VIWASEEN COPRATION

WATER SUPPLY AND SEWERAGE CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY

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ISO 9001 - 2015

# CONSOLIDATED FINANCIAL STATEMENTS QUARTER III/2026



*Ho Chi Minh City, October, 2026*

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

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

# CONSOLIDATED FINANCIAL STATEMENT

***At September 30, 2026***

*Unit: VND*

| ASSETS | Code | Note | Closing balance | Year begin figure |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| **A - SHORT -TERM ASSETS** | **100** | | **232.659.194.646** | **270.865.841.795** |
| **I. Cash and cash equivalents** | **110** | **V.1** | **114.800.938.782** | **131.036.499.434** |
| 1. Money | 111 | | 49.887.510.829 | 131.036.499.434 |
| 2. Cash equivalents | 112 | | 64.913.427.953 | |
| **II. Financial short-term investment** | **120** | **V.2a** | **50.715.000.000** | |
| 1. Investments held to short-term maturity | 123 | | 50.715.000.000 | |
| **III. Accounts Short-term receivable** | **130** | | **59.166.792.668** | **103.862.354.231** |
| 1. Short-term receivable from customers | 131 | V.3 | 69.770.182.359 | 96.239.949.138 |
| 2. Short-term prepaid to sellers | 132 | V.4 | 2.901.629.005 | 21.684.575.537 |
| 3. Other short-term receivables | 136 | V.5 | 2.931.336.146 | 2.918.980.586 |
| 4. Provision for bad debts (*) | 137 | V.6 | (16.436.354.842) | (16.981.151.030) |
| **IV. Inventories** | **140** | | **7.905.542.787** | **35.958.625.959** |
| 1. Inventories | 141 | V.7 | 8.266.609.845 | 36.319.693.017 |
| 2. Provision for inventory discounts (*) | 149 | | (361.067.058) | (361.067.058) |
| **V. Short-Term Biological Assets** | **150** | | | |
| **VI. Other short-term assets** | **160** | | **70.920.409** | **8.362.171** |
| 1. Short-term allocation pending costs | 161 | VI.12a | 65.755.326 | 8.362.171 |
| **B - LONG -TERM ASSETS** | **200** | | **257.379.503.481** | **276.174.578.523** |
| **I. Long-term receivables** | **210** | | | |
| **II. Fixed assets** | **220** | | **127.149.875.995** | **137.329.286.331** |
| **1. Tangible fixed assets** | 221 | V.9 | **109.639.523.771** | **119.408.158.744** |
| - Original cost | 222 | | 263.606.864.142 | 263.083.194.142 |
| *- Accumulated depreciation (*)* | 223 | | *(153.967.340.371)* | *(143.675.035.398)* |
| **2.Intangible fixed assets** | 227 | V.10 | **17.510.352.224** | **17.921.127.587** |
| - Original cost | 228 | | 23.567.332.000 | 23.567.332.000 |
| *- Accumulated depreciation (*)* | 229 | | *(6.056.979.776)* | *(5.646.204.413)* |
| **III. Long -term Biological assets** | **230** | | | |
| **IV. Investment estate** | **240** | **V.11** | **102.828.706.936** | **107.832.681.403** |
| - Original cost | 241 | | 205.736.886.505 | 205.736.886.505 |
| *- Accumulated depreciation (*)* | 242 | | *(102.908.179.569)* | *(97.904.205.102)* |
| **V. Long - term assets in progress** | **250** | | **17.372.498.721** | **16.963.788.984** |
| 1. Unfinished capital construction costs | 252 | | 17.372.498.721 | 16.963.788.984 |
| **VI. Long -term financial investment** | **260** | **VI.2b** | **2.855.616.559** | **2.855.616.559** |
| 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 | | (1.632.329.916) | (1.632.329.916) |
| **VII. Other long-term assets** | **270** | | **7.172.805.270** | **11.193.205.246** |
| 1. Long-term allocation waiting costs | 271 | | 6.522.533.985 | 10.426.973.400 |
| 2. Deferred income tax assets | 272 | VI.21 | 650.271.285 | 668.629.996 |
| 3. Goodwill | 275 | VI.12b | | 97.601.850 |
| **TOTAL ASSETS (280 = 100 + 200)** | **280** | | **490.038.698.127** | **547.040.420.318** |

**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** | | **246.393.712.295** | **341.215.957.598** |
| **I. Short-term liabilities** | **310** | | **146.215.409.898** | **228.303.475.689** |
| 1. Payable to short-term sellers | 311 | V.14 | 53.208.346.790 | 82.645.304.928 |
| 2. Buyer pays in advance for a short term | 312 | V.15 | 32.843.246.447 | 80.517.134.920 |
| 3. Dividends and profits must be paid | 313 | V.16 | 650.024.979 | 986.126.029 |
| 4. Taxes and short-term payables to the State | 314 | V.17 | 16.677.250.625 | 7.103.583.951 |
| 5. Payables to employees | 315 | V.18 | 956.214.779 | 3.229.854.640 |
| 6. Short-term expenses | 316 | | 15.072.867.000 | 10.679.040.726 |
| 7. Other short-term payables | 320 | V.13 | 11.222.338.885 | 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 | 15.182.053.120 | 19.516.246.675 |
| 10. Reward and welfare funds | 323 | | 403.067.273 | 1.741.366.273 |
| **II. Nợ dài hạn** | **330** | | **100.178.302.397** | **112.912.481.909** |
| 1. Payable to long-term sellers | 331 | | 501.682.573 | 501.682.573 |
| 2. Revenue pending long-term attribution | 337 | V.19d | 4.701.849.673 | 4.790.540.581 |
| 3. Other long-term payables | 338 | V.19b | 28.078.660.088 | 27.274.566.978 |
| 4. Long-term financial loans and leases | 339 | | 63.651.077.434 | 76.151.077.434 |
| 5. Deferred income tax payable | 342 | | 3.245.032.629 | 4.194.614.343 |
| **D - OWNER'S EQUITY** | **400** | | **243.644.985.832** | **205.824.462.720** |
| 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 | | 62.006.312.615 | 24.729.275.851 |
| - Accumulated undistributed profit by the end of the previous p | 420a | | 45.724.930.883 | 1.310.637.682 |
| - Undistributed profit for this period | 420b | | 16.281.381.732 | 23.418.638.169 |
| 11. Non-controlling shareholder interests | 429 | | 5.579.457.481 | 5.035.971.133 |
| **TOTAL RESOURCES (440 = 300 + 400)** | **440** | | **490.038.698.127** | **547.040.420.318** |

*Prepared by October 15.., 2026*

**LEGAL REPRESENTATIVE**

| Prepared by | Chief of accountant | General Director |
|---|---|---|
| Ho Thị Xuan | 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 CONSOLIDATED BUSINESS RESULTS

