**	**V.11**	**104.496.698.425**	**107.832.681.403**
- Original cost	241		205.736.886.505	205.736.886.505
- Accumulated depreciation (*)	242		*(101.240.188.080)*	*(97.904.205.102)*
V. Long - term assets in progress	**250**		**16.935.589.613**	**16.821.137.491**
1. Unfinished capital construction costs	252	**V.8**	16.935.589.613	16.821.137.491
VI. Long -term financial investment	**260**	**V.2b**	**53.442.177.010**	**50.855.374.844**
1. Investment into subsidiaries	261		68.972.830.000	68.972.830.000
2. Investment into other unit	263		4.487.946.475	4.487.946.475
3. Provision for long-term investment losses in other units (*)	264		(20.018.599.465)	(22.605.401.631)
VII. Other long-term assets	**270**		**7.297.189.555**	**10.277.388.369**
1. Long-term allocation waiting costs	271		6.921.517.222	9.901.716.036
2. Deferred income tax assets	272		375.672.333	375.672.333
TOTAL ASSETS (280 = 100 + 200)	**280**		**422.328.254.744**	**469.821.885.539**

WATER SUPPLY & SEWERAGE CON STRUCTION AND INVESTMENT JS COMPANY (WASECO)

Address: No 10 Pho Quang, Ward Tan Son Hoa, HCM City

CAPITAL RESOURCES	Code	Note	Closing balance	Year begin figure
1	2	3	4	5
C - LIABLITIES	**300**		**191.361.999.752**	**259.860.496.393**
I. Short-term liabilities	**310**		**158.570.951.031**	**227.795.388.834**
1. Payable to short-term sellers	311	**V.14**	72.412.871.331	82.624.370.928
2. Buyer pays in advance for a short term	312	**V.15**	40.834.062.421	80.517.134.920
3. Dividends and profits must be paid	313	**V.16**	655.563.479	986.126.029
4. Taxes and short-term payables to the State	314	**V.17**	5.243.282.192	6.762.680.243
5. Payables to employees	315	**V.18**	928.872.484	3.229.854.640
6. Short-term expenses	316		7.103.450.118	10.532.791.579
7. Other short-term payables	320	**V.13**	11.268.464.156	11.132.011.999
8. Short-term loans and financial leases payable	321	**V.20**		10.752.805.548
9. Provision for short-term payables	322	**V.21**	19.715.798.577	19.516.246.675
10. Reward and welfare funds	323		408.586.273	1.741.366.273
II. Long-term liabilities	**330**		**32.791.048.721**	**32.065.107.559**
1. Revenue pending long-term attribution	337	**V.19d**	4.731.413.309	4.790.540.581
2. Other long-term payables	338	**V.19b**	28.059.635.412	27.274.566.978
D - OWNER'S EQUITY	**400**		**230.966.254.992**	**209.961.389.146**
1. Owner's contributed capital	411	V.22	132.000.000.000	132.000.000.000
- Voting common shares	411a		132.000.000.000	132.000.000.000
- Preferred stock	411b			
2. Capital surplus	412		9.639.328.147	9.639.328.147
3. Bond Conversion Options	413			
4. Other capital of the owner	414			
5. Own redemption shares (*)	415		(30.000)	(30.000)
6. Asset revaluation difference	416			
7. Exchange Rate Differences	417			
8. Development investment funds	418		34.419.917.589	34.419.917.589
9. Other funds belonging to the owner's equity	419			
10. Undistributed after-tax profit	420		54.907.039.256	33.902.173.410
- Accumulated undistributed profit by the end of the previous period	420a		43.475.709.846	10.231.380.783
- Undistributed profit for this period	420b		11.431.329.410	23.670.792.627
TOTAL RESOURCES (440 = 300 + 400)	**440**		**422.328.254.744**	**469.821.885.539**

Prepared by Jul 20, 2026

LEGAL REPRESENTATIVE

Prepared by	Chief of accountant	General Director
Nguyen Ngoc Dai	Nguyen Ngoc Dai	Nguyen Anh Cuong

M.S.D.N: 0300393538 C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC
THÀNH PHỐ HỒ CHÍ MINH

WATER SUPPLY & SEWERAGE CON STRUCTION AND INVESTMENT JS COMPANY (WASECO)

Address: No 10 Pho Quang, Ward Tan Son Hoa, HCM City

REPORT OF SEPARATE BUSINESS RESULTS

Accounting period from 01/04/2026 to 30/06/2026

Unit: VND

Items	Code	Note	Year 2026		Year 2025	
			This period	Cumulative	This period	Cumulative
1	2	3	4	5	6	7
1. Sales Revenue & Service Provision	01	VI.1	92.499.734.691	195.123.189.024	150.686.147.967	231.941.273.502
2. Revenue deductions	02	VI.2	-	-	-	-
3. Net revenue from sales & provision service revenue (10=01-02)	10		92.499.734.691	195.123.189.024	150.686.147.967	231.941.273.502
4. Cost of goods sold	11	VI.3	79.128.872.049	166.656.576.410	136.525.070.415	204.930.736.755
5. Gross profit on sales & service provision (20=10-11)	20		13.370.862.642	28.466.612.614	14.161.077.552	27.010.536.747
6. Profit/loss of sale and liquidation of investment real estate	21		-	-	-	-
7. Revenue from financial activities	22	VI.4	782.081.969	1.407.137.299	755.023.739	1.321.844.352
8. Financing costs	23	VI.5	(1.557.226.480)	(2.481.308.178)	(153.500.876)	(316.886.146)
- In which: interest cost	*24*		*46.913.025*	105.432.551	297.990.201	522.311.872
9. Selling expenses	25	VI.8a	42.985.373	124.902.293	128.313.993	341.641.818
10. Business management expenses	26	VI.8b	1.399.340.717	5.994.088.320	5.800.334.931	10.645.139.991
11. Net profit from operating activity {30=20+21+22-(23+25+26)}	30		14.267.845.001	26.236.067.478	9.140.953.243	17.662.485.436
12. Other incomes	31	VI.6	21.600.000	21.600.000	20.000.000	48.505.507
13. Other expenses	32	VI.7	-	-	20.058.476	372.710.025
14. Other profit (40=31-32)	40		21.600.000	21.600.000	(58.476)	(324.204.518)
15. Total net profit before tax (50=30+40)	50		14.289.445.001	26.257.667.478	9.140.894.767	17.338.280.918
16. Current income tax expense	51	VI.11	2.858.115.591	5.252.801.632	2.051.270.342	3.714.574.313
17. Deferred income tax expense	52		-	-	-	-
18. Profit after business income tax (60=50-51-52)	60		11.431.329.410	21.004.865.846	7.089.624.425	13.623.706.605
19. Basic interests on stock (*)	70		-	-	-	-
20. Declining interest on stocks (*)	71		-	-	-	-

Prepared by Jul 20, 2026

Prepared by	Chief of accountant	LEGAL REPRESENTATIVE General Director
Nguyen Ngoc Dai	Nguyen Ngoc Dai	Nguyen Anh Cuong

M.S.D.N: 030... CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC T.P THÀNH PHỐ HỒ CHÍ MINH

WATER SUPPLY & SEWERAGE CON STRUCTION AND INVESTMENT JS COMPANY (WASECO)

Address: No 10 Pho Quang, Ward Tan Son Hoa, HCM City

SEPARATE CASH FLOW STATEMENT

(According to the indirect method)

