

**DAKLAK WATER SUPPLY JOINT
STOCK COMPANY**

No.: 16/2025/CV-DWC

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Dak Lak, Janyary 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to provisions of Clause 3, Article 14 of the Ministry of Finance's Circular No. 96/2020/TT-BTC dated 16 November 2020 guiding the disclosure of information on the securities market, Daklak Water Supply Joint Stock Company shall disclose financial statements in the fourth quarter of 2025 to Hanoi Stock Exchange as follows:

1. Name of organization: DAKLAK WATER SUPPLY JOINT STOCK COMPANY

- Securities code: DWC
- Address: No. 339 Ton Duc Thang, Tan An Ward, Dak Lak Province, Vietnam
- Phone number: 02623 852619
- Disclosed by: Ms. Nguyen Thi Thuy Hang - Chief accountant
- Email: hangnguyen210990@gmail.com Phone number: 0935797007

2. Disclosed information:

- Financial Statements Quarter 4/2025
 - ☒ Separate financial statements (The listed entity does not have subsidiaries and superior accounting units with affiliated units);
 - ☐ Consolidated financial statements (The listed entity with subsidiaries);
 - ☐ General financial statements (The listed entity has its own accounting unit under its own accounting apparatus).
- Cases subject to explanation of causes:
 - + The auditor gives an unqualified opinion on the financial statements (for the financial statements that have been reviewed/audited):
 - ☐ Yes
 - ☒ No

Written explanation in case of yes:

☐ Yes

☐ No

+ After-tax profit in the reporting period has a difference before and after the audit of 5% or more, carrying forward loss to profit or vice versa (for audited financial statements in 2024):

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

+ Profit after enterprise income tax in the income statement of the reporting period varies from 10% or more compared to the same period in the previous year:

☒ Yes

☐ No

Written explanation in case of yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is lost, carried forward from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

This document was published on the website of Daklak Water Supply Joint Stock Company on January 20, 2026 at link: <http://dakwaco.com.vn/>.

We commit that the information disclosed above is true and take full legal responsibility for the content of the information disclosed.

DISCLOSER

Attachments:

- Financial Statements Quarter 4/2025
- Written explanation



Nguyen Thi Thuy Hang

Form No. B01-DN

(Issued in accordance with Circular No.
200/2014/TT-BTC dated 22 December 2014 of
Ministry of Finance)

BALANCE SHEET

As at 31 December 2025

(Applicable to enterprises meeting the going concern assumption)

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A- SHORT-TERM ASSETS	100		364.900.678.729	239.581.871.102
I. Cash and cash equivalents	110		180.688.950.389	140.183.205.072
1. Cash	111		180.688.950.389	140.183.205.072
2. Cash equivalents	112			
II. Short-term financial Investments	120		85.250.000.000	5.250.000.000
1. Short-term investments	121		85.250.000.000	5.250.000.000
- Other short-term investments	12B		85.250.000.000	5.250.000.000
- Short-term investment in stock	12A			
2. Provision for impairment of trading securities (*)	122			
III. Short-term receivables	130		49.656.254.462	38.703.765.299
1. Short-term trade receivables	131		8.315.285.495	9.449.124.361
2. Short-term prepayments to suppliers	132		6.571.137.482	3.534.027.516
3. Short-term intra-company receivables	133			
4. Receivables under schedule of construction contract	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136		39.598.112.122	30.432.913.013
7. Provisions for doubtful short-term receivables (*)	137		(4.828.280.637)	(4.712.299.591)
IV. Inventories	140		30.620.943.902	25.633.107.343
1. Inventories	141		30.620.943.902	25.633.107.343
- Construction and work in progress	141D			
2. Provisions for impairment of inventories (*)	149			
V. Other short-term assets	150		18.684.529.976	29.811.793.388
1. Short-term prepaid expenses	151			
2. Deductible VAT	152		18.684.529.976	29.811.793.388
3. Taxes and other payables to the State Budget	153			
4. Government bonds purchased for resale	154			
5. Other short-term assets	155			
B - LONG-TERM ASSETS	200		498.922.181.796	565.388.107.057
I. Long-term receivables	210			
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to affiliated units	213			
4. Long-term intra-company receivables	214			

13. Price stabilization fund	323		
14. Government bonds purchased for resale	324		
II. Long-term liabilities	330	333.866.286.841	352.013.871.646
1. Long-term trade payables	331		
2. Long-term prepayments from customer	332		
3. Long-term accrued expenses	333		
4. Intra-company payables for operating capital received	334		
5. Long-term intra-company payables	335		
6. Long-term unearned revenues	336		
7. Other long-term payables	337	2.416.999.343	1.755.799.343
8. Long-term borrowings and finance lease liabilities	338	331.449.287.498	350.258.072.303
- Long-term borrowings	338A	331.449.287.498	350.258.072.303
9. Convertible bonds	339		
10. Preferred shares	340		
11. Deferred income tax payables	341		
12. Provisions for long-term payables	342		
13. Science and technology development fund	343		
D-OWNER'S EQUITY	400	409.860.528.919	362.685.366.932
I. Owner's equity	410	409.860.528.919	362.685.366.932
1. Contributed capital	411	315.200.000.000	315.200.000.000
- Ordinary shares with voting rights	411a	315.200.000.000	315.200.000.000
- Preferred shares	411b		
2. Capital surplus	412		
3. Convertible bond options	413		
4. Other capital	414		
5. Treasury shares (*)	415		
6. Differences upon asset revaluation	416		
7. Foreign exchange differences	417		
8. Development and investment funds	418		
9. Enterprise reorganization assistance fund	419		
10. Other equity funds	420		
11. Undistributed profit after tax	421	94.660.528.919	47.485.366.932
12. Construction investment fund	422		
II. Funding sources and other funds	430		
1. Funding sources	431		
2. Funds used for fixed asset acquisition	432		
TOTAL CAPITAL (440=300+400)	440	863.822.860.525	804.969.978.159