***Accounting period from 01/07/2026 to 30/09/2026***

*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 | VII.1 | 70.777.712.216 | 281.937.616.655 | 130.132.063.594 | 376.565.311.976 |
| 2. Revenue deductions | 02 | | | | | |
| 3. Net revenue from sales & provision service revenue (10=01-02) | 10 | | 70.777.712.216 | 281.937.616.655 | 130.132.063.594 | 376.565.311.976 |
| 4. Cost of goods sold | 11 | VII.2 | 46.416.439.584 | 221.170.258.204 | 111.240.548.875 | 324.107.986.047 |
| 5. Gross profit on sales & service provision (20=10-11) | 20 | | 24.361.272.632 | 60.767.358.451 | 18.891.514.719 | 52.457.325.929 |
| 6. Profit/loss of sale and liquidation of investment real estate | 21 | | | | | |
| 7. Revenue from financial activities | 22 | VII.3 | 1.554.066.843 | 2.944.892.041 | 700.922.268 | 2.046.322.315 |
| 8. Financing costs | 23 | VII.4 | 1.422.806.542 | 5.402.556.212 | 2.162.530.276 | 6.662.395.399 |
| - In which: interest cost | 24 | | 1.415.765.128 | 4.902.112.254 | 2.162.530.276 | 6.662.395.399 |
| 9. Selling expenses | 25 | VII.7a | 94.520.679 | 326.806.593 | 95.898.493 | 533.467.773 |
| 10. Business management expenses | 26 | VII.7b | 4.502.072.390 | 12.017.820.630 | 6.124.131.382 | 18.497.966.550 |
| 11. Net profit from operating activity {30=20+21+22-(23+25+26)} | 30 | | 19.895.939.864 | 45.965.067.057 | 11.209.876.836 | 28.809.818.522 |
| 12. Other incomes | 31 | VII.5 | 290.535.800 | 312.135.800 | | 48.505.507 |
| 13. Other expenses | 32 | VII.6 | | 18.411.284 | 296.302.638 | 684.985.574 |
| 14. Other profit (40=31-32) | 40 | | 290.535.800 | 293.724.516 | (296.302.638) | (636.480.067) |
| 15. Total net profit before tax (50=30+40) | 50 | | 20.186.475.664 | 46.258.791.573 | 10.913.574.198 | 28.173.338.455 |
| 16. Current income tax expense | 51 | VII.8 | 4.084.384.047 | 9.369.491.462 | 2.341.095.938 | 6.147.711.718 |
| 17. Deferred income tax expense | 52 | | (426.101.710) | (931.223.001) | 55.940.665 | (126.138.077) |
| 18. Profit after business income tax (60=50-51-52) | 60 | | 16.528.193.327 | 37.820.523.112 | 8.516.537.595 | 22.151.764.814 |
| 19. Profit after tax of the parent company | 61 | | 16.281.381.732 | 37.277.036.764 | 8.541.400.325 | 22.080.785.988 |
| 20. After-tax profits of non-controlling shareholders | 62 | | 246.811.595 | 543.486.348 | (24.862.730) | 70.978.826 |
| 19. Basic interests on stock (*) | 70 | VII.10 | 1.233 | 2.824 | 647 | 1.673 |
| 20. Declining interest on stocks (*) | 71 | | | | | |

*Prepared by October 15., 2026*

**LEGAL REPRESENTATIVE**

| Prepared by | Chief of accountant | General Director |
|---|---|---|
| Ho Thi Xuan | Nguyen Ngoc Dai | Nguyen Anh Cuong |

M.S.D.N: 0300393... 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*

# CONSOLIDATED CASH FLOW STATEMENT

(According to the indirect method)

***Accounting period from 01/07/2026 to 30/09/2026***

*Unit: VND*

| Item | Code | Year 2026 | | Year 2025 | |
|---|---|---|---|---|---|
| | | This period | Cumulative | This period | Cumulative |
| 1 | 2 | 4 | 5 | 6 | 7 |
| **I. Cash flow from business activities** | | | | | |
| ***1. Profit before tax*** | ***01*** | ***20.186.475.664*** | ***46.258.791.573*** | ***10.913.574.198*** | ***28.173.338.455*** |
| ***2. Adjustments to*** | | | | | |
| - Depreciation of fixed assets and investment property | 02 | 5.162.978.030 | 15.707.054.803 | 5.953.472.587 | 17.766.468.758 |
| - Contingencies | 03 | (3.382.455.532) | (3.927.251.720) | 334.654.112 | 668.379.013 |
| - Gain and loss on exchange rate differences due to revaluation of currency items of foreign currency origin | 04 | (94.703) | (33.266) | (7.142.146) | (19.682.501) |
| - Profits and losses from investment and financial activities | 05 | (1.283.894.177) | (2.674.719.375) | (700.922.268) | (2.046.322.315) |
| - Borrowing costs | 06 | 1.415.765.128 | 4.878.680.747 | 2.136.294.344 | 6.662.395.399 |
| - Other Adjustments | 07 | | | | |
| ***3. Profit from business activities before changes in working capital*** | ***08*** | ***22.098.774.410*** | ***60.242.522.762*** | ***18.629.930.827*** | ***51.204.576.809*** |
| - Increase and decrease of receivables | 09 | 31.073.857.163 | 45.977.576.421 | (14.124.177.808) | 7.026.077.897 |
| - Increase or decrease inventory- Increase or decrease inventory | 10 | 12.562.906.677 | 28.991.305.124 | (14.878.980.569) | (13.146.901.331) |
| - Increase or decrease of payables (excluding interest payable, payable corporate income tax) | 11 | (12.799.985.518) | (69.518.104.890) | 30.094.934.694 | (19.568.549.543) |
| - Increase and decrease the cost of waiting for allocation | 12 | 617.539.967 | 3.577.159.016 | 1.139.900.049 | 2.472.434.809 |
| - Increase and decrease of trading securities | 13 | | | | |
| - Borrowing costs paid | 14 | (1.515.843.572) | (5.020.279.463) | (2.166.041.967) | (6.569.674.395) |
| - Paid corporate income tax | 15 | (83.770.683) | (5.857.367.021) | (1.481.524.318) | (5.707.206.130) |
| - Other proceeds from business activities | 16 | | | | |
| - Other expenses for business activities | 17 | (5.519.000) | (1.222.265.645) | (1.506.169.627) | (3.383.570.780) |
| **Net cash flow from business activities** | ***20*** | **51.947.959.444** | **57.170.546.304** | **15.707.871.281** | **12.327.187.336** |
| **II. Cash flow from investment activities** | | | | | |
| 1. Money spent on procurement and construction of fixed assets and other long-term assets | 21 | (1.950.610.344) | (2.046.840.243) | (2.998.965.721) | (7.988.909.900) |
| 3. Expenses for loans and purchase of debt instruments of other units | 23 | (40.115.000.000) | (81.430.000.000) | | (33.000.000.000) |
| 7. Proceeds from loan interest, dividends and profits to be distributed | 27 | 1.553.781.421 | 2.944.606.619 | 571.227.972 | 1.895.671.243 |
| ***Net cash flow from investment activities*** | ***30*** | ***(9.796.828.923)*** | ***(49.817.233.624)*** | ***(2.427.737.749)*** | ***(6.093.238.657)*** |
| **III. Cash flow from financial activities** | | | | | |
| 3. Proceeds from borrowing | 33 | | 75.205.477.434 | 22.707.125.822 | 67.656.215.181 |
| 4. Repayment of loan principal | 34 | (7.000.000.000) | (98.458.282.982) | (25.827.072.042) | (78.476.756.065) |
| 5. Repayment of principal of financial lease | 35 | | | | |
| 6. Dividends and profits paid to owners | 36 | (5.538.500) | (336.101.050) | (235.056.745) | (9.506.432.870) |
| ***Net cash flow from financial activities*** | ***40*** | ***(7.005.538.500)*** | ***(23.588.906.598)*** | ***(3.355.002.965)*** | ***(20.326.973.754)*** |
| **Net Cash Flow in the Period (50=20+30+40)** | **50** | **35.145.592.021** | **(16.235.593.918)** | **9.925.130.567** | **(14.093.025.075)** |
| **Cash and cash equivalents at the beginning of the period** | **60** | **79.655.252.058** | **131.036.499.434** | **78.814.640.976** | **102.820.256.263** |
| Effects of changes in foreign currency exchange rates | 61 | 94.703 | 33.266 | 7.142.146 | 19.682.501 |
| **Cash and cash equivalents at the end of the period (70=50+60+61)** | **70** | **114.800.938.782** | **114.800.938.782** | **88.746.913.689** | **88.746.913.689** |