Accounting period from 01/04/2026 to 30/06/2026

Unit: VND

Items	Code	Year 2026		Year 2025	
		This period	Cumulative	This period	Cumulative
1	2	3	4	5	6
I. Cash flow from business activities					
1. Profit before tax	***01***	***14.289.445.001***	***26.257.667.478***	***9.140.894.767***	***17.338.280.918***
2. Adjustments to					
- Depreciation of fixed assets and investment property	02	2.825.715.617	5.659.459.913	2.849.331.117	6.056.072.874
- Contingencies	03	(823.354.257)	(2.932.046.452)	252.087.144	(57.782.382)
- Gain and loss on exchange rate differences due to revaluation of currency items of foreign currency origin	04	52.434	61.437	(11.684.061)	(12.540.355)
- Profits and losses from investment and financial activities	05	(782.081.969)	(1.407.137.299)	(755.023.739)	(1.321.950.352)
- Borrowing costs	06	46.913.025	125.442.615	324.226.133	574.373.278
- Other Adjustments	07	-			
3. Profit from business activities before changes in working capital	***08***	***15.556.689.851***	***27.703.447.692***	***11.799.831.361***	***22.576.453.981***
- Increase and decrease of receivables	09	(8.691.074.549)	15.380.718.817	27.742.480.726	20.979.470.237
- Increase or decrease inventory	10	15.164.781.278	16.428.096.875	25.146.879.237	1.628.287.019
- Increase or decrease of payables (excluding interest payable, payable corporate income tax)	11	(4.594.763.837)	(57.783.684.945)	(31.460.612.277)	(50.007.272.340)
- Increase and decrease the cost of waiting for allocation	12	1.484.837.158	2.980.198.814	1.287.359.227	1.311.436.954
- Increase and decrease of trading securities	13	-			
- Borrowing costs paid	14	(46.913.025)	(125.442.615)	(324.226.133)	(574.373.278)
- Paid corporate income tax	15	(1.915.748.833)	(5.684.229.834)		(4.117.762.443)
- Other proceeds from business activities	16	-			
- Other expenses for business activities	17	(118.000.000)	(1.332.780.000)	(31.800.000)	(1.748.351.815)
Net cash flow from business activities	***20***	***16.839.808.043***	***(2.433.675.196)***	***34.159.912.141***	***(9.952.111.683)***
II. Cash flow from investment activities		-			
1. Money spent on procurement and construction of fixed assets and other long-term assets	21	(88.896.566)	(88.896.566)	(3.393.367.510)	(4.479.826.689)
3. Expenses for loans and purchase of debt instruments of other units	23	(11.200.000.000)	(41.315.000.000)		(33.000.000.000)
7. Proceeds from loan interest, dividends and profits to be distributed	27	782.081.969	1.407.137.299	755.023.739	1.321.950.352
Net cash flow from investment activities	***30***	***(10.506.814.597)***	***(39.996.759.267)***	***30.361.656.229***	***(3.157.876.337)***
III. Cash flow from financial activities		-			
3. Proceeds from borrowing	33	-	5.054.400.000	23.618.659.676	44.949.089.359
4. Repayment of loan principal	34	(6.346.758.783)	(15.807.205.548)	(33.610.260.153)	(44.139.684.023)
6. Dividends and profits paid to owners	36	-	(330.562.550)	(9.240.000.000)	(9.240.000.000)
Net cash flow from financial activities	***40***	***(6.346.758.783)***	***(11.083.368.098)***	***(19.231.600.477)***	***(8.430.594.664)***
Net Cash Flow in the Period (50=20+30+40)	**50**	**(13.765.337)**	**(53.513.802.561)**	**45.289.967.893**	**(21.540.582.684)**
Cash and cash equivalents at the beginning of the period	**60**	**76.947.854.449**	**130.447.900.676**	**30.622.131.612**	**97.451.825.895**
Effects of changes in foreign currency exchange rates	61	(52.434)	(61.437)	11.684.061	12.540.355
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**76.934.036.678**	**76.934.036.678**	**75.923.783.566**	**75.923.783.566**

Prepared by Jul 20, 2026

Prepared by	Chief of accountant	LEGAL REPRESENTATIVE General Director
Nguyen Ngoc Dai	Nguyen Ngoc Dai	Nguyen Anh Cuong

M.S.D.N: 0300 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC THÀNH PHỐ HỒ CHÍ MINH

WATER SUPPLY & SEWERAGE CON STRUCTION AND INVESTMENT JS COMPANY (WASECO)
Address: No 10 Pho Quang, Ward Tan Son Hoa, HCM City

NOTES TO SEPARATE FINANCIAL STATEMENTS

Accounting period from 01/04/2026 to 30/06/2026

V. Additional Information for Items Presented in the Financial Position Statement

Unit: VND

1. Cash and cash equivalents

Amounts and equivalents of money held by the enterprise but not restricted from use	Closing balance	Year begin figure
a) Cash	**153.345.298**	**77.241.164**
- Corporate offices	59.409.769	66.400.327
- Business Center Branch	89.813.269	8.343.607
- DakMil Branch	4.122.260	2.497.230
b) Demand deposits	**76.780.691.380**	**130.370.659.512**
*** Corporate Office**	**76.489.712.287**	**129.667.067.040**
- BIDV - Branch of Transaction II	13.211.899.806	21.624.251.515
- BIDV - Branch of Transaction Office 2 (Construction)	52.264.416	
- BIDV - Ha Dong Branch	22.325.731	30.000.000.000
- Vietinbank - Branch I	14.617.604.804	19.666.507.170
- Vietinbank - Branch I (Construction)	18.180.514	
- Vietinbank - Branch I (Parking)	6.203.412	
- Vietinbank - Branch I (Ca Mau Works)	8.888.719	8.879.909
- Vietinbank - Construction Package 5 - District 2	8.452.173	8.443.795
- Vietinbank - Package 30B of U Minh Thuong inter-district pipeline	43.084.410.716	54.929.482.549
- Vietbank - Cong Hoa Branch	6.064.279	6.393.969
- MSB – Cong Hoa Branch	222.773.090	3.396.727.049
- MB Bank - Phu Yen Branch - Package 01XL - Wastewater collection in Tuy Hoa city	5.221.464.590	16.473.576
- BIDV - Branch of Transaction II (35.97 EUR)	1.061.510	1.419.184
- BIDV - Branch of Transaction II (90.27 USD)	2.356.589	2.698.187
- Vietinbank - Branch I (222.04 USD)	5.761.938	5.790.137
*** Business Center Branch**	**255.295.854**	**657.891.476**
- Vietcombank - East Saigon Branch	255.295.854	657.891.476
*** DakMil Branch**	**35.683.239**	**45.700.996**
- BIDV - Dak Nong Branch	35.683.239	45.700.996
c) Cash equivalents		
Cộng	**76.934.036.678**	**130.447.900.676**

2. Financial investments

a) Trading securities

b) Investments held to maturity

Items	Closing balance			Year begin figure		
	Original value	**Recoverable Value**	**Spare Value**	**Original value**	**Recoverable Value**	**Spare Value**
- Short-term:	**41.315.000.000**	**41.315.000.000**				
+ 6-month term deposit at Vietinbank - Branch I, interest rate 7.4%/year	10.000.000.000	10.000.000.000				
+ 6-month term deposit at VP Bank, interest rate 8%/year	30.115.000.000	30.115.000.000				
+ Loans to Viwaseen 6 Company with a term of 6 months, interest rate of 9%/year	1.200.000.000	1.200.000.000				
Total	**41.315.000.000**	**41.315.000.000**				

c) Investing in capital contribution to other units

Items	Closing balance			Year begin figure		
	Original value	**Recoverable Value**	**Spare Value**	**Original value**	**Recoverable Value**	**Spare Value**
- Investing in subsidiaries	**68.972.830.000**	**50.586.560.451**	**18.386.269.549**	**68.972.830.000**	**47.999.758.285**	**20.973.071.715**
+ Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company (capital contribution rate 89.75%)	68.972.830.000	50.586.560.451	18.386.269.549	68.972.830.000	47.999.758.285	20.973.071.715
- Investing in joint venture or associate companies						
- Invest in other units	**4.487.946.475**	**2.855.616.559**	**1.632.329.916**	**4.487.946.475**	**2.855.616.559**	**1.632.329.916**
+ Viwaseen 15	1.220.303.364		1.220.303.364	1.220.303.364		1.220.303.364
+ Viwaseen 12	1.400.000.000	987.973.448	412.026.552	1.400.000.000	987.973.448	412.026.552
+ An Giang Electricity and Water Joint Stock Company	1.521.000.000	1.521.000.000	-	1.521.000.000	1.521.000.000	
+ Viwaseen 11	346.643.111	346.643.111	-	346.643.111	346.643.111	
Total	**73.460.776.475**	**53.442.177.010**	**20.018.599.465**	**73.460.776.475**	**50.855.374.844**	**22.605.401.631**