Prepared, January 20, 2026

Prepared by
(Signature, full name)



Nong Be Duy

Chief Accountant
(Signature, full name)



Nguyen Thi Thuy Hang

Chairman of the Board
(Signature, full name, seal)



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc

STATEMENT OF INCOME

Q4 2025

(Currency: VND)

Indicator	Code	Interp re- tation	This quarter this year	This quarter last year	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
1	2	3	4	5	7	8
1. Revenue from sales of merchandises and services rendered	01		84.414.428.910	70.544.811.788	336.309.217.353	287.737.905.166
2. Revenue deductions	02		16.106.477	14.756.633	91.661.463	87.746.612
3. Net revenue from sales of merchandises and services rendered (10 = 01 – 02)	10		84.398.322.433	70.530.055.155	336.217.555.890	287.650.158.554
4. Costs of goods sold	11		36.775.862.325	31.043.976.387	136.135.568.033	121.678.349.990
5. Gross profit from sales of merchandises and services rendered (20 = 10-11)	20		47.622.460.108	39.486.078.768	200.081.987.857	165.971.808.564
6. Revenue from financing activity	21		1.455.336.797	129.391.395	1.680.205.848	278.794.302
7. Financial expenses	22		5.594.295.896	8.184.473.694	35.130.119.678	44.966.065.221
– Of which: Interest expense	23		5.594.295.896	7.044.408.869	22.085.059.290	27.116.282.739
8. Selling expenses	25		12.930.870.349	11.910.766.713	48.787.008.938	46.006.015.383
9. General administration expenses	26		8.052.524.269	5.712.137.968	30.746.195.489	23.573.840.329
10. Net profit from operating activity {30=20 + (21-22) – (25+26)}	30		22.500.106.391	13.808.091.788	87.098.869.600	51.704.681.933
11. Other income	31		759.821.668	3.402.431.755	2.623.029.317	5.205.998.156
12. Other expenses	32		400.523.324	28.552.104	1.208.644.342	41.283.424
13. Other profit (40 = 31 – 32)	40		359.298.344	3.373.879.651	1.414.384.975	5.164.714.732
14. Total accounting profit before tax (50 = 30 + 40)	50		22.859.404.735	17.181.971.439	88.513.254.575	56.869.396.665
15. Current corporate income tax expense	51		2.610.262.807	1.837.495.316	9.818.092.588	5.906.152.265
16. Deferred corporate income tax expense	52					
17. Profit after corporate income tax (60 = 50 – 51 -52)	60		20.249.141.928	15.344.476.123	78.695.161.987	50.963.244.400
18. Basic earnings per share (*)	70		642	487	2.497	1.617
19. Declining earnings per share (*)	71		642	487	2.497	1.617

Prepared by

Nong Be Duy

Chief Accountant

Nguyen Thi Thuy Hang

Prepared January 20, 2026

Chairman of the Board



Đo Hoang Phuc

STATEMENT OF CASH FLOWS

(Indirect method)

Q4/2025

Unit: VND

Indicator	Code	Note	Current year	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		22.859.404.735	17.181.971.439
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		24.304.674.747	23.663.534.157
- Provisions	03			
- Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04		4.138.959.037	8.055.082.299
- Gains/losses on investing activities	05		992.130.562	(1.140.064.825)
- Interest expenses	06		(5.594.295.896)	(7.044.408.869)
- Other adjustments	07			
3. Operating profit before changes in working capital	08		46.700.873.185	40.716.114.201
- Increase/decrease in receivables	09		137.794.225.889	61.057.716.960
- Increase (decrease) in inventories	10		(3.825.893.759)	948.259.796
- Increase, decrease in payables (excluding interest expenses payable, corporate income tax payable)	11		18.250.448.522	(8.969.651.820)
- Increase (decrease) in prepaid expenses	12		607.409.373	704.846.565
- Increase (decrease) in trading securities	13			
- Paid interests	14		(11.108.264.028)	(13.038.420.479)
- Paid corporate income tax	15			(1.500.000.000)
- Other proceeds from operating activities	16		80.299.777.982	32.666.384.442
- Other expenditures on operating activities	17		(8.419.659.985)	(8.938.326.214)
Net cash flows from operating activities	20		260.298.917.179	103.646.923.451
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and	21			(9.274.877)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22			
3. Expenditures on loans and purchase of debt instruments from	23		(80.000.000.000)	(1.000.000.000)
4. Proceeds from lending or repurchase of debt instruments from	24			1.000.000.000
5. Expenditures on equity investments in other entities	25			
6. Proceeds from equity investment in other entities	26			
7. Proceeds from interests, dividends and distributed profits	27		89.798.732	42.939.340
Net cash flows from investing activities	30		(79.910.201.268)	33.664.463