*Prepared by October 15., 2026*

| **Prepared by** | **Chief of accountant** | **LEGAL REPRESENTATIVE**<br>**General Director** |
|---|---|---|
| **Ho Thi Xuan** | **Nguyen Ngoc Dai** | **Nguyen Anh Cuong** |

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

***Accounting period from 01/07/2026 to 30/09/2026***

## 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** | **56.758.856** | **104.383.608** |
| - Corporate offices | 49.604.402 | 66.400.327 |
| - Business Center Branch | 5.457.497 | 8.343.607 |
| - DakMil Branch | 426.879 | 2.497.230 |
| - Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company | 1.270.078 | 27.142.444 |
| **b) Demand deposits** | **49.830.751.973** | **130.932.115.826** |
| *** Corporate Office** | **45.983.657.581** | **129.667.067.040** |
| - BIDV - Branch of Transaction II | 12.650.382.135 | 21.624.251.515 |
| - BIDV - Branch of Transaction Office 2 (Construction) | 16.682.245 | |
| - BIDV - Ha Dong Branch | 22.171.949 | 30.000.000.000 |
| - Vietinbank - Branch I | 9.432.120.196 | 19.666.507.170 |
| - Vietinbank - Branch I (Construction) | 11.365.073.721 | |
| - Vietinbank - Branch I (Parking) | 29.947.281 | |
| - Vietinbank - Branch I (Ca Mau Works) | 8.893.201 | 8.879.909 |
| - Vietinbank - Construction Package 5 - District 2 | 8.456.435 | 8.443.795 |
| - Vietinbank - Package 30B of U Minh Thuong inter-district pipeline | 11.971.473.240 | 54.929.482.549 |
| - Vietbank - Cong Hoa Branch | 6.009.329 | 6.393.969 |
| - MSB – Cong Hoa Branch | 260.338.369 | 3.396.727.049 |
| - MB Bank - Phu Yen Branch - Package 01XL - Wastewater collection in Tuy Hoa city | 12.271.366 | 16.473.576 |
| - ACB - Ha Noi Branch | 1.546.672 | |
| - Techcombank - Quang Trung Branch | 192.608.328 | |
| - BIDV - Branch of Transaction II (35.97 EUR) | | 1.419.184 |
| - BIDV - Branch of Transaction II (90.27 USD) | | 2.698.187 |
| - Vietinbank - Branch I (222.04 USD) | 5.683.114 | 5.790.137 |
| *** Business Center Branch** | **3.391.190.305** | **657.891.476** |
| - Vietcombank - East Saigon Branch | 3.391.190.305 | 657.891.476 |
| *** DakMil Branch** | **1.592.347** | **45.700.996** |
| - BIDV - Dak Nong Branch | 1.592.347 | 45.700.996 |
| *** Southeast Asia - Mekong Rach Gia Water Supply and Consulting Joint Stock Company** | **454.311.740** | **561.456.314** |
| - VIB Bank | | 1.000.479 |
| - Agribank - Kien Giang Branch | 296.773.467 | |
| - Vietinbank - Kien Giang Branch | 157.538.273 | 558.229.427 |
| - Vietcombank (90.08 USD) | | 2.226.408 |
| **c) Cash equivalents** | **64.913.427.953** | |
| - ACB – Ha Noi Branch: Certificate of Deposit | 4.998.355.552 | |
| - BIDV - Branch of Transaction II: 3-month term deposit at an annual interest rate of 4.75% | 10.000.000.000 | |
| - Techcombank - Quang Trung Branch: Certificate of Deposit | 24.915.072.401 | |
| - Vietinbank - Package 30B of U Minh Thuong inter-district pipeline: 1-month term deposit at an annual interest rate of 4.75% | 25.000.000.000 | |
| **Total** | **114.800.938.782** | **131.036.499.434** |

## *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: | **50.715.000.000** | **50.715.000.000** | | | | |
| + 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 9,4%/year | 30.115.000.000 | 30.115.000.000 | | | | |
| - 6-month term deposit at Vietinbank - Package 30B of U Minh Thuong inter-district pipeline, interest rate 7.9%/year | 10.000.000.000 | 10.000.000.000 | | | | |
| + Loans to Viwaseen 6 Company with a term of 6 months, interest rate of 9%/year | 600.000.000 | 600.000.000 | | | | |
| **Total** | **50.715.000.000** | **50.715.000.000** | | | | |

### 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** | | | | | | |
| **- 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** | **4.487.946.475** | **2.855.616.559** | **1.632.329.916** | **4.487.946.475** | **2.855.616.559** | **1.632.329.916** |

***3. Client receivables***

| Items | Closing balance | | Year begin figure | |
|---|---|---|---|---|
| | Original value | Spare Value | Original value | Spare Value |
| **a) Receivables from short-term customers** | **63.041.758.691** | **14.066.135.894** | **89.576.305.744** | **14.610.932.082** |
| *** Amounts accounting for 10% or more of the customer's total short-term receivables** | **17.111.948.828** | **9.712.529.277** | **17.111.948.828** | **9.712.529.277** |
| - An Xuan Thinh Commercial Construction Joint Stock Company (Contract 01/2016 | 8.988.910.834 | 8.988.910.834 | 8.988.910.834 | 8.988.910.834 |
| - 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* |
| *** Other customer receivables** | **45.929.809.863** | **4.353.606.617** | **72.464.356.916** | **4.898.402.805** |
| - Dong My Hai Water Supply Co., Ltd. | | | 9.492.523.792 | |
| - Hoa Binh - Xuan Mai Clean Water Co., Ltd. | 1.122.587.952 | | 7.192.646.085 | |
| - Rural Clean Water Center (Coastal Water Supply Project in Phu My District, Binh Dinh Province) | 2.915.909.000 | - | 15.673.301.000 | - |
| - HCMC Urban Infrastructure Investment Management Board - Package XL05 - | 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 | 1.458.235.935 | - | 1.085.085.783 | - |
| - Kien Giang Water Supply and Sewerage Co., Ltd. | 926.530.180 | - | 3.215.143.780 | - |
| - WEC ENGINEERS & CONSTRUCTORS VIETNAM CO., LTD | 762.396.028 | 762.396.028 | 762.396.028 | 762.396.028 |
| - Sonadezi Binh Thuan Shareholding Company | 5.658.959.478 | | | |
| - 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 | 22.558.844.171 | 788.777.726 | 20.658.570.657 | 788.777.726 |

| | | | | |
|---|---|---|---|---|
| **b) Receivables from long-term customers** | | - | | - |
| **c) Receivables from short-term customers being related parties** | **6.728.423.668** | **973.473.492** | **6.663.643.394** | **973.473.492** |
| - Vietnam Water and Environment Investment Corporation - Joint Stock Company (Viwaseen) | 6.159.682.461 | 973.473.492 | 6.246.410.861 | 973.473.492 |
| - Water Supply and Sewerage Drilling and Construction Joint Stock Company | 136.550.822 | - | | - |
| - Water Industry Construction and Equipment Manufacturing Joint Stock Company (Viwaseen 14) | 432.190.385 | - | 417.232.533 | - |
| **Total** | **69.770.182.359** | **15.039.609.386** | **96.239.949.138** | **15.584.405.574** |