3. Client receivables

Items	Closing balance		Year begin figure	
	Original value	Spare Value	Original value	Spare Value
a) Receivables from short-term customers	**90.710.560.625**	**14.066.135.894**	**87.189.869.569**	**14.610.932.082**
*** Amounts accounting for 10% or more of the customer's total short-term receivables**	**15.959.358.771**		**9.492.523.792**	
- Dong My Hai Water Supply Co., Ltd.	15.959.358.771		9.492.523.792	
*** Other customer receivables**	**74.751.201.854**	**14.066.135.894**	**77.697.345.777**	**14.610.932.082**
- Saigon Water Supply Corporation - One Member Limited	8.123.037.994	723.618.443	8.123.037.994	723.618.443
in which: + Xuyen A - To Ngoc Van Pipeline Project	*7.399.419.551*		*7.399.419.551*	
+ Water Supply Project on Quang Trung Street, Go Vap District	*619.595.950*	*619.595.950*	*619.595.950*	*619.595.950*
+ Xuyen A road telescopic project	*83.903.493*	*83.903.493*	*83.903.493*	*83.903.493*
+ Nguyen Thien Thuat Project	*20.119.000*	*20.119.000*	*20.119.000*	*20.119.000*
- Hoa Binh - Xuan Mai Clean Water Co., Ltd.	9.282.885.608		7.192.646.085	
- An Xuan Thinh Commercial Construction Joint Stock Company (Contract 01/2016 F1 package)	8.988.910.834	8.988.910.834	8.988.910.834	8.988.910.834
- Rural Clean Water Center (Coastal Water Supply Project in Phu My District, Binh Dinh Province)	7.782.517.000		15.673.301.000	
- Ho Chi Minh City Urban Infrastructure Investment Management Board - Package XL05 - District 2	4.019.737.475		4.019.737.475	
- Hanoi Clean Water Co., Ltd. (Package 16: Ha Bang, Tan Xa and Dong Truc)	2.149.271.233		4.018.338.327	
- DELTA - VALLEY BINH THUAN CO., LTD	2.888.427.411	2.802.432.863	2.888.427.411	2.802.432.863
- Ca Mau Province Rural Clean Water and Sanitation Center	1.468.911.000		1.957.052.513	
- Ha Tien City Construction Investment Project Management Board	1.085.085.783		1.085.085.783	
- Kien Giang Water Supply and Sewerage Co., Ltd.	926.530.180		926.530.180	
- WEC ENGINEERS & CONSTRUCTORS VIETNAM CO., LTD	762.396.028	762.396.028	762.396.028	762.396.028
- Mekong Subregion Corridor Investment Development Project Board, Tay Ninh Province (CW12 - Ben Cau)			1.089.592.375	544.796.188
- Representative Office of GOSU Online Joint Stock Company			211.646.265	
- GIHOT Joint Stock Company			199.895.425	
- Other Clients - Other Projects	27.273.491.308	788.777.726	20.560.748.082	788.777.726
b) Receivables from long-term customers				

c) Receivables from short-term customers being related parties	**6.770.093.628**	**973.473.492**	**6.772.496.495**	**973.473.492**
- Vietnam Water and Environment Investment Corporation - Joint Stock Company (Viwaseen)	6.246.410.861	973.473.492	6.246.410.861	973.473.492
- Water Supply and Sewerage Drilling and Construction Joint Stock Company (Viwaseen 11)	91.492.382			
- Water Industry Construction and Equipment Manufacturing Joint Stock Company (Viwaseen 14)	432.190.385		417.232.533	
- Southeast Asia Water Supply and Consulting Joint Stock Company - Mekong Rach Gia			108.853.101	
Total	**97.480.654.253**	**15.039.609.386**	**93.962.366.064**	**15.584.405.574**

4. Prepay the seller

Items	Closing balance		Year begin figure	
	Original value	Spare Value	Original value	Spare Value
a) Prepayment to short-term sellers	**4.588.388.628**	**105.100.000**	**21.675.575.537**	**105.100.000**
- Nang Ban Mai Investment Group Joint Stock Company			3.603.624.053	
- Huy Thien Phu Trading and Service Joint Stock Company			2.419.784.299	
- Hoa My Construction Co., Ltd.			1.498.287.017	
- Binh An Commercial Infrastructure Investment Joint Stock Company			1.100.078.200	
- Lien Toan Cau Construction and Inspection Joint Stock Company	1.000.000.000		1.000.000.000	
- Ha Hung Trading and Service Construction Co., Ltd.	558.768.936		558.768.936	
- WATECH Construction Consulting Joint Stock Company	105.100.000	105.100.000	105.100.000	105.100.000
- Gia Thanh Building Materials Co., Ltd.			597.412.889	
- Other Sellers	2.924.519.692		10.792.520.143	
b) Prepayment to sellers who are related parties				
Total	**4.588.388.628**	**105.100.000**	**21.675.575.537**	**105.100.000**

5. Other receivables

Items	Closing balance		Year begin figure	
	Original value	Spare Value	Original value	Spare Value
a) Short-term	**2.994.817.635**	**1.291.645.456**	**2.898.980.586**	**1.291.645.456**
- An Xuan Thinh Commercial Construction Joint Stock Company	1.000.000.000	1.000.000.000	1.000.000.000	1.000.000.000
- Advance	700.622.304	291.645.456	610.087.077	291.645.456
- Escrow, escrow	382.584.672		382.584.672	
- Other receivables	911.610.659		906.308.837	
b) Long-term				
Total	**2.994.817.635**	**1.291.645.456**	**2.898.980.586**	**1.291.645.456**

6. Bad debts

Item	Closing balance			Year begin figure		
	Time overdue	Original value	Possible value Recall	Time overdue	Original value	Possible value Recall
a) Short-term customer receivables		**15.146.320.895**	**106.711.509**		**16.235.913.270**	**651.507.696**
- An Xuan Thinh Company - F1 package (**)	Over 3 years	8.988.910.834		Over 3 years	8.988.910.834	
- Viwaseen Corporation - Di An Project (Package BDAF-09A)	Over 3 years	973.473.492		Over 3 years	973.473.492	
- WEC ENGINEERS & CONSTRUCTORS VIETNAM CO., LTD (*)	Over 3 years	762.396.028		Over 3 years	762.396.028	
- Sawaco Corporation: Quang Trung Road Water Supply Project	Over 3 years	619.595.950		Over 3 years	619.595.950	
- Sawaco Corporation: Xuyen A road telescopic project and Nguyen Thien Thuat project.	Over 3 years	104.022.493		Over 3 years	104.022.493	
- Housing and Urban Investment Corporation (HUD) - VAT	Over 3 years	500.000.000		Over 3 years	500.000.000	
- Aqua One Hau Giang Water Joint Stock Company	Over 3 years	179.705.152		Over 3 years	179.705.152	
- Phuc Hung Thinh Construction Production and Trading Co., Ltd.	Over 3 years	69.056.538	20.716.961	Over 2 years	69.056.538	20.716.961
- Ca Mau City Urban Upgrading PMU	Over 3 years	60.732.997		Over 3 years	60.732.997	
- DELTA - VALLEY BINH THUAN CO., LTD	Over 3 years	2.888.427.411	85.994.548	Over 2 years	2.888.427.411	85.994.548
- Tay Ninh Provincial Sub-Regional Development Management Board (Package CW12 - Ben Cau)				Over 1 years	1.089.592.375	544.796.187
b) Prepayment to short-term sellers		**105.100.000**			**105.100.000**	
- WATECH Construction Consulting Joint Stock Company	Over 1 years	105.100.000		Over 6 months	105.100.000	
c) Other receivables		**1.291.645.456**			**1.291.645.456**	
- An Xuan Thinh Company (Package 1.9 and 1.10 Can Tho)	Over 3 years	1.000.000.000		Over 3 years	1.000.000.000	
- Le Thai Ha (Dong Tang Long XL05-16)	Over 3 years	291.645.456		Over 3 years	291.645.456	
Total		**16.543.066.351**	**106.711.509**		**17.632.658.726**	**651.507.696**

Note:

(*)

- On May 28, 2025, the People's Court of Binh Chanh District, Ho Chi Minh City issued Judgment No. 60/2025/KDTM-ST on the dispute over the construction contract between the unit and WEC ENGINEES & CONSTRUCTORS Vietnam Co., Ltd., deciding that WEC ENGINEES & CONSTRUCTORS Vietnam Co., Ltd. is responsible for paying the unit the principal debt of VND 762,396,028 and late payment interest of VND 63,782,821. On August 6, 2025, the Ho Chi Minh City Civil Judgment Enforcement Department issued Decision No. 2905/QD-THADS to enforce the above Judgment. As of the date of issuance of this report, WEC ENGINEES & CONSTRUCTORS Vietnam Co., Ltd. has not yet paid.