III. Cash flows from financial activities

1. Proceeds from issuance of shares and receipt of contributed	31			
2. Repayment of contributed capital and repurchase of stock issued	32			
3. Proceeds from borrowings	33			
4. Repayment of principal	34	(42.999.587.884)	(45.855.998.468)	
5. Payment of financial lease liabilities	35			
6. Dividends and profits paid to owners	36			
Net cash flows from financial activities	40	(42.999.587.884)	(45.855.998.468)	
Net cash flows in the period (50=20+30+40)	50	137.389.128.027	57.824.589.446	
Cash and cash equivalents at the beginning of period	60	128.549.822.362	87.608.615.626	
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of period (70 =50+60+61)	70	265.938.950.389	145.433.205.072	

Prepared, January 20, 2026

Prepared by

(Signature, full name)



Nong Be Duy

Chief accountant

(Signature, full name)



Nguyen Thi Thuy Hang



Đo Hoàng Phúc

NOTES TO FINANCIAL STATEMENT

Quarter 4/2025

I- Enterprise information

1. Form of capital ownership: share holding
2. Business fields: Production
3. Business lines: Trading clean water
4. Ordinary course of business:
5. Operational characteristics of the enterprise in the fiscal year that affect the financial statements:
- 6 Business structure:
 - List of subsidiaries
 - List of Joint Ventures and associates
 - List of dependent accounting affiliated units having no legal status
7. Statement of comparability of information on the financial statements (whether or not it is comparable, if not, specify reasons such as change of ownership form, division, merger, length of comparison period ...)

II- Accounting period and currency

- 1- Annual accounting period from 1 January 2025 to 31 March 2025
2. Accounting currency. If there is any change in accounting currency in comparison with previous year, clearly explain the reasons and impacts of VND change

III. Standards and applicable accounting system

1. Applicable accounting system: The Company applies the Corporate Accounting System issued under Circular No.
2. Declaration of compliance with the Accounting Standards and Accounting System: The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with all regulations of each cycle.

IV- Applied accounting policies in the case of ongoing operations

1. Principles of converting financial statements denominated in foreign currencies into Vietnamese dong (In case the bookkeeping currency is different from Vietnamese dong); Effect (if any) of conversion of financial statements from foreign currencies to Vietnamese dong.
2. Exchange rates applied in accounting.
3. Principles for measurement of effective interest rate used for discounted cash flows.
4. Principles for recognition of cash and cash equivalents.
5. Principles for recognition of financial investments.
 - a) Trading securities;
 - b) Other held to maturity investments;
 - c) Loans;
 - d) Investments in joint ventures and associates;
 - dd) Investments in equity instruments of another entity;
 - e) Methods of accounting for financial investment-related transactions;
6. Principles for recognition of receivables

7. Principles for recognition of inventories:

- Principle for inventory recognition:
- Method of inventory value calculation: Ending average
- Inventory accounting method:
- Method of provisions for inventory impairment:
- 8. Recognition and depreciation of fixed assets and financial lease fixed assets; investment properties:
- 9. Principles for recognition of business cooperation contracts.
- 10. Principles for recognition of deferred corporate income tax.
- 11. Principles for recognition of prepaid expenses.
- 12. Principles for recognition of liabilities:
- 13. Principles for recognition of borrowings and finance lease liabilities.
- 14. Principles for recognition and capitalization of borrowing costs.
- 15. Principles for recognition of payable expenses.
- 16.. Principles and methods for recognition of provisions payable:
- 17. Principles for recognition of unearned revenue.
- 18. Principles for recognition of convertible bonds.
- 19. Principles for recognition of owner's equity:
 - Principles for recognition of contributed capital, equity surplus, convertible bond options and other equity of the owners
 - Principles for recognition of differences upon asset revaluation
 - Principles for recognition of exchange rate differences.
 - Principles for recognition of undistributed profits.
- 20. Principles for and methods of recognition of revenue:
 - Revenue from sales of goods:
 - Revenue from rendering of services:
 - Revenue from financial activities:
 - Revenue from construction contracts:
 - Other income
- 21. Principles for recognition of revenue deductions
- 22. Principles for recognition of costs of goods sold.
- 23. Principles for recognition of financial expenses:
- 24. Principles for recognition of selling expenses and general administration expenses.
- 25. Principles for recognition of recording current enterprise income tax expenses, deferred enterprise income tax expenses.
- 26. Other accounting principles and methods.