***4. Prepay the seller***

| Item | Closing balance | | Year begin figure | |
|---|---|---|---|---|
| | Original value | Spare Value | Original value | Spare Value |
| **a) Prepayment to short-term sellers** | **2.901.629.005** | **105.100.000** | **21.684.575.537** | **105.100.000** |
| - Nang Ban Mai Investment Group Joint Stock Company | | 0 | 3.603.624.053 | 0 |
| - Huy Thien Phu Trading and Service Joint Stock Company | | 0 | 2.419.784.299 | 0 |
| - Hoa My Construction Co., Ltd. | | 0 | 1.498.287.017 | 0 |
| - Binh An Commercial Infrastructure Investment Joint Stock Company | | 0 | 1.100.078.200 | 0 |
| - Lien Toan Cau Construction and Inspection Joint Stock Company | 1.000.000.000 | 0 | 1.000.000.000 | 0 |
| - Ha Hung Trading and Service Construction Co., Ltd. | 558.768.936 | 0 | 558.768.936 | 0 |
| - WATECH Construction Consulting Joint Stock Company | 105.100.000 | 105.100.000 | 105.100.000 | 105.100.000 |
| - Gia Thanh Building Materials Co., Ltd. | | 0 | 597.412.889 | 0 |
| - Other Sellers | 1.237.760.069 | 0 | 10.801.520.143 | 0 |
| **b) Prepayment to sellers who are related parties** | | 0 | | 0 |
| **Total** | **2.901.629.005** | **105.100.000** | **21.684.575.537** | **105.100.000** |

***5. Other receivables***

| Item | Closing balance | | Year begin figure | |
|---|---|---|---|---|
| | Original value | Spare Value | Original value | Spare Value |
| **a) Short-term** | **2.931.336.146** | **1.291.645.456** | **2.918.980.586** | **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 | 609.769.490 | 291.645.456 | 630.087.077 | 291.645.456 |
| - Escrow, escrow | 382.584.672 | 0 | 382.584.672 | |
| - Other receivables | 938.981.984 | 0 | 906.308.837 | |
| **b) Long-term** | 0 | 0 | | |
| **Total** | **2.931.336.146** | **1.291.645.456** | **2.918.980.586** | **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 | 0 | Over 3 years | 8.988.910.834 | 0 |
| - Viwaseen Corporation - Di An Project (Package BDAF-09A) | Over 3 years | 973.473.492 | 0 | Over 3 years | 973.473.492 | 0 |
| - WEC ENGINEERS & CONSTRUCTORS VIETNAM CO., LTD (*) | Over 3 years | 762.396.028 | 0 | Over 3 years | 762.396.028 | 0 |
| - Sawaco Corporation: Quang Trung Road Water Supply Project | Over 3 years | 619.595.950 | 0 | Over 3 years | 619.595.950 | 0 |
| - Sawaco Corporation: Xuyen A road telescopic project and Nguyen Thien Thuat project. | Over 3 years | 104.022.493 | 0 | Over 3 years | 104.022.493 | 0 |
| - Housing and Urban Investment Corporation (HUD) - VAT | Over 3 years | 500.000.000 | 0 | Over 3 years | 500.000.000 | 0 |
| - Aqua One Hau Giang Water Joint Stock Company | Over 3 years | 179.705.152 | | Over 3 years | 179.705.152 | 0 |
| - 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 | 0 |
| - 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 | 0 |
| - WATECH Construction Consulting Joint Stock Company | Over 1 years | 105.100.000 | | Over 6 months | 105.100.000 | 0 |
| **c) Other receivables** | | **1.291.645.456** | **0** | | 1.291.645.456 | 0 |
| - 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 | 0 |
| - Le Thai Ha (Dong Tang Long XL05-16) | Over 3 years | 291.645.456 | | Over 3 years | 291.645.456 | 0 |
| **Total** | | **16.543.066.351** | **106.711.509** | **0** | **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 | 1.139.419.189 | 361.067.058 | 1.334.901.563 | 361.067.058 |
| - Tools and instruments | 86.219.074 | - | 86.219.074 | - |
| - Unfinished production and business expenses | 6.989.700.359 | - | 34.847.301.157 | - |
| - Goods | 51.271.223 | - | 51.271.223 | |
| **Total** | **8.266.609.845** | **361.067.058** | **36.319.693.017** | **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** | **17.372.498.721** | **17.372.498.721** | **16.963.788.984** | **16.963.788.984** |
| **- Property procurement** | | - | | |
| **- Unfinished basic construction** | **17.243.996.721** | **17.243.996.721** | **16.835.286.984** | **16.835.286.984** |
| + District 9 Complex Project - Ho Chi Minh City | 15.931.153.066 | 15.931.153.066 | 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 |
| + Construction of Nam Rach Gia water supply system, Kien Giang province - The remaining HMs of Phase 2 | 291.370.070 | 291.370.070 | 14.149.493 | 14.149.493 |
| **- Periodic repair and maintenance** | **128.502.000** | **128.502.000** | **128.502.000** | **128.502.000** |
| + Repair of submersible pumps of grade I pumping stations of the project "Investment in the construction of Nam Rach Gia water supply system, capacity of 20,000 m3/day" | 128.502.000 | 128.502.000 | 128.502.000 | 128.502.000 |
| **- Fixed Asset Renovation Upgrade** | | - | | |
| **Total** | **17.372.498.721** | **17.372.498.721** | **16.963.788.984** | **16.963.788.984** |

### *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** | **160.140.446.111** | **52.129.734.530** | **13.719.194.636** | **37.093.818.865** | **263.083.194.142** |
| - Buy in this period | | | | | |
| - Capital construction investment completed | | | | 523.670.000 | 523.670.000 |
| - Other increase | | | | | |
| - Switch to investment real estate | | | | | |
| - Liquidation and sale | | | | | |
| - Other decrease | | | | | |
| **Closing balance** | **160.140.446.111** | **52.129.734.530** | **13.719.194.636** | **37.617.488.865** | **263.606.864.142** |
| **Cumulative wear value** | | | | | |
| **Balance at the beginning of the year** | **68.709.798.041** | **36.644.958.802** | **13.491.494.910** | **31.763.027.198** | **150.609.278.951** |
| - Depreciation in this period | 2.057.249.096 | 439.327.713 | 42.115.227 | 819.369.384 | 3.358.061.420 |
| - Other increase | | | | | |
| - Switch to investment real estate | | | | | |
| - Liquidation and sale | | | | | |
| - Other decrease | | | | | |
| **Closing balance** | **70.767.047.137** | **37.084.286.515** | **13.533.610.137** | **32.582.396.582** | **153.967.340.371** |
| **Remaining value** | | | | | |
| - On the first day of year | 91.430.648.070 | 15.484.775.728 | 227.699.726 | 5.330.791.667 | 112.473.915.191 |
| - At the day end of this period | 89.373.398.974 | 15.045.448.015 | 185.584.499 | 5.035.092.283 | 109.639.523.771 |

*- Residual value at the end of the period of tangible fixed assets used for mortgage or pledge to secure loans:* 101.542.681.769