(**)

- On November 24, 2020, the People's Court of District 7, Ho Chi Minh City issued First Instance Judgment No. 100/2020/KDTM-ST, and on December 2, 2021, the People's Court of Ho Chi Minh City issued Appeal Judgment No. 660/2021/KDTM-PT on the subcontract dispute between the unit and An Xuan Thinh Construction and Trading Company, deciding that An Xuan Thinh Construction and Trading Company is obliged to pay the unit the amount of VND 8,988,910,834, late interest calculated from October 23, 2018 is VND 1,770,423,746 (The Court also applied the emergency measure of temporarily freezing the account of An Xuan Thinh Construction and Trading Company).

- On February 22, 2022, the High People's Procuracy in Ho Chi Minh City issued Document No. 12/YC-VKS-KDTM, requesting to postpone the enforcement of the Appeal Judgment No. 660/2021/KDTM-PT dated December 2, 2021, to consider the appeal under the cassation procedure at the request of An Xuan Thinh Construction and Trading Joint Stock Company.

- On April 6, 2022, the High People's Procuracy in Ho Chi Minh City issued Decision No. 76/QDKNGDT-VKS-KDTM: protesting the final judgment No. 660/2021/KDTM-PT dated December 2, 2021 of the People's Court of Ho Chi Minh City; requesting the Judicial Committee of the High People's Court in Ho Chi Minh City to conduct a final judgment; temporarily suspending the enforcement of Judgment No. 660/2021/KDTM-PT dated December 2, 2021 of the People's Court of Ho Chi Minh City until a final judgment is issued.

- On April 3, 2023, the Judicial Committee of the High People's Court in Ho Chi Minh City issued Decision No. 07/2023/KDTM-GDT:

+ Accepting the Final Appeal Protest No. 76/QDKNGDT-VKS-KDTM dated April 6, 2022 of the Chief Prosecutor of the High People's Procuracy in Ho Chi Minh City;

+ Annulling the Appeal Judgment No. 660/2021/KDTM-PT dated December 2, 2021 of the Ho Chi Minh City People's Court;

+ Annulling the First Instance Judgment No. 100/2020/KDTM-ST dated November 24, 2020 of the People's Court of District 7, Ho Chi Minh City;

+ Transferring the case file to the People's Court of District 7, Ho Chi Minh City for a retrial.

- On March 6, 2024, the People's Court of District 7, Ho Chi Minh City issued a summons for the unit to come to court on March 22, 2024 to resolve the case; Waseco provided the documents and complied with the summons. As of the date of publication of this report, the People's Court of District 7 has not yet re-tried the case at first instance.

7. Inventory

Items	Closing balance		Year begin figure	
	Original value	Spare Value	Original value	Spare Value
- Raw materials and materials	1.023.226.702	361.067.058	1.074.661.521	361.067.058
- Tools and instruments	69.701.074		69.701.074	
- Unfinished production and business expenses	18.470.639.101		34.847.301.157	
- Products				
- Goods	51.271.223		51.271.223	
- Goods sent for sale				
Total	**19.614.838.100**	**361.067.058**	**36.042.934.975**	**361.067.058**

8. Long-term unfinished assets

Items	Closing balance		Year begin figure	
	Original value	Recoverable Value	Original value	Recoverable Value
a) Long-term unfinished production and business expenses				
b) Unfinished capital construction	**16.935.589.613**	**16.935.589.613**	**16.821.137.491**	**16.821.137.491**
- Property procurement				
- Unfinished basic construction	**16.935.589.613**	**16.935.589.613**	**16.821.137.491**	**16.821.137.491**
+ District 9 Complex Project - Ho Chi Minh City	15.914.116.028	15.914.116.028	15.854.386.396	15.854.386.396
+ Investment and renovation of the DakMil Water Plant pipeline	70.873.585	70.873.585	16.151.095	16.151.095
+ Investing in buying warehouses in Phuoc Tan, Bien Hoa, Dong Nai communes	950.600.000	950.600.000	950.600.000	950.600.000
- Periodic repair and maintenance				
- Fixed Asset Renovation Upgrade				
Total	**16.935.589.613**	**16.935.589.613**	**16.821.137.491**	**16.821.137.491**

9. Increase and decrease of tangible fixed assets

Item	Houses and architecture	Machinery, Equipment	Vehicles transportation, Transmission	Instruments Management	Total
Original cost					
Balance at the beginning of the year	**12.013.365.562**	**9.086.004.130**	**13.719.194.636**	**37.093.818.865**	**71.912.383.193**
- Buy in this period					
- Capital construction investment completed					
- Other increase					
- Switch to investment real estate					
- Liquidation and sale					
- Other decrease					
Closing balance	**12.013.365.562**	**9.086.004.130**	**13.719.194.636**	**37.093.818.865**	**71.912.383.193**
Cumulative wear value					
Balance at the beginning of the year	**6.775.362.502**	**6.413.985.954**	**13.424.575.120**	**30.943.948.742**	**57.557.872.318**
- Depreciation in this period	214.398.180	25.827.702	66.919.790	819.078.456	1.126.224.128
- Other increase					
- Switch to investment real estate					
- Liquidation and sale					
- Other decrease					
Closing balance	**6.989.760.682**	**6.439.813.656**	**13.491.494.910**	**31.763.027.198**	**58.684.096.446**
Remaining value					
- On the first day of year	5.238.003.060	2.672.018.176	294.619.516	6.149.870.123	14.354.510.875
- At the day end of this period	5.023.604.880	2.646.190.474	227.699.726	5.330.791.667	13.228.286.747

- *Residual value at the end of the period of tangible fixed assets used for mortgage or pledge to secure loans:* 1.351.130.981

- *The historical cost of tangible fixed assets at the end of the period has been fully depreciated but is still in use:* 35.992.681.931

- *Commitments on the purchase and sale of tangible fixed assets of great value in the future: none.*

10. Increase or decrease in intangible fixed assets

Item	Land use rights	Copyright, patents	Trademark value	Total
Original cost				
Balance at the beginning of the year			**3.150.000.000**	**3.150.000.000**
- Buy in this period				
- Created from within the business				
- Increase due to business consolidation				
- Other increase				
- Liquidation and sale				
- Other decrease				
Closing balance			**3.150.000.000**	**3.150.000.000**
Cumulative wear value				
Balance at the beginning of the year			**2.320.500.000**	**2.320.500.000**
- Depreciation in this period			31.500.000	31.500.000
- Other increase				
- Liquidation and sale				
- Other decrease				
Closing balance			**2.352.000.000**	**2.352.000.000**
Remaining value				
- On the first day of year			829.500.000	829.500.000
- At the day end of this period			798.000.000	798.000.000

- *Residual value at the end of the period of intangible fixed assets used as mortgages or pledges to secure loans: none.*
- *Historical cost of intangible fixed assets at the end of the period that have been fully depreciated but are still in use: none.*

11. Increase and decrease of investment real estate

Item	Opening Balance	Increase in the period	Decrease in the period	Closing balance
a) Real estate for investment for lease				
Original cost	**205.736.886.505**			**205.736.886.505**
- Land use rights				
- House (Area C)	93.871.049.719			93.871.049.719
- House (Area A+B)	111.865.836.786			111.865.836.786
- Infastructure				
Cumulative wear value	**99.572.196.591**	**1.667.991.489**		**101.240.188.080**
- Land use rights				
- House (Area C)	22.113.033.394	782.258.748		22.895.292.142
- House (Area A+B)	77.459.163.197	885.732.741		78.344.895.938
- Infastructure				
Remaining value	**106.164.689.914**		**1.667.991.489**	**104.496.698.425**
- Land use rights				
- House (Area C)	71.758.016.325		782.258.748	70.975.757.577
- House (Area A+B)	34.406.673.589		885.732.741	33.520.940.848
- Infastructure				
b) Investment real estate held pending price increase				

- The residual value at the end of the period of the intangible investment real estate used for mortgage, pledge to secure the loan: 104.496.698.425

- The historical cost of investment real estate at the end of the period has been fully depreciated but is still in use: 9.103.462.759

12. Allocation Pending Costs

Item	Closing balance	Year begin figure
a) Short-term		
b) Long-term	**6.921.517.222**	**9.901.716.036**
- Tools and instruments	281.063.033	458.245.973
+ Corporate office	245.932.749	409.362.926
+ DakMil Branch	35.130.284	48.883.047
- Waseco building repair costs	6.640.454.189	9.443.470.063
Total	**6.921.517.222**	**9.901.716.036**

13. Borrowing debts and financial lease debts

Item	Loan limit	Loan interest rate (%/year)	Closing balance	In this period		Year begin figure
				Increase	Reduced	
a) Short-term loans	**63.000.000.000**			**5.054.400.000**	**15.807.205.548**	**10.752.805.548**
- BIDV - Branch of Transaction II-	23.000.000.000	6,2%			2.000.000.000	2.000.000.000
		6,3%			2.308.672.937	2.308.672.937
- Vietinbank - Branch 1 Ho Chi Minh City	40.000.000.000	6,2%			6.444.132.611	6.444.132.611
		7,5%		5.054.400.000	5.054.400.000	
b) Long-term loans						
Total	**63.000.000.000**			**5.054.400.000**	**15.807.205.548**	**10.752.805.548**

14. Payable to the seller

Item	Closing balance	Year begin figure
a) Payable to short-term sellers	**72.412.871.331**	**82.589.653.928**
*** Subjects accounting for 10% or more of the total payable amount**		
*** Payable to other subjects**	**72.412.871.331**	**82.589.653.928**
- Construction Joint Stock Company No. 1	2.644.069.474	11.013.556.012
- Hoa Lu Trading Joint Stock Company	3.805.304.863	5.664.606.047

- De Nhat Plastic Chemical Co., Ltd.	949.554.533	4.600.091.339
- Public Transport Works Joint Stock Company	2.064.060.805	2.064.060.805
- Dong Nai Plastic Joint Stock Company	1.728.471.933	4.839.858.392
- HPT STAR Joint Stock Company	1.943.093.480	3.186.388.015
- Dat Thanh Construction Consulting Joint Stock Company	1.878.163.307	1.878.163.307
- Hung Anh 18 Consulting Construction Investment and Development Co., Ltd.	958.389.367	1.255.540.503
- Giang Binh Construction-Trading-Service Co., Ltd.	921.000.154	923.430.154
- DNP HOLDING Joint Stock Company	821.903.294	995.208.619
- Van Shin Yi Joint Stock Company	859.564.312	662.483.007
- Phan Le Gia Construction and Engineering Trading Co., Ltd.	447.709.044	447.709.044
- Minh Nghi Trading & Service Co., Ltd.	382.302.910	450.340.007
- Tuoi Sang Investment Services Trading Co., Ltd.	343.865.820	1.647.690.608
- Other customers	52.665.418.035	42.960.528.069
c) Payable to sellers who are related parties (short-term)		**34.717.000**
- Water Supply and Sewerage Drilling and Construction Joint Stock Company (office lease in area C)		34.717.000
Total	**72.412.871.331**	**82.624.370.928**

15. Prepaid Buyer

Item	Closing balance	Year begin figure
a) The buyer pays in advance for the short term	**40.487.779.249**	**80.116.232.816**
- An Giang Province's Agriculture and Rural Development Projects Management Board	40.129.057.102	50.793.255.465
- Management Board of construction investment projects in the eastern region of Dak Lak province (package 01XL wastewater collection in Tuy Hoa city)		9.652.131.000
- Lam Dong Water Supply and Sewerage Joint Stock Company (Mang Lin Da Lat Booster Pump Station)		9.596.724.179
- Kien Giang Water Supply and Sewerage Company Limited (Ctr Duong Dong Phu Quoc Refinery Tank)		3.453.161.262
- Ca Mau Province Rural Clean Water and Sanitation Center (Package 10 Bac Lieu)		3.069.983.281
- Kien Giang Water Supply and Sewerage Company Limited (D560 Ha Tien Phase 2 Project)		2.254.899.687
- Binh Thuan Province Clean Water and Sanitation Center	140.000.000	140.000.000
- Other customers	218.722.147	1.156.077.942
b) Buyers who pay short-term advance payments are related parties	**346.283.172**	**400.902.104**

- Water Supply and Sewerage Drilling and Construction Joint Stock Company (Viwaseen 11)		54.618.932
- Joint venture with Viwaseen Corporation (Water supply pipeline No. 5 Go Cong)	346.283.172	346.283.172
Total	**40.834.062.421**	**80.517.134.920**

16. Dividends and profits must be paid

Item	Closing balance	Year begin figure
Payable dividends	655.563.479	986.126.029

17. Taxes and amounts payable to the State

Item	Year begin figure	Amounts payable in the period	Actual amount paid in the period	Closing balance
a) Payable	**5.474.240.158**	**13.834.709.795**	**14.065.667.761**	**5.243.282.192**
- VAT	2.185.590.194	3.438.927.597	4.755.038.060	869.479.731
- Corporate Income Tax	2.639.906.657	2.858.115.591	1.915.748.833	3.582.273.415
- Resource Tax	7.581.195	25.536.754	24.822.782	8.295.167
- Land Tax and Land Rent		7.200.428.087	7.200.428.087	
+ No.10 Pho Quang, Tan Son Hoa Ward		4.192.769.687	4.192.769.687	
+ Hanoi Highway, Tang Nhon Phu Ward		3.007.658.400	3.007.658.400	
- Personal Income Tax	595.416.769	173.024.830	35.121.750	733.319.849
- Fees and charges	45.745.343	138.676.936	134.508.249	49.914.030
+ Environmental protection charges for domestic wastewater	38.944.419	130.938.192	127.707.325	42.175.286
+ Forest environment service charges	6.800.924	7.738.744	6.800.924	7.738.744

18. Expenses Payable

Item	Closing balance	Year begin figure
a) Short-term	**7.103.450.118**	**10.532.791.579**
- Deduction in advance of expenses payable for construction and installation works	6.893.351.024	10.167.253.288
- Deduction in advance of expenses payable for material trading	32.280.000	76.560.000
- Deduction of interest expenses payable in advance of Vietinbank - Branch I		10.258.766
- Deduction of electricity costs for Waseco building in advance	177.819.094	278.719.525
Total	**7.103.450.118**	**10.532.791.579**

19. Other payables

Item	Closing balance	Year begin figure
a) Short-term	**11.268.464.156**	**11.132.011.999**
- Trade Union Funding	94.916.617	96.640.806
- Social insurance, Health insurance, Unemployment insurance	140.294.049	
- Other payables	11.033.253.490	11.035.371.193
b) Long-term	**28.059.635.412**	**27.274.566.978**
- Housing and Urban Development Corporation (District 9 Project)	5.837.572.099	5.837.572.099
- Customers who make deposits for office rent and other payables	22.222.063.313	21.436.994.879
Total	**39.328.099.568**	**38.406.578.977**

20. Revenue pending allocation (long-term)

Item	Closing balance	Year begin figure
- Tam Nong Energy and Environment Joint Stock Company	4.168.144.264	4.227.271.536
- Sawaco Corporation - Installation of master meters on CMT8 street	563.269.045	563.269.045
Total	**4.731.413.309**	**4.790.540.581**

21. Provisions payable

Item	Year begin figure	Increase	Reduced	Closing balance
a) Short-term	**18.934.960.895**	**3.857.001.982**	**3.076.164.300**	**19.715.798.577**
- Warranty of Song Da Water Supply System work - TOC2 package. EPC	8.705.170.184		5.938.684	8.699.231.500
- Warranty of Coastal Water Supply Work in Phu My District	1.273.039.864		180.567.254	1.092.472.610
- Warranty for Water Supply Pipeline work in North Thanh Phu Area, Ben Tre	1.607.558.148			1.607.558.148
- Warranty for Package 11 Bac Lieu	1.342.465.695		39.881.000	1.302.584.695
- Warranty for Ben Cau Work (CW-12)	1.034.482.510			1.034.482.510
- Warranty for Thoi Lai Pipeline Renovation Works, Can Tho	471.192.291			471.192.291
- Warranty for Co Do Distribution Pipeline work, Can Tho	464.403.860			464.403.860
- Warranty for Dong Thap - Rural Irrigation and Clean Water work	335.482.105			335.482.105
- Warranty of Tan Phong Dong Nai Pipeline work	348.045.127			348.045.127
- Warranty of Ben Tre Rural Concentrated Water Supply Works	288.282.514			288.282.514
- Warranty for work HDPE Water Supply Pipeline D400, D225 in Long An	185.096.923			185.096.923
- Warranty for work Technical Infrastructure of Residential Area No. 6 Hiep Binh Phuoc	114.903.865			114.903.865
- Warranty for work the construction of Nam Rach Gia Water Supply System with a capacity of 20,000m3/day	100.789.909			100.789.909
- Warranty Package 08 Fire Prevention and Fighting Cooperative in Chau Thanh Town, Tra Vinh		116.813.646		116.813.646
- Warranty for Da Lat Mang Lin Booster Pump Station		1.524.669.005		1.524.669.005
- Warranty of Dong My Hai Clean Water Treatment Cluster		2.215.519.331	185.729.462	2.029.789.869
- Provision deduction of 17% on the actual salary fund	2.664.047.900		2.664.047.900	
Total	**18.934.960.895**	**3.857.001.982**	**3.076.164.300**	**19.715.798.577**

22. Owner's Equity

a) Comparison table of fluctuations in equity

Criteria	Items of owner's equity					
	Owner's contributed capital	**Capital surplus**	**Development investment funds**	**Own redemption shares**	**Undistributed after-tax profit**	**Total**
A	*1*	*2*	*3*	*4*	*5*	*6*
Balance at the beginning of the previous year	**132.000.000.000**	**9.639.328.147**	**34.419.917.589**	**(30.000)**	**22.402.217.943**	**198.461.433.679**
- Profit in the same period last year					13.625.990.678	13.625.990.678
- Other reductions:					12.170.837.160	12.170.837.160
+ Deduction from the reward and welfare fund					*2.930.837.160*	*2.930.837.160*
+ Dividends					*9.240.000.000*	*9.240.000.000*
Balance at the end of this period last year	**132.000.000.000**	**9.639.328.147**	**34.419.917.589**	**(30.000)**	**23.857.371.461**	**199.916.587.197**
Balance at the beginning of this year	**132.000.000.000**	**9.639.328.147**	**34.419.917.589**	**(30.000)**	**33.902.173.410**	**209.961.389.146**
- Profit in this period					21.004.865.846	21.004.865.846
- Other decrease						
Balance at the end of this period	**132.000.000.000**	**9.639.328.147**	**34.419.917.589**	**(30.000)**	**54.907.039.256**	**230.966.254.992**

Note: (*) Details of other reductions of undistributed after-tax profit in the previous year's period:

+ According to the Resolution of the 2025 Annual General Meeting of Shareholders No. 01/2025/NQ-ĐHDCĐ dated 06/06/2025, including:

- Deduction of reward and welfare funds	2.673.837.160
- Deduction of the reward fund for the Board of Directors	257.000.000
- Dividend payment in 2024 phase 2 for shareholders (including VIWASEE Corporation)	9.240.000.000
Cộng	**12.170.837.160**

b) Details of the owner's contributed capital

Item	Rate	Closing balance	Year begin figure
- Contributed capital of the parent company	60%	79.200.000.000	79.200.000.000
- Contributed capital of other subjects	40%	52.800.000.000	52.800.000.000
Total	**100%**	**132.000.000.000**	**132.000.000.000**

c) Capital transactions with owners and dividend distribution and profit sharing:

Item	Quarter II/2026	Quarter II/2025
- Owner's investment capital		
+ Contributed capital at the beginning of the period	132.000.000.000	132.000.000.000
+ Contributed capital increased in the period		
+ Contributed capital decreased in the period		
+ Contributed capital at the end of the period	132.000.000.000	132.000.000.000
- Dividends of divided profits	-	9.240.000.000

d) Stocks

Item	Closing balance	Year begin figure
- Number of shares registered for issuance	**13.200.000**	**13.200.000**
- Number of shares sold to the public	**13.200.000**	**13.200.000**
+ Common shares	13.200.000	13.200.000
+ Preferred stocks		
- Number of shares redeemed	**3**	**3**
+ Common shares	3	3
+ Preferred stocks		
- Number of shares outstanding	**13.199.997**	**13.199.997**
+ Common shares	13.199.997	13.199.997
+ Preferred stocks		

* Par value of outstanding shares: 10,000 VND/share

23. Items other than the Financial Statement

Item	Closing balance	Year begin figure
*** Foreign currencies of all kinds**		
- USD	312,31	325,51
- EUR	35,97	46,63

VI. Additional information for the items presented in the Income Statement

1. TOTAL SALES AND SERVICE REVENUE	**Quarter II/2026**	**Quarter II/2025**
- Revenue from sales of goods	10.480.785.744	3.631.019.719
- Revenue from office leasing and service provision	25.266.603.348	22.902.668.143
- Revenue from industrial production (clean water production)	2.075.946.432	1.857.672.348
- Construction contract revenue	54.676.399.167	122.294.787.757
Total	**92.499.734.691**	**150.686.147.967**

2. TURNOVER DEDUCTIONS

3. COST OF GOODS SOLD	**Quarter II/2026**	**Quarter II/2025**
- Cost of goods sold	10.287.028.532	3.375.263.505
- Cost price of provided office and service leasing services	10.697.094.479	12.759.618.400
- Cost of industrial production (clean water production)	759.329.975	929.880.206
- Cost of construction activities	57.385.419.063	119.460.308.304
Total	**79.128.872.049**	**136.525.070.415**

4. REVENUE FROM FINANCIAL ACTIVITIES	**Quarter II/2026**	**Quarter II/2025**
- Interest on deposits and loans	782.081.969	743.339.678
- Interest on exchange rate differences		11.684.061
Total	**782.081.969**	**755.023.739**

5. FINANCIAL COSTS	**Quarter II/2026**	**Quarter II/2025**
- Loan interest	46.913.025	297.990.201
- Reimbursement of financial investment provisions	-1.604.191.939	-451.491.077
- Exchange rate arbitrage losses	52.434	-
Total	**(1.557.226.480)**	**(153.500.876)**

6. OTHER INCOME	**Quarter II/2026**	**Quarter II/2025**
- Collecting fines due to the buyer's breach of contract	21.600.000	
- Income from liquidation of supplies, tools, tools and fixed assets		20.000.000
Total	**21.600.000**	**20.000.000**

7. OTHER EXPENSES	**Quarter II/2026**	**Quarter II/2025**
- Interest on late payment of the budget		17.309.386
- Bad debt adjustment		2.749.090
Total		**20.058.476**

8. SALES EXPENSES AND BUSINESS MANAGEMENT EXPENSES

a) Sale expenses incurred in the period	**Quarter II/2026**	**Quarter II/2025**
- Salesperson expenses	22.000.000	11.000.000
- Other Selling Expenses	20.985.373	117.313.993
Total	**42.985.373**	**128.313.993**

b) Expenses for enterprise management incurred in the period	**Quarter II/2026**	**Quarter II/2025**
- Management staff expenses	2.151.427.801	2.787.618.778
- Reserve reimbursement of 17% of salary fund	(2.664.047.900)	(2.091.362.950)
- Depreciation expenses of managed fixed assets	35.451.228	52.895.874
- Taxes and fees	18.751.519	39.509.242
- Provision for bad debts	-	2.529.525.425
- Deduct the cost of visiting the resort in advance	-	1.008.000.000
- Remuneration of the Board of Directors, Supervisory Board and other expenses of the Board of Directors	-	405.403.463
- Land rent, land tax at the District 9 Complex Project (old)	1.019.127.450	-
- Other business management expenses	838.630.619	1.068.745.099
Total	**1.399.340.717**	**5.800.334.931**

9. PRODUCTION AND BUSINESS EXPENSES ACCORDING TO FACTORS	**Quarter II/2026**	**Quarter II/2025**
- Raw material costs	14.078.697.585	28.251.451.016
- Labor costs	3.883.242.153	6.360.499.097
- Depreciation expenses of fixed assets	2.825.715.617	2.822.533.285
- Outsourced service costs	-	-
- Land rent and land tax	2.947.773.341	5.780.301.954
- Expenses in other currencies	56.835.769.443	99.238.933.987
Total	**80.571.198.139**	**142.453.719.339**

10. CURRENT CORPORATE INCOME TAX EXPENSES	**Quarter II/2026**	**Quarter II/2025**

- CIT expense calculated on current taxable income	2.858.115.591	2.051.270.342
Total	**2.858.115.591**	**2.051.270.342**

11. EXPENSES OF THE BOARD OF DIRECTORS AND THE SUPERVISORY BOARD	**Quarter II/2026**	**Quarter II/2025**
- Remuneration of the Board of Directors and Supervisory Board	-	355.000.000
- Other expenses of the Board of Directors	-	50.403.463
Total	**-**	**405.403.463**

12. PAYABLE CIT AND AFTER-TAX PROFITS:	**Quarter II/2026**	**Quarter II/2025**
a/ Total profit before tax	**14.289.445.001**	**9.140.894.767**
b- Adjustments to the increase	**1.132.952**	**1.127.141.000**
- Non-deductible expenses for CIT calculation	1.080.518	1.127.141.000
- Exchange Rate Spread Loss	52.434	-
c- Reduction adjustments	**-**	**11.684.061**
- Interest on Exchange Rates	-	11.684.061
d- Gross taxable income (a+b-c)	**14.290.577.953**	**10.256.351.706**
- CIT payable in this period (20%)	**2.858.115.591**	**2.051.270.342**
e- Total CIT payable	**2.858.115.591**	**2.051.270.342**
- Production and business activities	2.858.115.591	2.051.270.342
f- Profit after CIT (a-e)	**11.431.329.410**	**7.089.624.425**

13. EXPLANATION OF THE RATE OF INCREASE OR DECREASE IN PROFIT AFTER CIT COMPARED TO THE SAME PERIOD LAST YEAR:

- Profit after CIT in the 2st quarter of 2025:	7.089.624.425
- Spreads increase (+), decrease (-):	4.341.704.985
- Rate of increase (+), decrease (-):	61,2%

The main reasons affecting the increase in profit after CIT by over 10% over the same period last year:

- Compared to the same period last year: Total revenue was equal to 61%, down 58.2 billion VND; The cost price was 58%, down 57.4 billion VND; Gross profit decreased by VND 0.8 billion.

- Management expenses decreased by VND 4.4 billion (down 76%); Reimbursement of financial investment provisions in subsidiaries of VND 1.6 billion.

VII. ADDITIONAL INFORMATION

1. Transactions between related parties:

a. Stakeholders:

Unit name	Relationship
- Vietnam Water and Environment Investment Corporation (Viwaseen)	Parent company
- Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company	Subsidiary company
- Water Supply and Sewerage Construction Joint Stock Company 15	Same parent company
- Water Supply and Sewerage Construction Joint Stock Company 12	Same parent company
- Water Supply and Sewerage Drilling and Construction Joint Stock Company	Same parent company
- Water Industry Construction and Equipment Manufacturing Joint Stock Company	Same parent company
- Viwaseen 6 Joint Stock Company	Same parent company
- Board of Directors, Internal Audit Department, Supervisory Board, Board of Directors, Authorized Person for Information Disclosure	Board of Management and key personnel

b. Some operations with stakeholders in the first quarter of 2026, the main operations are as follows:

	Related parties	Relationship	Professional contents	Transaction value (VND)
*	- Water Supply and Sewerage Drilling and Construction Joint Stock Company (Viwaseen 11)	Same parent company	- Waseco provides electricity, water, and security fees for Viwaseen 11	45.218.055
			- Viwaseen 11 pays electricity, water, and security fees to Waseco	44.759.887
			- Waseco pays land rent, non-agricultural	145.653.145
			- Record the land rent decrease in 2025	54.619.929
			- Viwaseen 11 leases office to Waseco	69.434.000
			- Waseco pays office rent for Viwasen 11	104.151.000
*	- Water Industry Construction and Equipment Manufacturing Joint Stock Company (Viwaseen 14)	Same parent company	Viwaseen 14 pays Waseco for the construction of Ctr Relocation and installation of water supply equipment under the Ctr Construction Investment Project on the road to Ha Tien border gate.	284.199.189
*	- Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company	Subsidiary company	Mekong Company pays 5% of the construction fee settlement according to Contract No. XL02.24 dated 16/12/2024, Equipment Installation, Valve Supply and Electrical Construction of Grade I Pumping Station, Grade II Pumping Station.	108.853.101
	- Viwaseen 6 Joint Stock Company	Same parent	Waseco lends operating capital to Viwaseen 6	1.200.000.000

c. Balances of receivables and payables to related parties are as follows:

Related parties	Relationship	Closing balance	Year begin figure
*** Customer receivables**		**6.770.093.628**	**6.772.496.495**
- Vietnam Water and Environment Investment Corporation (Viwaseen)	Parent company	6.246.410.861	6.246.410.861
- Water Supply and Sewerage Drilling and Construction Joint Stock Company	Same parent company	91.492.382	-
- Water Industry Construction and Equipment Manufacturing Joint Stock Company	Same parent company	432.190.385	417.232.533
- Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company	Subsidiary company	-	108.853.101
*** Loans**		**1.200.000.000**	**-**
- Viwaseen 6 Joint Stock Company	Same parent company	1.200.000.000	-
Total		**7.970.093.628**	**6.772.496.495**

*** Payable to short-term sellers**		**-**	**34.717.000**
- Water Supply and Sewerage Drilling and Construction Joint Stock Company	Same parent company	-	34.717.000
*** Buyer pays in advance for a short term**		**346.283.172**	**400.902.104**
- Vietnam Water and Environment Investment Corporation (Viwaseen)	Parent company	346.283.172	346.283.172
- Water Supply and Sewerage Drilling and Construction Joint Stock Company	Same parent company		54.618.932
*** Other payables**		**822.177.704**	**767.557.775**

- Water Supply and Sewerage Drilling and Construction Joint Stock Company	Same parent company	822.177.704	767.557.775
Total		**1.168.460.876**	**1.203.176.879**

d. In addition to the transactions between related parties mentioned above, during the period, the Company has additional transactions with other related parties as follows:

Contents	Title	Transaction value	
		Quarter II/2026	**Quarter II/2025**
Remuneration of the Board of Directors			**259.000.000**
Salary and bonus of the Board of Directors		**402.300.000**	**196.000.000**
Nguyen Anh Cuong (appointed on 09/06/2026)	General Director	36.538.000	-
Nguyen Duy Duong	Deputy General Director	100.500.000	98.000.000
Pham Trung Hieu	Deputy General Director	99.300.000	98.000.000
Nguyen Duy Hung	Deputy General Director	86.539.000	-
Pham Van Ngo (appointed on 15/12/2025, dismissed on 09/06/2026)	Former General Director	79.423.000	-
Remuneration of the Supervisory Board		-	**116.000.000**
Persons authorized to disclose information		-	**15.000.000**

2. Report of division

2.1- Report of division: Including division according to business field and geographical area

a- Divison according to business field: Business field include construction investment and trading the works (water supply & sewerage, urban infrastructures, civil and industrial work...) trading of real estate, service (design consultant).

b- Divison according to geographical area: The whole territory of Vietnam

2.2- Present division reporting according to business field:

Norm	Construction	Trading of real estate	Clean water production, other business	Office for lease	Trading of materials, goods	Total
A- Result						
1- Net revenue	**54.676.399.167**	-	**2.075.946.432**	**25.266.603.348**	**10.480.785.744**	**92.499.734.691**
2- Expenses	**57.385.419.063**		**759.329.975**	**10.697.094.479**	**10.287.028.532**	**79.128.872.049**
- Expense for direct distribution (include cost price	57.385.419.063		759.329.975	10.697.094.479	10.287.028.532	79.128.872.049
3- Gross revenue from sales and supply services	**(2.709.019.896)**		**1.316.616.457**	**14.569.508.869**	**193.757.212**	**13.370.862.642**
B- Value total of division asset	**213.604.405.346**	**16.864.716.028**	**81.303.420.301**	**104.496.698.425**	**6.059.014.644**	**422.328.254.744**
C- Liabilities of division	**156.953.951.216**	**5.837.572.099**	**410.399.869**	**22.923.088.030**	**5.236.988.538**	**191.361.999.752**
D- Total of arising expense in the year to buy fixed asset.						
E- Total of fixed asset depreciation expense and distribution of prepaid expense.	**942.725.377**		**223.773.285**	**3.145.589.298**		**4.312.087.960**
- Total of fixed asset depreciation expense	940.595.999		217.128.129	1.667.991.489		2.825.715.617
- Total of distribution of prepaid expense	2.129.378		6.645.156	1.477.597.809		1.486.372.343

3- Financial instrument

a) Financial asset and financial liabilities

	Value of book		Standby value		Reasonable value	
	Jun 30, 2026	*Jan 01, 2026*	*Jun 30, 2026*	*Jan 01, 2026*	*Jun 30, 2026*	*Jan 01, 2026*
Financial asset						
- Cash and cash equivalents	76.934.036.678	130.447.900.676			76.934.036.678	130.447.900.676
- Client receivables	97.480.654.253	93.962.366.064	(15.144.709.386)	(15.689.505.574)	82.335.944.867	78.272.860.490
- Other short-term receivables	2.994.817.635	2.898.980.586	(1.291.645.456)	(1.291.645.456)	1.703.172.179	1.607.335.130
- Investments held to maturity	41.315.000.000	-			41.315.000.000	-
Total	**218.724.508.566**	**227.309.247.326**	**(16.436.354.842)**	**(16.981.151.030)**	**202.288.153.724**	**210.328.096.296**
Financial liabilities						
- Short-term financial loans and leases	-	10.752.805.548			-	10.752.805.548
- Payable to short-term sellers	72.412.871.331	82.624.370.928			72.412.871.331	82.624.370.928
- Other short-term payables	11.268.464.156	12.104.229.780			11.268.464.156	12.104.229.780
- Short-term expenses	7.103.450.118	10.532.791.579			7.103.450.118	10.532.791.579
- Other long-term payables	28.059.635.412	27.274.566.978			28.059.635.412	27.274.566.978
Total	**118.844.421.017**	**143.288.764.813**			**118.844.421.017**	**143.288.764.813**

b) Purpose and Financial risk management policy.

The financial risk factors:

Company bears the risk after the use the financial instruments:

- Market Risk
- Credit risk
- Liquidity risk

Board of Directors is responsible for establishment and supervision of financial risk management principle.

Board of Directors establishes the methods to control the risks and suitable risk limited, surpervise the risk and carry out the risk limit. System and policy for risk management reviewed follow in the term in order to reflect the changes of market conditions and activities of Company.

b.1 Market risk

Market risk is the risk that the reasonable value or cash flows in the future of financial instruments will fluctuate with changes in market prices. Market risk consists of three types: foreign currency risk,

Foreign currency risk

Foreign currency risk is the ridk that the reasonable value or cash flows in the future of financial instruments will fluctuate with changes of exchange rate.

Company has no foreign currency risk by buying and selling goods and services is executed by the accounting currency unit is Vietnam dong

Interest rate risk

Interest rate riskid the risk that the reaseasonable value or cash flows in the future of financial instruments will fluctuate with changes of exchange rate.

Company has no interest rate risk by loan follow fixed interest and Company always classified good by the Bank, the interest applied suitable compared with market rate of interest.

Other price risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than changes in interest rates and exchange rates. This issue does not affect the Company's financial statements.

b.2 Credit risk

Credit risk is the risk that one party to take part in the contract does not have ability to perform its obligations resulting in financial loss to the Company.

The Company's customers are mainly great water supply company of the provinces in the South, have a relationship long tradition in the field of water supply & sewerage, in addition to, works are constructing with reliable capital, so the risks of bad debts from customers very little. However, there some works meet problems of construction plan lead to construtcion time long, input cost fluctuation, high interest loans.

Receivable from customers

The company minimizes credit risk by providing appropriate credit policies and regularly monitoring debt situation to urge collection. The company only participates in bidding for projects with guaranteed payment capital to avoid situations where the project is completed but the investor does not have capital to pay

Bank deposit

The majority of the Company's bank deposits are deposited in major banks, prestigious in Vietnam. The Company found that the concentration of credit risk on bank deposits is low.

b.3. Liquidity risk

Liquidity risk is the risk that the Company will have difficulty fulfilling its financial obligations due to lack of The Board of Directors is responsible for the highest liquidity risk management. The Company's liquidity risk primarily arising from the main financial assets and financial liabilities with the maturity differences.

The Company manages liquidity risk by maintaining a amount of money and the appropriate cash equivalents and loans at which the Board of Directors is sufficient to meet the operational needs of the Company to decrease the effect of fluctuations in cash flows.

The company said that the concentration risk for the payment is low. The company has ability to pay debts from cash flow from business operations and proceeds from the due financial assets.

	Under 1 year	Over 1 year	Total
At 30/06/2026			
- Money and Items equivalent to money	76.934.036.678		76.934.036.678
- Receivable from customers and the other	100.475.471.888		100.475.471.888
- Short-term investment	41.315.000.000		41.315.000.000
- Long term investment		53.442.177.010	53.442.177.010
Total	**218.724.508.566**	**53.442.177.010**	**272.166.685.576**
At 01/01/2026			
- Money and Items equivalent to money	130.447.900.676		130.447.900.676
- Receivable from customers and the other	96.861.346.650		96.861.346.650
- Short-term investment			
- Long term investment		50.855.374.844	50.855.374.844
Total	**227.309.247.326**	**50.855.374.844**	**278.164.622.170**

b.4. Guarantee assets

b.4.1. Mortgaged assets for other units

Up to 30/06/2026 Company has mortgage assets as follows:

*** At BIDV - Branch of transaction 2:**

Mortgage contract:

- Real estate mortgage contract No 211/2021/62599/HĐBĐ dated 14/05/2021.
- Real estate mortgage contract No. 416/2016/62599/HĐBĐ dated 22/07/2016.
- Letter of Additional amendments asset mortgage contract No. 04/416/2016/62599/HĐBĐ dated 04/03/2020.

Mortgage assets:

- Right of land use and asset attached to land "Operation building, production and office for lease 13 floors""
- Crane truck 40 tons
- Tower crane fixed with largest capacity 10 tons

Value recorded of asset:

- Right of land use and asset attached to land "Operation building, production and office for lease 13 floors": VND32,611,701,729.
- Crane truck 40 tons: has been fully depreciated.
- Tower crane fixed with largest capacity 10 tons: has been fully depreciated.

Mortgage value of assets:

- Right of land use and asset attached to land "Operation building, production and office for lease 13 floors": VND46,526,000,000.
- Crane truck 40 tons: no agreement
- Tower crane fixed with largest capacity 10 tons: no agreement

Purpose of mortgage: Short capital loan and guarantee

* **At Vietinbank - Branch 1:**

\+ **Mortgage contract:**

- Real estate mortgage contract form in the future No. 041/2017 /HDTC/NHCT902-WASECO dated 28/06/2017 to borrow medium-term capital to carry out the project of material display center, working office and for rent WASECO.
- Real estate mortgage contract form in the future No. 042/2017 /HDTC/NHCT902-WASECO dated 28/06/2017 to borrow medium-term capital to carry out the project of material display center, working office and for rent WASECO.
- Real estate mortgage contract form in the future No. 043/2017 /HDTC/NHCT902-WASECO dated 28/06/2017 to borrow medium-term capital to carry out the project of material display center, working office and for rent WASECO.

Mortgage assets:

- Real estage value form in the future: project of material display center, working office and for rent WASECO: VND 134,596,000,000.

Mortgage purpose: Borrowing medium-term capital to implement the investment project of the center for displaying materials and working offices and lease WASECO.

\+ **Mortgage contract:**

- Asset mortgage contract No. 026/2022/HDBĐ/NHCT902-WASECO dated 22/04/2022 for short-term loans; Mortgage contracts: Office building in area A; The value of the mortgaged property is VND 4,100,000,000.

* **b.4.2. Assets mortgaged from other units:** Not arising.

4. Comparative figures

The opening balance in this report is the closing balance on the 2025 Financial Statement audited by Southern Accounting and Auditing Financial Consulting Services Co., Ltd. (AASCS).

Prepared by Jul 20, 2026

Prepared by	Chief of accountant	LEGAL REPRESENTATIVE General Director
Nguyen Ngoc Dai	Nguyen Ngoc Dai	Nguyen Anh Cuong

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC
DN: OID.0.9.2342.19200300.100.1.1=MST:0300393538, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG CẤP THOÁT NƯỚC, S=Hồ Chí Minh, C=VN
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