V. Applicable accounting policies (in the case of not satisfying the assumption of ongoing concern)

1. Are long-term assets and long-term liabilities re-classified into short-term?
2. Principles for measurement of each type of assets and liabilities (net value, recoverable value, reasonable value, current value, current price...)
3. Principles of financial disposal for:
 - Provisions;

- Differences due to asset revaluation and exchange rate differences (reflected in the balance sheet - if any)

VI. Additional information for items presented in the Financial Balance

01. Cash

Unit: VND

Indicator	End of the current period	Beginning of the year
- Cash on hand	105.838.599	45.095.619
- Deposits	180.583.111.790	140.138.109.453
- Cash in transit		
Total	180.688.950.389	140.183.205.072

02. Financial investments

a) Trading securities

Indicator	End of the current period			Beginning of the year		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
- Total value of shares (Details for each type of share accounting for 10% of the total value of shares or more)						
- Total value of bonds (details of each type of bonds accounting for 10% or more of the total value of bonds)						
- Other investments						

- Reasons for changes in each investment/type of bond or share

Quantity:

Value:

b) Held to maturity investments

Indicator	End of the current period		Beginning of the year	
	Original cost	Carrying amount	Original cost	Carrying amount
b1) Short-term				
- Demand deposits	85.250.000.000	85.250.000.000	5.250.000.000	5.250.000.000
- Bonds				
- Other investments				
b2) Long-term				
- Demand deposits				
- Bonds				
- Other investments				

c) Equity investments in other entities (Details for each type of investment according to holding and voting rate)

Indicator	End of the current period	Beginning of the year
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	Original cost	Provision	Fair value	Original cost	Provision	Fair value
- Investments in subsidiaries						
- Investments in associates						
- Investments in other entities;						

- Summary of activities of subsidiaries, joint ventures and associates in the period;
- Material transactions between the company, subsidiaries, joint ventures and associates in the period;
- In case of being unable to measure the fair value, specify the reason.

03. Trade receivables

Indicator	End of the current period	Beginning of the year
a) Short-term trade receivables	8.315.285.495	8.197.449.620
- Trade receivables accounting for 10% of total value of trade receivables or more		
- Other trade receivables		
b) Long-term trade receivables (similar to short-term)		
c) Trade receivables from related parties (Details for each party)		

04. Other receivables

Indicator	End of the current period		Beginning of the year	
	Amount	Provision	Amount	Provision
a) Short-term	41.565.536.282		30.432.913.013	
- Receivables from equitization;				
- Receivables from distributed dividends and profits;				
- Receivables from employees;				
- Collateral & deposit				
- Loan;				
- Expenditures on behalf of a third party;				
- Other receivables.	39.598.112.122		30.432.913.013	
b) Long-term				
- Receivables from equitization;				
- Receivables from distributed dividends and profits;				
- Receivables from employees;				
- Collateral & deposit				
- Loan;				
- Expenditures on behalf of a third party;				
- Other receivables.				
Total	39.598.112.122		30.432.913.013	

05. Pending assets (Details for each type of pending assets)

Indicator	End of the current period		Beginning of the year	
	Quantity	Amount	Quantity	Amount
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets.				

06. Bad debts

Indicator	End of the current period			Beginning of the year		
	Original	Recoverable	Debtor	Original	Recoverable	Debtor

	cost	value		cost	value	
- Total value of receivables, loans overdue or not overdue						
- Information of items						
- Recoverability						
Total						

07. Inventory

Indicator	End of the current period		Beginning of the year	
	Original cost	Provision	Original cost	Provision
- Goods in transit				
- Raw materials	27.431.803.909		22.611.455.527	
- Tools & supplies	449.405.500		243.833.114	
- Work in progress	2.095.102.089		2.142.071.529	
- Finished products	644.632.404		635.747.173	
- Merchandise goods				
- Outward consignment				
- Goods in bonded warehouse				
- Real estate goods				
Total	30.620.943.802		25.633.107.343	

- Value of stagnant, low-quality, degraded inventories that cannot be sold at the end of the period;
- Value of inventories used as collateral to secure payable debts at the end of the period;
- Reasons for appropriation for or reversal of provisions for impairment of inventories.

08. Long-term assets in progress

Indicator	End of the current period		Beginning of the year	
	Original cost	Recoverable value	Original cost	Recoverable value
a) Long-term work in progress				
.....				
Total				
Indicator	End of the current period		Beginning of the year	
b) Construction in progress (Details for	2.095.102.089		2.135.338.621	
- Purchase;				
- Construction in progress;				
- Repair;				
Total	2.095.102.089		2.135.338.621	

09. Increase and decrease in tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Means of transport, transmission	Instrument and tools for management	Perennial trees, working animals	Other tangible fixed assets	Total
Historical cost							

Opening balance	147.254.930.106	161.675.346.224	883.122.324.823	861.328.454		2.654.089.388	1.195.568.018.995
- Purchase in the year		3.202.613.750					3.202.613.750
- Investment in capital construction	131.039.872	909.428.955	1.362.117.251				2.402.586.078
- Other increases							
- Transfers to investment properties							
- Disposal or transfer							
- Other decreases							
Closing balance	147.385.969.978	165.787.388.929	884.484.442.074	861.328.454		2.654.089.388	1.201.173.218.823
Accumulated depreciation							
Opening balance	95.516.007.931	103.040.067.681	499.550.152.099	743.198.005		2.624.131.276	701.473.556.992
- Depreciation in the year	2.112.129.347	5.341.608.010	16.580.759.679	6.757.275		1.152.234	24.042.406.545
- Other increases							
- Transfers to investment properties							
- Disposal or transfer							
- Other decreases							
Closing balance	97.628.137.278	108.381.675.691	516.130.911.778	749.955.280		2.625.283.510	725.515.963.537
Residual value							
- Opening	51.738.922.175	58.635.278.543	383.572.172.724	118.130.449		29.958.112	494.094.462.003
- Ending	49.757.832.700	57.405.713.238	368.353.530.296	111.373.174		28.805.878	475.657.255.286

- Closing residual value of tangible fixed asset used as collateral for loans;
- The original cost of fully depreciated fixed assets, which are still in use
- The original cost of fully depreciated fixed at the end of the year awaiting for disposal
- Future contracts of purchase or sale of major tangible fixed assets:
- Other changes in tangible fixed assets.