*- 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** | **20.417.332.000** | | **3.150.000.000** | **23.567.332.000** |
| - Buy in this period | | | | |
| - Created from within the business | | | | |
| - Increase due to business consolidation | | | | |
| - Other increase | | | | |
| - Liquidation and sale | | | | |
| - Other decrease | | | | |
| **Closing balance** | **20.417.332.000** | | **3.150.000.000** | **23.567.332.000** |
| **Cumulative wear value** | | | | |
| **Balance at the beginning of the year** | **3.568.054.655** | | **2.352.000.000** | **5.920.054.655** |
| - Depreciation in this period | 105.425.121 | | 31.500.000 | 136.925.121 |
| - Other increase | | | | |
| - Liquidation and sale | | | | |
| - Other decrease | | | | |
| **Closing balance** | **3.673.479.776** | | **2.383.500.000** | **6.056.979.776** |
| **Remaining value** | | | | |
| - On the first day of year | 16.849.277.345 | | 798.000.000 | 17.647.277.345 |
| - At the day end of this period | 16.743.852.224 | | 766.500.000 | 17.510.352.224 |

*- Residual value at the end of the period of intangible fixed assets used as mortgages or pledges to secure loans: none.* 16.743.852.224

*- 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** | **101.240.188.080** | **1.667.991.489** | - | **102.908.179.569** |
| - Land use rights | | | | |
| - House (Area C) | 22.895.292.142 | 782.258.748 | | 23.677.550.890 |
| - House (Area A+B) | 78.344.895.938 | 885.732.741 | | 79.230.628.679 |
| - Infastructure | | | | |
| **Remaining value** | **104.496.698.425** | - | **1.667.991.489** | **102.828.706.936** |
| - Land use rights | | | | |
| - House (Area C) | 70.975.757.577 | | 782.258.748 | 70.193.498.829 |
| - House (Area A+B) | 33.520.940.848 | | 885.732.741 | 32.635.208.107 |
| - Infastructure | | | | |
| **b) Investment real estate held pending price i** | | | | |

*- The residual value at the end of the period of the intangible investment real estate used for mortgage, pledge to secure the loan:* 102.828.706.936

*- 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** | **65.755.326** | **8.362.171** |
| - Tools and instruments | 65.755.326 | 6.236.363 |
| - Other expenses | | 2.125.808 |
| **b) Long-term** | **6.522.533.985** | **10.426.973.400** |
| - Tools and instruments | 547.588.235 | 535.093.682 |
| - Waseco building repair costs | 5.620.257.125 | 9.443.470.063 |
| - Other expenses | 354.688.625 | 448.409.655 |
| + Expenses for implementation of as-built dossiers of works of the project "Investment in construction of Nam Rach Gia water supply system, capacity of 20,000 m3/day" | 84.274.569 | 147.480.497 |
| + Painting and repairing items: Outer wall of the Operator's House, staff dormitory, Level II pumping station | 79.179.655 | 126.687.369 |
| + Expenses for dismantling the old gypsum ceiling panels, replacing new plastic ceiling panels in the corridor area of the Operator's House | 12.450.453 | 19.920.801 |
| + Expenses for consultancy on preparation of a report on proposal for issuance of environmental licenses for the project "Investment in the construction of Nam Rach Gia water supply system, capacity of 20,000m3/day" | 61.728.391 | 89.506.171 |
| + Expenses for consultancy on preparation of dossiers for extension of the 2nd License for exploitation and use of surface water | 43.981.483 | 64.814.817 |
| + Price appraisal service fee according to HD No. 5269/2026/VAAE-HCM | 51.028.806 | |
| + Notarization fee for disbursement of agricultural loans, 1 month 688,915 VND/month. | 22.045.268 | |
| **Total** | **6.588.289.311** | **10.435.335.571** |

### *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** | **186.549.810.239** | | **63.651.077.434** | **70.151.077.434** | **82.651.077.434** | **76.151.077.434** |
| - Vietinbank - Kien Giang Branch | 180.000.000.000 | Adjustment | - | - | 75.151.077.434 | 75.151.077.434 |
| - Agribank | 0 | Adjustment | 63.651.077.434 | 70.151.077.434 | 6.500.000.000 | - |
| - Vietinbank - Kien Giang Branch | 6.549.810.239 | Adjustment | - | - | 1.000.000.000 | 1.000.000.000 |
| **Total** | **249.549.810.239** | | **63.651.077.434** | **75.205.477.434** | **98.458.282.982** | **86.903.882.982** |

### *14. Payable to the seller*

| Item | Closing balance | Year begin figure |
|---|---|---|
| **a) Payable to short-term sellers** | **53.173.629.790** | **82.610.587.928** |
| *** Subjects accounting for 10% or more of the total payable amount** | - | - |
| *** Payable to other subjects** | **53.173.629.790** | **82.610.587.928** |
| - Construction Joint Stock Company No. 1 | 1.473.562.517 | 11.013.556.012 |
| - Hoa Lu Trading Joint Stock Company | 3.764.344.266 | 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 | 650.374.185 | 4.839.858.392 |
| - HPT STAR Joint Stock Company | 1.887.095.480 | 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. | 610.584.529 | 1.255.540.503 |
| - Giang Binh Construction-Trading-Service Co., Ltd. | 886.880.154 | 923.430.154 |
| - DNP HOLDING Joint Stock Company | 821.903.294 | 995.208.619 |
| - Van Shin Yi Joint Stock Company | 259.469.517 | 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 | 36.753.759.429 | 42.981.462.069 |
| **b) Payable to long-term sellers** | **501.682.573** | **501.682.573** |
| - Sao Vang Dat Viet Construction-Trading-Service Co., Ltd. | 449.982.573 | 449.982.573 |
| - Hoang Long Water and Construction Joint Stock Company | 51.700.000 | 51.700.000 |
| **c) The amount of overdue debts that have not yet been paid** | - | - |
| **d) Payable to sellers who are related parties (short-term)** | **34.717.000** | **34.717.000** |
| - Water Supply and Sewerage Drilling and Construction Joint Stock Company (office lease in area C) | 34.717.000 | 34.717.000 |
| **Total** | **53.710.029.363** | **83.146.987.501** |

### *15. Prepaid Buyer*

| Item | Closing balance | Year begin figure |
|---|---|---|
| **a) The buyer pays in advance for the short term** | **32.496.963.275** | **80.116.232.816** |
| - An Giang Province's Agriculture and Rural Development Projects Management Board | 29.259.518.774 | 50.793.255.465 |
| - Management Board of construction investment projects in the eastern region of Dak Lak province | - | 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 | 3.097.444.501 | 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** | **32.843.246.447** | **80.517.134.920** |

### *16. Dividends and profits must be paid*

| Item | Closing balance | Year begin figure |
|---|---|---|
| Payable dividends | 650.024.979 | 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** | **5.427.050.019** | **12.170.505.948** | **920.305.342** | **16.677.250.625** |
| - VAT | 1.058.245.669 | 4.223.130.801 | 584.713.203 | 4.696.663.267 |
| - Corporate Income Tax | 3.542.914.316 | 4.084.384.047 | 83.770.683 | 7.543.527.680 |
| - Resource Tax | 37.871.465 | 109.766.670 | 110.941.871 | 36.696.264 |
| - Land Tax and Land Rent | - | 3.600.214.044 | - | 3.600.214.044 |
| + No.10 Pho Quang, Tan Son Hoa Ward | - | 2.096.384.844 | - | 2.096.384.844 |
| + Hanoi Highway, Tang Nhon Phu Ward | - | 1.503.829.200 | - | 1.503.829.200 |
| - Personal Income Tax | 738.104.539 | 12.692.436 | 14.338.940 | 736.458.035 |
| - Fees and charges | 49.914.030 | 140.317.950 | 126.540.645 | 63.691.335 |
| + Environmental protection charges for domestic wastewater | 42.175.286 | 133.503.350 | 118.801.901 | 56.876.735 |
| + Forest environment service charges | 7.738.744 | 6.814.600 | 7.738.744 | 6.814.600 |
| - Other payables | - | 22.315.000 | 22.315.000 | - |
| **b) Receivables** | - | - | 5.165.083 | 5.165.083 |