10. Increase and decrease in intangible fixed assets

Items	Land use right	Issuance authority	Copyright, patents	Merchandise marks	Computer software	Permits and franchise license	Other intangible fixed assets	Total
Historical cost								
Opening balance					3.834.370.000		3.615.264.545	7.449.634.545
- Purchase in the year					72.000.000			72.000.000
- Internal creation								
- Increase due to consolidation								
- Other increases								
- Disposal or transfer								
- Other decreases								
Closing balance					3.906.370.000		3.615.264.545	7.521.634.545
Accumulated depreciation								
Opening balance					2.486.049.385		2.734.190.959	5.220.240.344
- Depreciation in the year					140.731.353		121.536.849	262.268.202
- Other increases								
- Disposal, transfer								
- Other decreases								
Closing balance					2.626.780.738		2.855.727.808	5.482.508.546
Residual value								
- Opening					1.348.320.615		881.073.586	2.229.394.201

- Ending					1.279.589.262	759.536.537	2.039.125.999
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- Closing residual value of intangible fixed assets used as collateral for loans;
- Cost of fully depreciated intangible fixed assets, which are still in use;
- Notes to other figures and other interpretations:

11. Increase (decrease) in finance lease fixed assets

Items	Buildings, structures	Machinery, equipment	Means of transport, transmission	Instrument and tools for management	Other tangible fixed assets	Intangible fixed assets	Total
Historical cost							
Opening balance							
- Finance lease in the year							
- Repurchase of finance lease fixed assets							
- Other increases							
- Return of finance lease fixed assets							
- Other decreases							
Closing balance							
Accumulated depreciation							
Opening balance							
- Depreciation in the year							
- Repurchase of finance lease fixed assets							
- Other increases							
- Return of finance lease fixed assets							
- Other decreases							
Closing balance							
Residual value							
- Opening							
- Ending							

- * Additional rents will be recorded to expenses in the year;
- * Bases for measurement of additional rents:
- * Terms for lease extension or rights to purchase assets:

12. Increase (decrease) in investment properties

Items	Opening balance	Decrease in the year	Increase in the year	Closing balance in the current period
a) Investment properties held to earn rents				
Historical cost				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				
Accumulated depreciation				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				
Residual value				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				
b) Investment properties held for capital appreciation				
Historical cost				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				
Impairment losses				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				
Residual value				
- Land use rights				
- Houses				
- Houses and land use rights				
- Infrastructures				

- Closing residual value of Investment properties used as collateral for loans;
- The historical cost of fully depreciated Investment properties, which are still held to earn rents or for capital appreciation;
- Notes to other figures and other interpretations.

13. Prepaid expenses

Indicator	End of the current period	Beginning of the year
a) Short-term (Details for each item)		
- Prepaid expenses for operating lease of fixed assets		

- Dispatched tools and supplies;		
- Borrowing costs;		
- Borrowing costs;		
b) Long-term		
- Expenses for enterprise incorporation;		
- Premium;		
- Other items (Details in case of greater value).	15.062.838.668	15.889.019.275
Total	15.062.838.668	15.889.019.275

14. Other assets

Indicator	End of the period	Beginning of the year
a) Short-term (Details for each item)		
b) Long-term (Details for each item)		
Total		

15. Borrowings and finance lease liabilities

Indicator	End of the period		During the year		Beginning of the year	
	Amount	Repayable amount	Increase	Decrease	Amount	Amount unable to repay
a) Short-term borrowings	56.347.590.928		26.215.837.639	27.940.565.337	58.151.140.743	
.....						
b) Long-term borrowings	331.449.287.498			16.051.153.109	347.421.618.490	
.....						
Total	387.796.878.426		26.215.837.639	43.991.718.446	405.572.759.233	

c) Financial lease liabilities

Term	Current year			Previous year		
	Total financial lease payment	Interest payment	Principal repayment	Total financial lease payment	Interest payment	Principal repayment
- Up to 1 year						
- Over 1 year to 5 years						
- Over 5 years						

d) Overdue borrowings and finance lease liabilities not yet paid

Indicator	End of the period		Beginning of the year	
	Principal	Interest	Principal	Interest
- Borrowings				
- Financial lease liabilities				
- Reason for non-payment				
Total				

dd) Notes to borrowings and finance lease liabilities due to related parties

.....

16. Trade payables

Indicator	End of the period		Beginning of the year	
	Amount	Repayable amount	Amount	Repayable amount
a) Short-term trade payables	4.802.243.952		1.702.980.5592	
- Details for entity accounting for 10% or more of total payables	1.982.352.506			
- Other payables	2.818.891.446		1.702.980.559	
b) Long-term trade payables (the same details as the short-term)				
Total	4.802.243.952		1.702.980.559	
c) Overdue debts unpaid				
- Details for entity accounting for at least 10%				
- Others				
Total				
d) Trade payables to related parties (details for each entity)				

17. Taxes and other payables to State Budget

Indicator	Beginning of the year	Amount payable during the year	Amount paid during the year	End of the period
a) Payables (Details for each item)				
- Value-added tax		4.596.977.244	4.596.977.244	
- Excise tax				
- Import and export tax				
- Corporate income tax	7.207.829.781	2.610.262.807		9.818.092.588
- Personal income tax	64.887.134	1.100.289.067	118.199.345	1.046.976.856
- Tax on natural resources	225.449.580	663.596.580	675.878.940	213.167.220
- Land and housing tax, and land rent		71.280.765	71.280.765	
- Other taxes				
- Fees, charges and other payables	2.538.441.537	7.216.383.905	7.309.227.138	2.445.598.304
Total	10.036.608.032	16.258.790.368	12.771.563.432	13.523.834.968
b) Receivables (Details for each item)				
- Value-added tax	21.227.006.627	2.053.213.875	4.595.690.526	18.684.529.976
- Excise tax				
- Import and export tax				
- Corporate income tax				
- Personal income tax				
- Tax on natural resources				
- Land and housing tax, and land rent				
- Other taxes				
- Fees, charges and other payables				
Total	21.227.006.627	2.053.213.875		18.684.529.976

18. Accrued expenses

Indicator	End of the period	Beginning of the year
	6.361.699.733	7.149.276.219
a) Short-term		
- Accrued salary during leave		
- Expenses during the business suspension		
- Accrued expenses for provisional cost of good sold and sold property finished products		
- Other accruals		
b) Long-term		
- Borrowing interest		
- Other (Details for each item)		
.....		
Total	6.361.699.733	7.149.276.219

19. Other payables

Indicator	End of the period	Beginning of the year
a) Short-term		
- Surplus assets pending resolution	27.268.414	84.774.926
- Trade Union dues	(815.988)	
- Social insurance	1.824.728	
- Health insurance	781.289	
- Unemployment insurance		
- Equitization payables		
- Short-term deposits and guarantees received		
- Dividends and profits payable	25.131.371.378	14.320.063.781
- Other payables and liabilities		
Total	25.160.429.821	14.404.838.707
b) Long-term (Details for each item)		
- Long-term deposits and guarantees received	2.416.999.343	2.251.999.343
- Other payables and liabilities		
Total	2.416.999.343	2.251.999.343

c) Overdue debts not yet paid (detailed by each item, including reasons for non-payment)

20. Unearned revenues

Indicator	End of the period	Beginning of the year
a) Short-term		
- Advance revenue;		
- Revenue from traditional customer programs		
- Other unearned revenue		
Total		
b) Long-term		
- Advance revenue;		
- Revenue from traditional customer programs		
- Other unearned revenue		
Total		
c) Potential inability to fulfill contracts with customers (detailed for each item)		

21. Issued Bonds

21.1. Ordinary Bonds

Indicator	End of the period			Beginning of the year		
	Amount	Interest Rate	Maturity	Amount	Interest Rate	Maturity
a) Issued bonds						
- Type issued						

according to						
- Type issued with						
- Type issued with						
Total						
b) Notes to expenditures						
.....						
Total						

21.2. Convertible bonds

a. Convertible bonds at the beginning of the period:

- Issue date, original term, and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Face value and interest rate of each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Value of the principal portion and the stock option portion of each type of convertible bond.

b. Additional convertible bonds issued during the period:

- Issue date and original term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Face value and interest rate of each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Value of the principal portion and the stock option portion of each type of convertible bond.

c. Convertible bonds converted into shares during the period:

- Quantity of each type of bond converted into shares during the period; the number of additional shares issued during the period for bond conversion;

- Value of the principal portion of convertible bonds recorded as an increase in equity.

d. Convertible bonds matured without conversion into shares during the period:

- Quantity of each type of bond matured without conversion into shares during the period;
- Value of the principal portion of convertible bonds repaid to investors.

e. Convertible bonds at the end of the period:

- Original term and remaining term of each type of convertible bond;
- Quantity of each type of convertible bond;
- Face value and interest rate of each type of convertible bond;
- Conversion ratio into shares for each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Value of the principal portion and the stock option portion of each type of convertible bond.

g) Detailed notes to bonds held by related parties (by bond type)

22. Preferred shares classified as liabilities

- Face value
- Recipients of issuance (e.g., management, staff, other entities)
- Redemption terms (Time, redemption price, and other basic terms in the issuance agreement)
- Value redeemed during the period;
- Other notes.

23. Provisions

Indicator	End of the period	Beginning of the year
a) Short-term		
- Provision for warranty of goods		
- Provision for warranty of construction works		
- Restructuring provision		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
Total		
b) Long-term		
- Provision for warranty of goods		
- Provision for warranty of construction works		
- Restructuring provision		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
Total		

Indicator	End of the period	Beginning of the year
a - Deferred tax assets		
- Corporate income tax rate used to determine the value of deferred tax assets		
- Deferred tax assets related to unused tax losses		
- Deferred tax assets related to unused tax incentives		
- Deferred tax assets related to deductible temporary differences		
- Amount offset against deferred tax liabilities		
b - Deferred tax liabilities		
- Corporate income tax rate used to determine the value of deferred tax liabilities		
- Deferred tax liabilities arising from taxable temporary differences		
- Amount offset against deferred tax assets		