### *18. Expenses Payable*

| Item | Closing balance | Year begin figure |
|---|---|---|
| **a) Short-term** | **15.072.867.000** | **10.679.040.726** |
| - Deduction in advance of expenses payable for construction and installation works | 14.472.414.262 | 10.167.253.288 |
| - Deduction in advance of expenses payable for material trading | | 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 | 577.289.321 | 278.719.525 |
| - Interest expenses payable to bank | | 112.908.443 |
| - Electricity costs to be paid by An Giang Power Company | 23.163.417 | 33.340.704 |
| - Other advance deductions | | |
| **b) Long-term** | | |
| **Total** | **15.072.867.000** | **10.679.040.726** |

### *19. Other payables*

| Item | Closing balance | Year begin figure |
|---|---|---|
| **a) Short-term** | **11.222.338.885** | **11.132.011.999** |
| - Trade Union Funding | 80.305.901 | 96.640.806 |
| - Social insurance, Health insurance, Unemployment insurance | 137.522.896 | |
| - Other payables | 11.004.510.088 | 11.035.371.193 |
| **b) Long-term** | **28.078.660.088** | **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 | 22.241.087.989 | 21.436.994.879 |
| **Total** | **39.300.998.973** | **38.406.578.977** |

### *20. Revenue pending allocation (long-term)*

| Item | Closing balance | Year begin figure |
|---|---|---|
| - Tam Nong Energy and Environment Joint Stock Company | 4.138.580.628 | 4.227.271.536 |
| - Sawaco Corporation - Installation of master meters on CMT8 street | 563.269.045 | 563.269.045 |
| **Total** | **4.701.849.673** | **4.790.540.581** |

### *21. Provisions payable*

| Item | Year begin figure | Increase | Reduced | Closing balance |
|---|---|---|---|---|
| **a) Short-term** | **18.564.508.652** | **427.589.157** | **3.810.044.689** | **15.182.053.120** |
| - Warranty of Song Da Water Supply System work - TOC2 package. EPC | 8.699.231.500 | | 8.031.616 | 8.691.199.884 |
| - Warranty of Coastal Water Supply Work in Phu My District | 1.092.472.610 | | | 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 | 1.302.584.695 | | 14.412.149 | 1.288.172.546 |
| - Warranty for Ben Cau Work (CW-12) | 1.034.482.510 | | | 1.034.482.510 |
| - Warranty for Thoi Lai Pipeline Renovation Works, Can Tho | | | | |
| - Warranty for Co Do Distribution Pipeline work, Can Tho | | | | |
| - 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 | | | | |
| - Warranty for work the construction of Nam Rach Gia Water Supply System with a capacity of 20,000m3/day | | | | |
| - 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 | | 1.424.669.005 | 100.000.000 |
| - Warranty of Dong My Hai Clean Water Treatment Cluster | 2.029.789.869 | | 1.821.499.714 | 208.290.155 |
| - Warranty costs – Package 10, Bac Lieu New Joint Venture – Centralized Rural Clean Water Supply Projects | | 105.077.786 | | 105.077.786 |
| - Warranty costs – Construction of the Sedimentation Tank at Duong Dong Water Treatment Plant, Phu Quoc – 2025 | | 52.679.658 | | 52.679.658 |
| - Warranty costs – Xuan Mai Water Supply System Project | | 200.000.000 | | 200.000.000 |
| - Warranty Expenses – Phu My Town Domestic Water Supply System | | 69.831.713 | | 69.831.713 |
| - Warranty Expenses – Project: Dong My Hai Clean Water Treatment Complex | | | 8.290.155 | (8.290.155,00) |
| **b) Long-term** | | | | |
| **Total** | **18.564.508.652** | **427.589.157** | **3.810.044.689** | **15.182.053.120** |

### *22. Deferred income tax assets and deferred income tax payable*

| Item | Closing balance | Year begin figure |
|---|---|---|
| a. Deferred income tax assets | 650.271.285 | 668.629.996 |
| b. Deferred income tax payable | 3.245.032.629 | 4.194.614.343 |

## 23. OWNER'S EQUITY

### a) Comparison table of fluctuations in equity

| Criteria | Items under the equity | | | | | | |
|---|---|---|---|---|---|---|---|
| | Investment capital of Owner | Capital surplus | Business development fund | Own redemption shares | Undistributed after-tax profit | Non-controlling interest | Total |
| A | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| **Balance at the beginning of the previous year** | **132.000.000.000** | **9.639.328.147** | **34.419.917.589** | **(30.000)** | **13.481.474.842** | **4.966.802.460** | **194.507.493.038** |
| - Profit in the same period last year | - | - | - | - | 22.080.785.988 | 70.978.826 | 22.151.764.814 |
| - Other decrease | - | - | - | - | 12.170.837.160 | - | 12.170.837.160 |
| *+ Appropriation for bonus and welfare fund* | - | - | - | - | *2.930.837.160* | | 2.930.837.160 |
| *+ Payment dividend to shareholders* | - | - | - | - | *9.240.000.000* | | 9.240.000.000 |
| **Balance at the end of the previous year** | **132.000.000.000** | **9.639.328.147** | **34.419.917.589** | **(30.000)** | **23.391.423.670** | **5.037.781.286** | **204.488.420.692** |
| **Beginning balance this year** | **132.000.000.000** | **9.639.328.147** | **34.419.917.589** | **(30.000)** | **24.729.275.851** | **5.035.971.133** | **205.824.462.720** |
| - Profit this year | - | - | - | - | 37.277.036.764 | 543.486.348 | 37.820.523.112 |
| - Other decrease | | | | | | | |
| **Balance at the end of this year** | **132.000.000.000** | **9.639.328.147** | **34.419.917.589** | **(30.000)** | **62.006.312.615** | **5.579.457.481** | **243.644.985.832** |

Note: (*) Details of other reductions of undistributed profit after tax in the period:

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

| | |
|---|---|
| - Appropriation for bonus and welfare fund | 2.673.837.160 |
| - Appropriation for bonus Executive Board's reward fund. | 257.000.000 |
| - Dividend payment in 2024 phase 2 for shareholders (including VIWASEEN Corporation) | 9.240.000.000 |
| **Total** | **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 III/2026 | Quarter III/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*** | - | - |

**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 | 222,04 | 422,19 |
| - EUR | - | 46,63 |

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

| 1. TOTAL SALES AND SERVICE REVENUE | Quarter III/2026 | Quarter III/2025 |
|---|---|---|
| - Revenue from sales of goods | 961.211.052 | 10.881.139.875 |
| - Revenue from office leasing and service provision | 26.696.047.767 | 23.932.749.967 |
| - Revenue from industrial production (clean water production) | 9.344.079.720 | 7.819.881.588 |
| - Solar power production and business revenue | 292.927.590 | 343.746.854 |
| - Construction contract revenue | 33.483.446.087 | 87.154.545.310 |
| **Total** | **70.777.712.216** | **130.132.063.594** |