Indicator	Owner's contributed capital	Share premium	Convertible bond options	Other Owner's capital	Revaluation differences	Exchange rate differences	Undistributed profit after tax and funds	Other items	Total
A	1	2	3	4	5	6	7	8	9
Opening balance in the previous year	315,200,000,000						32.140.890.809		347.340.890.809
- Increase in capital during the year									
- Profit for the							15.344.476.123		15.344.476.123

previous year									
- Other increases									
- Decrease in capital during the year									
- Loss for the previous year									
- Other decreases									
Opening balance in the current year	315,200,000,000						105.931.386.991		421.131.386.991
- Increase in capital during the year									
- Profit for the current year							20.249.141.928		20.249.141.928
- Other increases									
- Decrease in capital during the year									
- Loss for the current year									
- Other decreases							31.520.000.000		31.520.000.000
Closing balance in the current period	315,200,000,000						94.660.528.919		409.860.528.919

b- Details of Owner's investment capital

Indicator	End of the period	Beginning of the year
- Parent company's contributed capital (if a subsidiary)		
- Contributions from other entities		
Total		

c- Capital transactions with owners and dividend/profit distribution

Indicator	Current year	Previous year
- Owner's investment capital		
+ Contributed capital at the beginning of the year	315.200.000.000	315.200.000.000
+ Increase in contributed capital during the year		
+ Decrease in contributed capital during the year		
+ Contributed capital at the end of the year	315.200.000.000	315.200.000.000
- Dividends and profits distributed		

d. Shares

Indicator	End of the period	Beginning of the year
- Number of registered shares	31.520.000	31.520.000
- Quantity of issuing shares		
+ Ordinary share		
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)		
+ Ordinary share		
+ Preferred shares (classified as equity)		
- Quantity of outstanding shares		
+ Ordinary share		
+ Preferred shares (classified as equity)		

* Face value of outstanding shares:

dd- Dividends

- Dividends declared after the end of the fiscal year:
- + Dividends declared on ordinary shares:
- + Dividends declared on preferred shares:
- Cumulative unrecognized dividends on preferred shares:

e- Enterprise funds

- Development and investment funds
- Enterprise reorganization assistance fund
- Other equity funds

g- Income and expenses, profits or losses directly recognized in equity as per specific accounting standards:

-....

-....

26. Revaluation differences

Indicator	Current year	Previous year
Reasons for changes between the beginning and end of the year (e.g., revaluation cases, assets revalued, decisions guiding revaluation):		

27. Exchange rate differences

Indicator	Current year	Previous year
- Exchange rate differences due to translation of financial statements from foreign currency to VND		
- Exchange rate differences arising from other causes (specify reasons):		

28. Funding sources

Indicator	Current year	Previous year
- Funding received during the year		
- Non-business expenditure		
- Remaining funding at the end of the year		

29. Off-balance sheet items

a) Outsourced assets: Total minimum future lease payments of non-cancelable operating lease contracts for assets by term:

Indicator	End of the period	Beginning of the year
- Up to 1 year		
- Over 1 year to 5 years		
- Over 5 years		

b) b) Custodial assets: The enterprise must detail the quantity, type, specifications, and quality of assets held in custody at the end of the period:

Code	Item name	Type, specification and quality	Unit	Quantity
	Materials, goods held in custody, for processing, or on consignment			
	- Goods consigned for sale, entrusted for processing, or under collateral, pledge:			

c) c) Foreign currencies: The enterprise must detail the quantity of each foreign currency type in original currency. Monetary gold must be presented in both domestic and international units (Ounce), and its value must be explained

d) Monetary gold: The enterprise must detail the cost, quantity (in international units), and types of monetary gold held

dd) Bad debts written off: The enterprise must provide detailed explanations of the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off, categorized by debtor and reasons for write-off.

e) Other information on off-balance sheet items:

30. Other information explained by the enterprise

VII - Additional information for items presented in the statement of income

1. Total revenue from sales of goods and rendering of services (Code 01)

Indicator	Current year	Previous year
a. Revenue	84.414.428.910	70.544.811.788
- Revenue from clean water supply	74.397.954.490	63.944.249.273
- Revenue from branch pipe operations and service provision	7.595.366.465	5.840.914.770
- Revenue from bottled water production and business	2.421.107.955	759.647.745
+ Revenues from construction contracts recognized during the period		
+ Cumulative revenue from construction contracts recognized up to the date of financial statements		
Total	84.414.428.910	70.544.811.788

b) Revenue from related parties (detailed by each party).

c) In cases where rental revenue is recorded as the total amount received in advance, the enterprise must explain the differences between recognizing revenue on a straight-line basis over the lease term and the potential impact on profit and cash flows.		
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2. 2. Revenue deductions (Code 02)

Indicator	Current year	Previous year
- Trade discounts		
- Sales rebates		
- Sales returns	16.106.477	14.756.633
Total	16.106.477	14.756.633

3. Costs of goods sold (Code 11)

Indicator	Current year	Previous year
- Costs of goods sold	36.775.862.325	31.043.976.387
- Costs of finished goods sold		
Including accrued costs for sold goods and property products:		
+ Items with accrued costs		
+ Accrued costs for each item		
+ Expected timing of costs incurred		
- Cost of service rendered		
- Residual value, costs for transfer or disposal of investment properties		
- Costs of trading in investment properties		
- Losses in inventory during the period		
- Excessive inventory shrinkage during the period by type		
- Provisions for inventory impairment		
- Items reducing cost of goods sold		
Total	36.775.862.325	31.043.976.387