**2. TURNOVER DEDUCTIONS**

| 3. COST OF GOODS SOLD | Quarter III/2026 | Quarter III/2025 |
|---|---|---|
| - Cost of goods sold | 854.825.406 | 10.721.589.254 |
| - Cost price of provided office and service leasing services | 13.621.752.661 | 11.771.273.151 |
| - Cost of industrial production (clean water production) | 3.843.245.700 | 4.157.523.734 |
| - Cost of solar power production and business | 194.400.078 | 193.921.700 |
| - Cost of construction activities | 27.902.215.739 | 84.396.241.036 |
| **Total** | **46.416.439.584** | **111.240.548.875** |

| **4. REVENUE FROM FINANCIAL ACTIVITIES** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Interest on deposits and loans | 1.553.781.421 | 683.993.822 |
| - Dividends and profits received | - | 9.786.300 |
| - Interest on exchange rate differences | - | 7.142.146 |
| - Other financial income | 285.422 | |
| **Total** | **1.554.066.843** | **700.922.268** |

| **5. FINANCIAL COSTS** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Loan interest | 1.415.765.128 | 2.162.530.276 |
| - Other financing costs | 6.850.695 | - |
| - Exchange rate arbitrage losses | 190.719 | - |
| **Total** | **1.422.806.542** | **2.162.530.276** |

| **6. OTHER INCOME** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Collect fines due to the seller's breach of contract | 290.535.800 | - |
| **Total** | **290.535.800** | **-** |

| **7. OTHER EXPENSES** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Interest on late payment of the budget | - | 41.496.880 |
| - Truy thu thuế GTGT | - | 194.703.403 |
| - Fines | - | 60.102.355 |
| - Other expenses | - | - |
| **Total** | **-** | **296.302.638** |

**8. SALES EXPENSES AND BUSINESS MANAGEMENT EXPENSES**

| **a) Sale expenses incurred in the period** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Salesperson expenses | - | - |
| - Other Selling Expenses | 94.520.679 | 95.898.493 |
| **Total** | **94.520.679** | **95.898.493** |

| **b) Expenses for enterprise management incurred in the period** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Management staff expenses | 2.047.155.189 | 3.348.721.337 |
| - Depreciation expenses of managed fixed assets | 35.451.228 | 79.619.568 |
| - Taxes and fees | 39.719.517 | 52.523.873 |
| - Provision for bad debts | - | 544.796.188 |
| - Remuneration of the Board of Directors, Supervisory Board and other expenses of the Board of Directors | - | 367.363.037 |
| - Land rent, land tax at the District 9 Complex Project (old) | 2.143.283.081 | - |
| - Other business management expenses | 236.463.375 | 2.158.949.940 |
| **Total** | **4.502.072.390** | **6.124.131.382** |

| **9. PRODUCTION AND BUSINESS EXPENSES ACCORDING TO FACTORS** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - Raw material costs | 7.172.950.884 | 74.436.579.335 |
| - Labor costs | 3.871.357.152 | 6.062.134.556 |
| - Depreciation expenses of fixed assets | 5.162.978.032 | 5.972.515.969 |
| - Outsourced service costs | 28.235.370.435 | 25.358.271.283 |
| - Land rent and land tax | 4.071.928.972 | (256.734.915) |
| - Expenses in other currencies | 2.498.447.178 | 5.887.812.522 |
| **Total** | **51.013.032.653** | **117.460.578.750** |

| **10. CURRENT CORPORATE INCOME TAX EXPENSES** | **Quarter III/2026** | **Quarter III/2025** |
|---|---|---|
| - CIT expense calculated on current taxable income | 4.084.384.047 | 2.235.287.564 |
| - Adjustment of the previous year's CIT expense this year | - | 105.808.374 |
| **Total** | **4.084.384.047** | **2.341.095.938** |

## 11. EXPENSES OF THE BOARD OF DIRECTORS AND THE SUPERVISORY BOARD

| | Quarter III/2026 | Quarter III/2025 |
|---|---|---|
| - Remuneration of the Board of Directors and Supervisory Board | - | 345.000.000 |
| - Other expenses of the Board of Directors | - | 22.363.037 |
| **Total** | **-** | **367.363.037** |

## 12. BASIC EARNINGS PER SHARE

| | Quarter III/2026 | Quarter III/2025 |
|---|---|---|
| Accounting profit after corporate income tax | 16.281.381.732 | 8.541.400.325 |
| Profit/(Loss) allocated to shareholders owning ordinary shares | 16.281.381.732 | 8.541.400.325 |
| Ordinary shares in circulation on average in the period | 13.199.997 | 13.199.997 |
| Basic Profit/(Loss) per Share | 1.233 | 647 |

## 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 second quarter of 2025 8.541.400.325
- Spreads increase (+), decrease (-): 7.739.981.407
- Rate of increase (+), decrease (-): 90,6%

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

- Revenue decreased by VND 59.4 billion (down 45.6%), cost of goods decreased by VND 64.8 billion (down 58.3%), gross profit increased by VND 5.5 billion (up 29%).
- Management expenses decreased by VND 1.6 billion (down 26%).

## 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 | 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 | 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 second 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 | Same parent company | - Waseco provides electricity, water, and | 41.230.620 |
| | | | - Viwaseen 11 pays electricity, water, and | 41.688.788 |
| | | | - Waseco pays land rent, non-agricultural land use tax and debits Viwasen 11 | 45.516.608 |
| | | | - Viwaseen 11 leases office to Waseco | 138.868.000 |
| | | | - Waseco pays office rent to Viwasen 11 | 104.151.000 |
| * | - Viwaseen 6 Joint Stock Company | Same parent company | Viwaseen 6 Repayment of lends operating capital to Waseco | 600.000.000 |
| | | | Interest expense incurred during the period | 26.186.301 |

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

| Related parties | Relationship | Closing balance | Year begin figure |
|---|---|---|---|
| *** Customer receivables** | | **6.728.423.668** | **6.663.643.394** |
| - Vietnam Water and Environment Investment Corporation (Viwaseen) | Parent company | 6.159.682.461 | 6.246.410.861 |
| - Water Supply and Sewerage Drilling and Construction Joint Stock Company | Same parent company | 136.550.822 | - |
| - Water Industry Construction and Equipment Manufacturing Joint Stock Company | Same parent company | 432.190.385 | 417.232.533 |
| *** Loans** | | **600.000.000** | |
| - Viwaseen 6 Joint Stock Company | | 600.000.000 | |
| **Total** | | **7.328.423.668** | **6.663.643.394** |

| Related parties | Relationship | Closing balance | Year begin figure |
|---|---|---|---|
| *** Payable to short-term sellers** | | **34.717.000** | **34.717.000** |
| - Water Supply and Sewerage Drilling and Construction Joint Stock Company | Same parent company | 34.717.000 | 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** | | **1.203.177.876** | **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 III/2026 | Quarter III/2025 |
| **Remuneration of the Board of Directors** | | **-** | **323.167.000** |
| Nguyen Duy Hung (Remuneration, Salary) | - Chairman of the Board of Directors until 06/03/2026.<br>- Member of the Board of Directors from 07/03/2026. | - | 221.167.000 |
| Nguyen Thi Bao Quynh (Dismissed on 22/04/2026) | Member of the Board of Directors | - | 24.000.000 |
| Le Minh Duc (Appointed on 06/06/2025, dismissed on 07/03/2026) | Vice chairman of the Board of Directors | - | 30.000.000 |
| Nguyen Duc Bon (resigned on Mar 7, 2026) | Member of the Board of Directors | - | 24.000.000 |
| Chu Xuan Lang (resigned on Mar 7, 2026) | Member of the Board of Directors | - | 24.000.000 |
| **Salary and bonus of the Board of Directors** | | **489.000.000** | **523.830.000** |
| Nguyen Anh Cuong (appointed on 09/06/2026) | General Director | 151.000.000 | - |
| Nguyen Duy Duong | Deputy General Director | 85.750.000 | 128.511.000 |
| Pham Trung Hieu | Deputy General Director | 84.750.000 | 128.627.000 |
| Nguyen Duy Hung | Deputy General Director | 84.500.000 | - |
| Nguyen Ngoc Dai (appointed on 01/06/2026) | | 83.000.000 | - |
| Chu Xuan Lang | | - | 169.500.000 |
| Nguyễn Văn Tứ (Retired 01/12/2025) | | - | 97.192.000 |
| **Remuneration of the Supervisory Board** | | **-** | **139.667.000** |
| Bui Khanh Linh (dismissed on 07/03/2026) | Head of Department | - | 18.000.000 |
| Pham Phuoc Thinh (salary, bonus; dismissed on 07/03/2026) | Members | - | 109.667.000 |
| Nguyen Van Dan | Members | - | 12.000.000 |

**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** | **33.483.446.087** | | **9.637.007.310** | **26.696.047.767** | **961.211.052** | **70.777.712.216** |
| **2- Expenses** | **27.902.215.739** | | **4.037.645.778** | **13.621.752.661** | **854.825.406** | **46.416.439.584** |
| - Expense for direct distribution (include cost price | 27.902.215.739 | | 4.037.645.778 | 13.621.752.661 | 854.825.406 | 46.416.439.584 |
| **3- Gross revenue from sales and supply services** | **5.581.230.348** | | **5.599.361.532** | **13.074.295.106** | **106.385.646** | **24.361.272.632** |
| **B- Value total of division asset** | **218.715.162.732** | **16.881.753.066** | **146.457.742.467** | **102.828.706.936** | **5.155.332.926** | **490.038.698.127** |
| **C- Liabilities of division** | **144.850.900.028** | **5.837.572.099** | **68.429.820.642** | **22.942.112.706** | **4.333.306.820** | **246.393.712.295** |
| **D- Total of arising expense in the year to buy fixed asset.** | | | | | | |
| **E- Total of fixed asset depreciation expense and distribution of prepaid expense.** | **903.359.673** | | **2.693.968.124** | **3.159.211.414** | | **6.756.539.211** |
| - Total of fixed asset depreciation expense | 903.359.673 | | 2.591.626.868 | 1.667.991.489 | | 5.162.978.030 |
| - Total of distribution of prepaid expense. | | | 102.341.256 | 1.491.219.925 | | 1.593.561.181 |
| | | | | | | |

### 3. Financial instrument

### a) Financial asset and financial liabilities

| | Value of book | | Standby value | | Reasonable value | |
|---|---|---|---|---|---|---|
| | *Sep 30, 2026* | *Jan 01, 2026* | *Sep 30, 2026* | *Jan 01, 2026* | *Sep 30, 2026* | *Jan 01, 2026* |
| **Financial asset** | | | | | | |
| - Money and Items equivalent to money | 114.800.938.782 | 131.036.499.434 | - | - | 114.800.938.782 | 131.036.499.434 |
| - Receivable from customers | 69.770.182.359 | 96.239.949.138 | (15.144.709.386) | (15.981.151.030) | 54.625.472.973 | 80.258.798.108 |
| - Other short term receivables | 2.931.336.146 | 2.918.980.586 | (1.291.645.456) | (1.000.000.000) | 1.639.690.690 | 1.918.980.586 |
| - Investment held until maturity | 50.715.000.000 | - | - | - | 50.715.000.000 | - |
| **Total** | **238.217.457.287** | **230.195.429.158** | **(16.436.354.842)** | **(16.981.151.030)** | **221.781.102.445** | **213.214.278.128** |
| **Financial liabilities** | | | | | | |
| - Short-term loan and debt | 28.078.660.088 | 86.903.882.982 | | | 28.078.660.088 | 86.903.882.982 |
| - Short -term payable to seller | 53.208.346.790 | 82.645.304.928 | | | 53.208.346.790 | 82.645.304.928 |
| - The other short - term accounts payable | 11.222.338.885 | 11.132.011.999 | | | 11.222.338.885 | 11.132.011.999 |
| - Short -term payable costs | 15.072.867.000 | 10.679.040.726 | | | 15.072.867.000 | 10.679.040.726 |
| - The other long term payable | 4.701.849.673 | 27.274.566.978 | | | 4.701.849.673 | 27.274.566.978 |
| **Total** | **112.284.062.436** | **218.634.807.613** | | | **112.284.062.436** | **218.634.807.613** |

**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 30/09/2026** | | | |
| - Money and Items equivalent to money | 114.800.938.782 | | 114.800.938.782 |
| - Receivable from customers and the other | 72.701.518.505 | | 72.701.518.505 |
| - Short-term investment | 50.715.000.000 | | 50.715.000.000 |

| | | | |
|---|---|---|---|
| - Long term investment | | 2.855.616.559 | 2.855.616.559 |
| **Total** | **238.217.457.287** | **2.855.616.559** | **241.073.073.846** |
| **At 01/01/2026** | | | |
| - Money and Items equivalent to money | 131.036.499.434 | | 131.036.499.434 |
| - Receivable from customers and the other | 99.158.929.724 | | 99.158.929.724 |
| - Short-term investment | | | |
| - Long term investment | | 2.855.616.559 | 2.855.616.559 |
| **Total** | **230.195.429.158** | **2.855.616.559** | **233.051.045.717** |

**b.4. Guarantee assets**

**b.4.1. Mortgaged assets for other units**

Up to 30/09/2026, 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": VND 31,902,246,720.
- 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": VND 46,526,000,000.
- 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.

*** At Vietinbank - Kien Giang Branch:**

***- Mortgage contract for assets attached to the land***

+ Contract No. 17670014A/HDTC dated May 23, 2017 (the assets include Land Use Rights Certificates and all assets to be formed in the future, with a total appraised value of VND 231,037,000,000);

+ Contract No. 17670014B/HDTC dated May 23, 2017 (the assets include Land Use Rights Certificates and all assets to be formed in the future, with a total appraised value of VND 20,960,000);

+ Contract No. 17670014C/HĐTCdated May 23, 2017 (the assets include Land Use Rights Certificates and all assets to be formed in the future);

+ Contract No. 24930041/2024/HDBD/NHCT840 dated 14/11/2024 (assets including the Certificate of land use rights, ownership of houses and land-attached assets No. DM 273973 and the clean water tank with a capacity of 4,800m3 are agreed to be valued at VND 12,830,000,000);

+ Contract No. 20280011/2021/HDBD/NHCT840 dated 19/01/2022 (assets including the rooftop solar power system of Nam Rach Gia Water Supply Plant are agreed to be valued at VND 9,067,241,054).

**Mortgage assets:**

Certificates of land use rights and all future assets.

**Mortgage purpose:**

Paying legal investment costs of the project to build a water supply system in Nam Rach Gia with a capacity of 20,000 m3/day and night; and the rooftop solar power project of the Nam Rach Gia water supply plant.

* **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 October .15., 2026*

| Prepared by | Chief of accountant | **LEGAL REPRESENTATIVE**<br>**General Director** |
|---|---|---|
| **Ho Thi Xuan** | **Nguyen Ngoc Dai** | **Nguyen Anh Cuong** |