4. Revenue from financial activities (code 21)

Indicator	Current year	Previous year
- Gains from deposits and loans	463.206.235	129.391.395
- Gains from investments		
- Distributed dividends and profits		
- Gains from exchange rate differences		
- Gains from sale under deferred payment or payment discounts		
- Revenue from other financial activities	992.130.562	
Total	1.455.336.797	129.391.395

5. Financial expenses (Code 22)

Indicator	Current year	Previous year
- Loan Interest	5.594.295.896	7.044.408.869
- Payment discounts and interest on deferred sales		
- Losses from disposing of financial investments		
- Losses from exchange rate differences		
- Provision for impairment of trading securities and investment losses		
- Other financial expenses		1.140.064.825
- Items reducing financial expenses		
Total	5.594.295.896	8.184.473.694

6. Other income

Indicator	Current year	Previous year
- Disposal and transfer of fixed assets		
- Gains from asset revaluation		
- Penalties received	10.356.019	10.088.169
- Reduced taxes		
- Others	749.465.649	3.392.343.586
Total	759.821.668	3.402.431.755

7. Other expenses

Indicator	Current year	Previous year
- Residual value of fixed assets and costs of disposal or transfer		
- Losses from asset revaluation		
- Penalties paid		
- Others	400.523.324	28.552.104
Total	400.523.324	28.552.104

8. Selling expenses and general administration expenses

Indicator	Current year	Previous year
a) General administration expenses incurred during the period	8.052.542.269	11.333.575.090
- Detailed items accounting for 10% or more of total administrative expenses	7.291.970.451	10.830.016.216
+ Depreciation	5.172.344.914	9.167.969.572
+ Pay for other items	1.096.653.264	1.087.653.264
- Other general administration expenses	1.022.972.273	574.393.380
b) Selling expenses incurred during the period	760.571.818	503.558.874
- Detailed items accounting for 10% or more of total selling expenses	12.930.870.349	11.910.766.713
+ Depreciation	11.674.863.215	11.264.486.611
- Other selling expenses	1.225.068.096	1.146.444.213
c) Items reducing selling and administrative expenses		
- Reversal of provisions for warranty of products and goods		
- Reversal of provisions for restructuring or other provisions		
- Other reductions		

9. Factor-related production and business costs

Indicator	Current year	Previous year
- Raw materials and supplies	11.238.560.487	7.357.712.677
- Labor costs	14.453.227.194	17.276.449.569
- Depreciation of fixed assets	24.304.674.747	23.663.534.157
- Taxes, fees, charges		
- Outsourced services	2.617.436.395	1.356.053.158
- Other cash expenses	3.141.348.206	2.085.034.980
Total	55.755.247.029	51.738.784.541

10. Current corporate income tax expense (Code 51)

Indicator	Current year	Previous year
- Corporate income tax expense based on current taxable income	2.610.262.807	1.837.495.316
- Adjustments to corporate income tax expense of prior years included in the current year		
- Total current corporate income tax expense	2.610.262.807	1.837.495.316

11. 11. Deferred corporate income tax expense (Code 52)

Indicator	Current year	Previous year
- Deferred corporate income tax expense arising from taxable temporary differences		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arising from unused tax losses and credits		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities		
- Total deferred corporate income tax expense		

VIII. Additional information for items presented in the statement of cash flows**1. Non-cash transactions affecting the statement of cash flows and enterprise-held funds**

Indicator	Current year	Previous year
- Purchase of assets through direct liabilities or finance leases		
- Business acquisitions through share issuance		
- Debt-to-equity conversion		
- Other non-cash transactions		

2. Funds held by the enterprise but not available for use: The enterprise must present the value and reasons for significant cash and cash equivalents held but not available for use due to legal restrictions or other constraints.

3. Borrowed funds received during the period

- Proceeds from loans under standard agreements;
- Proceeds from issuing ordinary bonds;
- Proceeds from issuing convertible bonds;
- Proceeds from issuing preferred shares classified as liabilities;
- Proceeds from Government bond repo transactions and securities REPOs;
- Proceeds from other forms of borrowing.

4. Principal repayments during the period:

- Repayment of principal under standard loan agreements;
- Repayment of principal on ordinary bonds;
- Repayment of principal on convertible bonds;

- Repayment of principal on preferred shares classified as liabilities;
- Payments for Government bond repo transactions and securities REPOs;
- Repayment of other forms of borrowing.

IX - Other information.

- 1- Contingent liabilities, commitments, and other financial information.
- 2 - Events occurring after the end of the fiscal year.
- 3 - Information on related parties.
- 4 - Presentation of assets, revenue, and operating results by segment (by business segment or geographic area) in accordance with Accounting Standard No. 28 "Segment Reporting."
- 5 - Comparative information (changes in information in financial statements of prior accounting periods).
- 6 - Information on going concern.

Prepared by
(Signature, full name)



Nong Be Duy

Chief Accountant
(Signature, full name)



Nguyen Thi Thuy Hang

Prepared on 20 October 2025

Chairman of the Board



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc