SAIGON WATER CORPORATION
ONE MEMBER LIMITED LIABILITY COMPANY
BEN THANH WATER SUPPLY JOINT STOCK COMPANY
No.: 2231 /CNBT-KTTC
Re: Periodic information disclosure of the reviewed
semi-annual financial statements 2026 and related explanations

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, August 14 , 2026

Người ký: CÔNG TY CỔ PHẦN CẤP NƯỚC BẾN THÀNH
Ký ngày: 14/08/2026 15:55:40

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

Kind attention: - Hanoi Stock Exchange
- State Securities Commission.

Pursuant to the provisions in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market.

Ben Thanh Water Supply Joint Stock Company executes the information disclosure of the Semi-annual Financial Statements 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: Ben Thanh Water Supply Joint Stock Company

- Securities code: BTW
- Address: 194 Pasteur, Xuan Hoa Ward, HCMC
- Contact telephone: (028) 38 297 147 – 38 272 990 - Fax: (028) 38 229 778
- Email: capnuocbenthanh@vnn.vn – Website: www.capnuocbenthanh.com

2. Content of information disclosure:

- Semi-annual financial statements 2026:

☑ Separate financial statements (Listed company with no subsidiaries and superior accounting unit with affiliated units)

☐ Consolidated financial statements (Listed company with subsidiaries)

☐ Combined financial statements (Listed company with affiliated accounting units organizing a separate accounting apparatus)

- Cases subject to explanation of reasons:

+ The auditing organization issues a non-unqualified opinion on the financial statements (for audited financial statements):

☐ Yes ☑ No

Explanatory document in case of checking yes:

☐ Yes ☑ No

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

☐ Yes ☑ No

Explanatory document in case of checking yes:

☐ Yes ☑ No

+ Profit after corporate income tax in the business performance report of the reporting period changes by 10% or more compared to the report of the same period last year:

☑ Yes ☐ No

Explanatory document in case of checking yes:

☑ Yes ☐ No

+ Profit after tax in the reporting period is a loss, shifting from profit in the report of the same period last year to loss in this period or vice versa:

☐ Yes ☑ No

Explanatory document in case of checking yes:

☐ Yes ☑ No

This information was disclosed on the electronic information portal of the company on August 14, 2026 at the link: https://capnuocbenthanh.com/cong-bo-thong-tin/bao-cao-tai-chinh/

3. Report on transactions valued at 35% or more of total assets in 2025: none

- Content of transaction: none

- Proportion of transaction value/total asset value of the enterprise (%) (based on the latest annual financial statements): none

- Date of completion of transaction: none

4. Explanatory report on profit after tax difference of 10% compared to the same period last year: attached

☑ Yes ☐ No

5. Report on retrospective adjustment of opening balance on the reviewed semi-annual financial statements 2026: attached.

☑ Yes ☐ No

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

Attached documents:

- Reviewed semi-annual financial statements 2026;
- Explanatory document on profit after tax difference of 10%;
- Explanatory document on retrospective adjustment of opening balance on the reviewed semi-annual financial statements 2026.

Organization representative

Legal representative/Person authorized to disclose information

(Sign, state full name, position, and seal)

DIRECTOR

Nguyen Hoai Nam

SAIGON WATER CORPORATION

ONE MEMBER LIMITED LIABILITY COMPANY

BEN THANH WATER SUPPLY JOINT STOCK COMPANY

Re: Explanation of profit difference of 10% compared to the same period last year

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

HCMC, August 14 , 2026

Kind attention: - Hanoi Stock Exchange;

- State Securities Commission.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market;

Ben Thanh Water Supply Joint Stock Company explains the decrease of more than 10% in profit after corporate income tax on the financial statements for the first 6 months of 2026 compared to the first 6 months of 2025 as follows:

- Profit after tax for the first 6 months of 2025 is: 27,974,732,702 VND.
- Profit after tax for the first 6 months of 2026 is: 25,164,805,761 VND.

No.	Indicator	First 6 months of 2026	First 6 months of 2025	Difference compared to the same period last year
(1)	(2)	(3)	(4)	(5)=(3)-(4)
1	**Net revenue from sale of goods and rendering of services**	**278,792,025,196**	**273,614,993,606**	**5,177,031,590**
2	**Cost of goods sold**	**175,552,590,307**	**161,752,834,655**	**13,799,755,652**
3	**Gross profit from sale of goods and rendering of services**	**103,239,434,889**	**111,862,158,951**	**(8,622,724,062)**
4	Financial income	1,027,362,486	974,007,934	53,354,552
5	Financial expenses *In which: interest expenses*	172,293,063 *172,293,063*	284,314,400 *284,314,400*	(112,021,337) *(112,021,337)*
6	Selling expenses	40,553,980,931	44,761,795,487	(4,207,814,556)
7	General and administrative expenses	32,342,733,951	32,899,225,680	(556,491,729)
8	**Net operating profit**	**31,197,789,430**	**34,890,831,318**	**(3,693,041,888)**
9	Other income	5,004,810,071	782,035,404	4,222,774,667
10	Other expenses	4,746,592,300	704,450,844	4,042,141,456
11	Other profit	258,217,771	77,584,560	180,633,211
12	**Total accounting profit before tax**	**31,456,007,201**	**34,968,415,878**	**(3,512,408,677)**
13	Current corporate income tax expense	6,291,201,440	6,993,683,176	(702,481,736)
14	**Profit after corporate income tax**	**25,164,805,761**	**27,974,732,702**	**(2,809,926,941)**

Profit after tax in the first 6 months of 2026 decreased by 2,809,926,941 VND compared to the first 6 months of 2025. The main reasons are:

(1)	Water consumption volume in the first 6 months of 2026 increased by 260,045 m3, leading to an increase of 5,029,639,209 VND in clean water supply revenue. Revenue from other services increased by 147,392,381 VND, so net revenue from sale of goods and rendering of services increased by 5,177,031,590 VND compared to the first 6 months of 2025.
(2)	Cost of goods sold increased by 13,799,755,652 VND compared to the first 6 months of 2025 mainly due to the company accelerating the schedule of periodic water meter replacement.
(3)	The growth rate of cost of goods sold increased faster than the growth rate of revenue, leading to a decrease of 8,622,724,062 VND in gross profit from sale of goods and rendering of services.
(4)	Financial income in the first 6 months of 2026 increased by 53,354,552 VND compared to the first 6 months of 2025 due to an increase in receipts from bank interest.
(5)	Financial expenses in the first 6 months of 2026 decreased by 112,021,337 VND compared to the first 6 months of 2025 due to a decrease in the principal debt balance of loan contracts.
(6)	Selling expenses decreased by 4,207,814,556 VND due to a decrease in repair costs of rotten pipes to prevent water loss.
(7)	General and administrative expenses decreased by 556,491,729 VND compared to the first 6 months of 2025 due to a decrease in purchased services expenses...
(8)	From the above reasons, the net operating profit of the Company in the first 6 months of 2026 decreased by 3,693,041,888 VND.
(9)	Other income in the first 6 months of 2026 increased by 4,222,774,667 VND compared to the first 6 months of 2025 mainly due to the liquidation and sale of fixed assets amounting to 4,159,785,825 VND.
(10)	Other expenses increased by 4,042,141,456 VND compared to the first 6 months of 2025 mainly due to incurred payables to the state budget according to Decision No. 4144/QĐ-KPHQ dated June 25, 2026 of the Ho Chi Minh City Tax Department.
(11)	From points (9) and (10), this led to an increase of 180,633,211 VND in other profit.
(12) (13) (14)	Net operating profit decreased by 3,693,041,888 VND, other profit increased by 180,633,211 VND, so total accounting profit before tax in the first 6 months of 2026 decreased by 3,512,408,677 VND compared to the first 6 months of 2025. Consequently, this led to a decrease of 702,481,736 VND in corporate income tax in the first 6 months of 2026.

Above are the main reasons affecting the business performance results of the first 6 months of 2026 of the Company.

Best regards.

Attached documents:

- Reviewed semi-annual financial statements 2026

Organization representative

Legal representative/Person authorized to disclose information

(Sign, state full name, position, and seal)

DIRECTOR

Nguyen Hoai Nam

SAIGON WATER CORPORATION ONE MEMBER LIMITED LIABILITY COMPANY **BEN THANH WATER SUPPLY JOINT STOCK COMPANY**	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
Re: Retrospective adjustment of opening balance on the reviewed semi-annual FS 2026	*HCMC, August 14 , 2026*

CÔNG TY CỔ PHẦN CẤP NƯỚC BẾN THÀNH M.S.D.N: 0304... THÀNH PHỐ HỒ CHÍ MINH

Kind attention:

- HANOI STOCK EXCHANGE;
- STATE SECURITIES COMMISSION.

On July 2, 2026, Ben Thanh Water Supply Joint Stock Company (the Company) issued official dispatch No. 1764/CNBT executing the information disclosure on the decision enforcing the implementation of remedial measures. The decision was issued by the tax authority based on the results of the Inspection on the Company's tax law compliance.

The data after the tax authority's conclusion has changes compared to the financial statements 2025 which were issued and disclosed. Therefore, the Company's Board of Directors decided to retrospectively adjust a number of indicators on the financial statements for the fiscal year ended December 31, 2025 pursuant to Decision No. 4144/QD-KPHQ dated June 25, 2026 of the Ho Chi Minh City Tax Department on the collection of underpaid value added tax and corporate income tax for the tax inspection periods of 2016, 2018, 2020. Accordingly, some indicators on the financial statements for the fiscal year ended December 31, 2025 are adjusted specifically as follows:

Code	INDICATOR	Re-adjusted	Presented on previous year's FS	Difference
		VND	VND	VND
	Statement of financial position			
162	Deductible VAT	1,738,153,348	3,058,034,389	(1,319,881,041)
314	Short-term taxes and payables to the State	23,394,233,884	19,250,792,291	4,143,441,593
420	Undistributed profit after tax	55,763,438,810	61,226,761,444	(5,463,322,634)
420a	*- Cumulative undistributed profit after tax by the end of the previous year*	*7,471,416,392*	*12,934,739,026*	*(5,463,322,634)*

Above is the explanation of Ben Thanh Water Supply Joint Stock Company on the retrospective adjustment of the opening balance on the reviewed semi-annual financial statements 2026 pursuant to Decision No. 4144/QD-KPHQ dated June 25, 2026 of the Ho Chi Minh City Tax Department.

Best regards.

Recipients: *- As above;* *- Filed: Finance - Accounting, Admin*	**DIRECTOR** **Nguyen Hoai Nam**

Interim Financial Statements

BEN THANH WATER SUPPLY JOINT STOCK COMPANY

For the period from 01 January 2026 to 30 June 2026
(Reviewed)

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Ben Thanh Water Supply Joint Stock Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Ben Thanh Water Supply Joint Stock Company is an equitized enterprise converted from the State-owned enterprise – Ben Thanh Water Supply Branch, a dependent accounting unit of Saigon Water Corporation, pursuant to Decision No. 6652/QD-UBND dated 30 December 2005 issued by the People's Committee of Ho Chi Minh City.

The Company operates under the Business Registration Certificate No. 4103005880 (changed to No. 0304789925 from 29 December 2021) firstly issued on 08 January 2007 by the Department of Planning and Investment (currently the Department of Finance) of Ho Chi Minh City, and its 9th amendment dated 17 September 2025.

The Company's headquarters is located at 194 Pasteur Street, Xuan Hoa Ward, Ho Chi Minh City.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors ("BOD"), the Board of Management, and the Board of Supervision who held office during the period and to the date of this report are:

Board of Directors

Mr. Pham Tuan Anh	Chairman	
Mr. Nguyen Hoai Nam	Member	
Mr. Ly Buu Nghia	Member	
Mr. Vang Cong Hieu	Member	
Ms. Nguyen Thi Kieu Nguyet	Member	Submitted a resignation request on 27 July 2026
Mr. Ho Le Minh	Member	

Board of Management

Mr. Nguyen Hoai Nam	Director
Mr. Truong Tan Quoc	Vice Director
Mr. Vang Cong Hieu	Vice Director

Board of Supervision

Ms. Nguyen Thi Thu Huong	Head
Ms. Pham Thi Phuong Linh	Member
Ms. Pham Thien Trinh	Member

LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and to the date of this report is Mr. Nguyen Hoai Nam – Director.

AUDITORS

The auditors of the AASC Limited have taken the review of Interim Financial Statements for the Company.

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

The Board of Management is responsible for the Interim Financial Statements of each fiscal period which give a true and fair view of the financial position of the Company and the results of its operation and its cash flows for the period then ended. In preparing those Interim Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and those charged with governance to ensure the preparation and presentation of Interim Financial Statements do not contain any material misstatement caused by errors or fraud;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Financial Statements;
- Prepare and present the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements;
- Prepare the Interim Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the accompanying Interim Financial Statements of the Company give a true and fair view of the financial position of the Company as at 30 June 2026, results of its operations and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Financial Statements.

Other commitments

The Board of Management confirms that the Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management,

M.S.D.N: 0304789925 C.T.C.P
CÔNG TY
CỔ PHẦN
CẤP NƯỚC
BẾN THÀNH
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Hoai Nam
Legal Representative

Approved, 10 August 2026

No: 100826.023/BCTC.FIS1

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders, Board of Directors, Board of Management**
Ben Thanh Water Supply Joint Stock Company

We have reviewed the accompanying Interim Financial Statements of Ben Thanh Water Supply Joint Stock Company ("the Company") prepared on 10 August 2026 from page 06 to page 36 including: Interim Statement of Financial Position as at 30 June 2026, Interim Statement of Income, Interim Statement of Cash Flows and Notes to the Interim Financial Statements for the six-month period then ended.

Board of Management's Responsibility

The Board of Management is responsible for the preparation of Interim Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements and for such internal control as management determines is necessary to enable the preparation of Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements does not give a true and fair view, in all material respects, of the financial position of Ben Thanh Water Supply Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements.

Emphasis of Matter

We would like to draw readers' attention to the following Notes to the Interim Financial Statements:

- Note 31 to the Interim Financial Statements, which describes:
  - As at the date of preparation and approval of these Interim Financial Statements, the 2026 bulk clean water purchase agreement between Saigon Water Corporation - Related party has not yet been approved by the Company's 2026 Annual General Meeting of Shareholders. The agreement is currently being performed pursuant to the temporary mechanism approved by the Board of Directors under Resolution No. 21/NQ-CNBT-HĐQT dated 26 June 2026. The temporary mechanism is intended solely to ensure the continuity of the Company's clean water supply operations and does not create, modify or replace the authority of the General Meeting of Shareholders to consider and approve this transaction. The temporary mechanism remains effective until the transaction is duly approved by the competent authority or otherwise subject to a decision by a competent authority in accordance with applicable regulations; and

- In addition, as at the date of preparation and approval of these Interim Financial Statements, the Company does not ensure that a minimum of 10% of voting shares are held by at least 100 investors who are not major shareholders. Consequently, the Company fails to satisfy the shareholder structure condition for a public company as prescribed in Point a, Clause 1, Article 32 of Law on Securities No. 54/2019/QH14, as amended and supplemented by Point a, Clause 11, Article 1 of Law No. 56/2024/QH15.

- Note 34 to the Interim Financial Statements, which describes Board of Management of the Company has decided to make a retrospective adjustment to certain items on the Financial Statements for the year ended 31 December 2025 based on the tax inspection results for the years 2016, 2018, and 2020 by the Ho Chi Minh City Tax Department in accordance with applicable regulations.

Our conclusion is not modified in respect of this matter.

Other Matter

The Interim Financial Statements for the accounting period from 01 January 2025 to 30 June 2025 and the Financial Statements for the financial year ended 31 December 2025 of Ben Thanh Water Supply Joint Stock Company were reviewed and audited by UHY Auditing and Consulting Company Limited. The auditors issued unmodified conclusions and opinions on these Financial Statements on 13 August 2025 and 25 March 2026, respectively.

AASC Limited

CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC

Do Thi Hong Thuy
Audit Director
Registered Auditor No.
2907-2025-002-1

Hanoi, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code		ASSETS	Note	Ending balance VND	Beginning balnace (Adjusted) VND
100	**A.**	**CURRENT ASSETS**		**169,212,585,526**	**162,852,195,777**
110	**I.**	**Cash and cash equivalents**	**3**	**92,660,554,872**	**60,718,713,521**
111	1.	Cash		87,656,000,077	55,718,713,521
112	2.	Cash equivalents		5,004,554,795	5,000,000,000
120	**II.**	**Short-term investment**		**26,635,027,397**	**51,857,231,507**
123	1.	Short-term held to maturity	4	26,635,027,397	51,857,231,507
130	**III.**	**Short-term receivables**		**16,461,288,848**	**10,185,404,102**
131	1.	Short-term trade receivables	5	17,621,551,992	11,681,731,821
132	2.	Short-term advances to suppliers		541,733,877	1,273,612,351
135	3.	Other short-term receivables	6	1,625,339,464	530,332,907
136	4.	Allowance for short-term doubtful debts		(3,327,336,485)	(3,300,272,977)
140	**IV.**	**Inventories**		**27,046,684,919**	**32,638,507,469**
141	1.	Inventories	8	27,046,684,919	32,638,507,469
160	**V.**	**Other current assets**		**6,409,029,490**	**7,452,339,178**
161	1.	Short-term deferred expenses	9	5,045,448,108	4,569,401,394
162	2.	VAT deductibles		421,774,287	1,738,153,348
163	3.	Tax and other receivables from the State	16	941,807,095	1,144,784,436
200	**B.**	**NON-CURRENT ASSETS**		**211,874,433,249**	**219,923,224,510**
210	**I.**	**Long-term receivables**		**594,000,000**	**180,000,000**
215	1.	Other long-term receivables	6	1,751,969,085	1,337,969,085
216	2.	Allowance for long-term doubtful debts		(1,157,969,085)	(1,157,969,085)
220	**II.**	**Fixed assets**	**11**	**202,931,683,615**	**208,306,549,753**
221	1.	Tangible fixed assets		197,410,503,124	204,836,942,671
222		*- Cost*		*554,912,595,512*	*545,576,638,699*
223		*- Accumulated depreciation*		*(357,502,092,388)*	*(340,739,696,028)*
227	2.	Intangible fixed assets		5,521,180,491	3,469,607,082
228		*- Cost*		*11,125,393,891*	*8,572,873,891*
229		*- Accumulated amortisation*		*(5,604,213,400)*	*(5,103,266,809)*
250	**III.**	**Long-term assets in progress**		**5,568,509,423**	**7,943,967,084**
252	1.	Construction in-progress	10	5,568,509,423	7,943,967,084
270	**IV.**	**Other non-current assets**		**2,780,240,211**	**3,492,707,673**
271	1.	Long-term deferred expenses	9	2,780,240,211	3,492,707,673
280		**TOTAL ASSETS**		**381,087,018,775**	**382,775,420,287**

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code		RESOURCES	Note	Ending balance VND	Beginning balnace (Adjusted) VND
300	**C.**	**LIABILITIES**		**134,380,287,192**	**120,024,454,385**
310	**I.**	**Current liabilities**		**133,473,370,523**	**118,211,023,132**
311	1.	Short-term trade payables	12	64,659,070,041	54,085,809,693
312	2.	Short-term advances from customers		4,174,877,340	7,690,406,499
313	3.	Payables of dividends and profits	13	9,525,489,424	911,927,284
314	4.	Short-term tax payables and statutory obligations	16	26,084,317,333	23,394,233,884
315	5.	Payables to employees		6,733,140,908	13,539,547,425
316	6.	Short-term accrued expenses	14	1,306,176,104	1,009,252,427
320	7.	Other short-term payables	15	5,056,145,258	3,895,981,108
321	8.	Short-term loans and liabilities	17	2,922,636,318	4,031,843,468
323	9.	Bonus and welfare funds		13,011,517,797	9,652,021,344
330	**II.**	**Long-term liabilities**		**906,916,669**	**1,813,431,253**
339	1.	Long-term loans and liabilities	17	906,916,669	1,813,431,253
400	**D.**	**EQUITY**	**18**	**246,706,731,583**	**262,750,965,902**
411	1.	Contributed charter capital		93,600,000,000	93,600,000,000
411a		*- Ordinary shares with voting right*		*93,600,000,000*	*93,600,000,000*
418	2.	Investment and development fund		113,387,527,092	113,387,527,092
420	3.	Retained earnings		39,719,204,491	55,763,438,810
420a		*- Retained earnings accumulated to previous year*		*14,554,398,730*	*7,471,416,392*
420b		*- Undistributed profit of this period*		*25,164,805,761*	*48,292,022,418*
440		**TOTAL RESOURCES**		**381,087,018,775**	**382,775,420,287**

CÔNG TY CỔ PHẦN CẤP NƯỚC BẾN THÀNH

Nguyen Hoai Nam Legal Representative	Nguyen Huu Cuong Chief Accountant	Ta Thi Kieu Van Preparer

Approved, 10 August 2026

INTERIM STATEMENT OF INCOME

For the period from 01/01/2026 to 30/06/2026

Code		ITEMS	Note	This period VND	Previous period VND
01	**1.**	**Gross revenue from goods sold and services rendered**	**20**	**278,792,025,196**	**273,614,993,606**
02	2.	Less deductions		-	-
10	**3.**	**Net revenue from goods sold and services rendered**		**278,792,025,196**	**273,614,993,606**
11	**4.**	**Cost of goods sold and services rendered**	**21**	**175,552,590,307**	**161,752,834,655**
20	**5.**	**Gross profit from goods sold and services rendered**		**103,239,434,889**	**111,862,158,951**
21	6.	Profit/(Loss) from the sale and liquidation of investment properties		-	-
22	7.	Financial income	22	1,027,362,486	974,007,934
23	8.	Financial expenses		172,293,063	284,314,400
24		*In which: Borrowing costs*		*172,293,063*	*284,314,400*
25	9.	Selling expenses	23	40,553,980,931	44,761,795,487
26	10.	General administrative expenses	24	32,342,733,951	32,899,225,680
30	**11.**	**Operating profit**		**31,197,789,430**	**34,890,831,318**
31	12.	Other income	25	5,004,810,071	782,035,404
32	13.	Other expenses	26	4,746,592,300	704,450,844
40	**14.**	**Other profit**		**258,217,771**	**77,584,560**
50	**15.**	**Accounting profit before tax**		**31,456,007,201**	**34,968,415,878**
51	16.	Current corporate income tax expense	27	6,291,201,440	6,993,683,176
60	**18.**	**Net profit after tax**		**25,164,805,761**	**27,974,732,702**
70	**21.**	**EPS**	**28**	**2,689**	**2,989**

M.S.D.N: 0304789925 - C.T.C.P
CÔNG TY CỔ PHẦN CẤP NƯỚC BẾN THÀNH
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Hoai Nam	Nguyen Huu Cuong	Ta Thi Kieu Van
Legal Representative	Chief Accountant	Preparer

Approved, 10 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	This period VND	Previous period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**1. Profit before tax**		**31,456,007,201**	**34,968,415,878**
	2. Adjustments for:			
02	Depreciation and amortization		21,010,526,022	19,978,796,001
03	Provisions		27,063,508	67,423,944
05	(Gains) from investment activities		(5,172,944,279)	(974,007,934)
06	Borrowing costs		172,293,063	284,314,400
08	**3. Profit from operating activities before changes in working capital**		**47,492,945,515**	**54,324,942,289**
09	(Increase) in receivables		(5,197,591,852)	(4,244,804,997)
10	(Increase)/Decrease in inventories		5,591,822,550	(2,163,897,017)
11	Increase/(Decrease) in payables (excluding interest payables/CIT payables)		4,041,016,489	(38,111,795,111)
12	Decrease in prepaid expenses		236,420,748	1,984,552,656
14	Borrowing costs have been paid		(184,159,771)	(288,080,458)
15	Corporate income tax paid		(5,921,855,273)	(3,565,876,482)
16	Other receipts from operating activities		77,383,333	85,530,000
17	Other payments on operating activities		(12,093,326,960)	(11,286,418,003)
20	**Net cash inflows/(outflows) from operating activities**		**34,042,654,779**	**(3,265,847,123)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets		(13,274,406,255)	(8,965,908,888)
22	2. Proceeds from disposals of fixed assets and long-term assets		4,159,785,825	-
23	3. Loans granted, purchases of debt instruments of other entities		-	(3,049,589,041)
24	4. Collection of loans, proceeds from sales of debt instruments		25,100,000,000	28,000,000,000
27	7. Interest, dividends and profit received		1,149,566,596	1,123,206,346
30	**Net cash inflow from investing activities**		**17,134,946,166**	**17,107,708,417**
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
34	4. Repayment of borrowings		(2,015,721,734)	(2,015,721,734)
36	6. Dividends paid		(17,220,037,860)	(7,848,932,460)
40	**Net cash outflow from financing activities**		**(19,235,759,594)**	**(9,864,654,194)**
50	**Net cash flows in the period**		**31,941,841,351**	**3,977,207,100**
60	**Cash and cash equivalents at beginning of the year**		**60,718,713,521**	**85,407,192,689**
70	**Cash and equivalents at the period-end**	**3**	**92,660,554,872**	**89,384,399,789**

M.S.D.N: 0304789925 - C.T.C.P ★ CÔNG TY CỔ PHẦN CẤP NƯỚC BẾN THÀNH ★ THÀNH PHỐ HỒ CHÍ MINH

Nguyen Hoai Nam	Nguyen Huu Cuong	Ta Thi Kieu Van
Legal Representative	Chief Accountant	Preparer

Approved, 10 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

1. GENERAL INFORMATION

Forms of Ownership

Ben Thanh Water Supply Joint Stock Company is an equitized enterprise converted from the State-owned enterprise – Ben Thanh Water Supply Branch, a dependent accounting unit of Saigon Water Corporation, pursuant to Decision No. 6652/QD-UBND dated 30 December 2005 issued by the People's Committee of Ho Chi Minh City.

The Company operates under the Business Registration Certificate No. 4103005880 (changed to No. 0304789925 from 29 December 2021) firstly issued on 08 January 2007 by the Department of Planning and Investment (currently the Department of Finance) of Ho Chi Minh City, and its 9th amendment dated 17 September 2025.

The Company's headquarters is located at 194 Pasteur Street, Xuan Hoa Ward, Ho Chi Minh City.

The Company's charter capital is VND 93,600,000,000, and the fully paid-in charter capital is VND 93,600,000,000, equivalent to 9,360,000 shares, par value of one share is VND 10,000.

The total number of employees of the Company as at 30 June 2026 is: 234 employees (as at 01 January 2026 is: 236 employees).

Business field and business activities:

According to the Business Registration Certificate, the principal activities of the Company are:

- Management and development of water supply systems; supply and trading of clean water for domestic and production purposes;
- Construction consulting for water supply works, civil and industrial works (excluding design, survey, and construction supervision);
- Construction of water supply works;
- Road reinstatement for specialized water supply works and other works;
- Construction design of water supply and drainage works;
- Construction design of urban technical infrastructure works;
- Project formulation and project management for water supply and drainage works and urban technical infrastructure works;
- Construction supervision of water supply and drainage works;
- Topographic survey for construction works;
- Wholesale of equipment and measuring instruments for the water supply sector;
- Wholesale of materials and equipment installed in construction;
- Renting and leasing of construction machinery and equipment.

Nature of the Company's operations during the period affecting the Interim Financial Statements

During the first six months of 2026, the demand for domestic water consumption in the area did not fluctuate significantly compared to the same period of the previous year. Specifically, revenue for the period increased by VND 5.17 billion, representing a 2% increase compared to the same period of the previous year. Meanwhile, during the six-month period, cost of sales increased by VND 13.80 billion, equivalent to 9%, while selling expenses decreased by VND 4.20 billion, equivalent to 9%.

In addition, the Company recognized tax penalties and late payment interest during the period pursuant to Decision No. 4144/QD-KPHQ dated 25 June 2026 issued by the Ho Chi Minh City Tax Department regarding the collection of underpaid value-added tax and corporate income tax for the tax inspection periods of 2016, 2018 and 2020 (Note 26*).

These factors resulted in profit after tax decreasing by VND 2.81 billion, equivalent to a 10% decrease compared to the same period of the previous year.

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

2.2 Accounting Standards and Accounting system

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Statement of compliance with Vietnamese standards and accounting system

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

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01 January 2026.

The Company adopted the provisions of Circular No. 99/2025/TT-BTC prospectively from 1 January 2026. The Circular also introduces changes to the presentation of certain items in the financial statements. Comparative information has been reclassified to conform with the current period's presentation. Details of the reclassification of comparative information are presented in Note 34 of the Interim Financial Statements.

2.4 Accounting estimates

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

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

- Provision for bad debts;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

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

2.5 Financial Instruments

Initial recognition

Financial assets

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

Financial liabilities

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

Subsequent measurement after initial recognition

Financial assets and financial liabilities have not been measured at fair value at the balance sheet date as Circular No. 210/2009/TT-BTC and required by other applicable regulations to present the Financial Statements and disclosures for financial instruments, but does not provide equivalent guidance for the assessment and recognition of fair values of financial assets and financial liabilities.

2.6 Cash and cash equivalents

Cash comprises cash on hand and cash in bank.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 Financial investments

Investments held to maturity comprise term deposits and loans held to maturity to earn profits periodically.

Provision for devaluation of investments is made at the end of the period, based on the recoverability to establish provision for doubtful debts in accordance with applicable laws.

2.8 Receivables

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

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

2.9 Inventories

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

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

The cost of inventory is calculated using weighted average method.

Work in progress represents the cost of clean water supplied to customers for which the corresponding revenue has not yet been recognized.

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

2.10 Fixed assets ("FA")

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

Subsequent measurement after initial recognition

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

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

Fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

▸ Buildings, structures	05 - 25 years
▸ Machinery, equipment	05 - 06 years
▸ Vehicles and transporation equipment	06 - 10 years
▸ Office equipment and furniture	05 years
▸ Computer software	05 years

2.11 Construction in progress

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

2.12 Operating lease

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

2.13 Deferred expenses

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

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

Types of deferred expenses of the Company include:

- The Company's deferred expenses are life insurance policies purchased for employees with an insurance period and allocation period of 01 year from the premium payment date.

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 06 – 12 months.
- Other deferred expenses are stated at cost and amortized on a straight-line basis over their useful lives from 03 – 36 months.

2.14 Payables

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

2.15 Dividend payables

Dividend payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends to shareholders of the Company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the Resolution of the General Meeting of Shareholders is approved and the announcement of dividend payment from the Board of Directors of the Company.

2.16 Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.17 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset (are capitalized) as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

2.18 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as sccrued construction, repair and maintenance costs, and interest expense, etc., which are recorded as operating expenses of the reporting period.

2.19 Owner's equity

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

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

2.20 Revenue

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns.

The following specific recognition conditions must also be met when recognizing revenue:
Revenue from sale of goods:

- Significant risks and rewards associated with the ownership of the goods have been transferred to the buyer; and
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.

Revenue from rendering of services:

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

Financial income

Financial incomes include income from interest, dividend and other financial gains earned by the Company should be recognized when these two (2) conditions are satisfied:

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

2.21 Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis.

Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period, even if the related products and goods have not been determined to be sold.

2.22 Financial expenses

Items recorded into financial expenses comprise borrowing costs.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.23 Selling expenses and general and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.24 Disposal and liquidation of Fixed Assets

Income from the sale or liquidation of fixed assets is recognized in the statement of profit or loss when substantially all the risks and rewards incidental to ownership have been transferred to the purchaser.

Gains or losses arising from the sale or liquidation of fixed assets are determined as the difference between the proceeds and the costs directly attributable to the disposal, together with the carrying amount of the related fixed assets. Such gains or losses are presented on a net basis in the statement of profit or loss for the previous.

2.25 Corporate income tax

a) Current corporate income tax expenses

Current corporate income tax expense comprises current corporate income tax expense determined in accordance with the Law on Corporate Income Tax.

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

b) Current corporate income tax rate

For the accounting period ended 30 June 2026, the Company is subject to a Corporate Income Tax rate of 20% applied to business activities with taxable corporate income.

2.26 Earnings per share

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

2.27 Related parties

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

- Organizations, directly or indirectly having control the Company, are controlled by the Company, or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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

2.28 Segment information

Due to all of the Company's revenue is generated within Vietnam and primary revenue is derived solely from clean water supply and related services, the Company does not prepare segment reports by business segment and geographical segment.

3. Cash and cash equivalents

	Ending balance VND	Beginning balance VND
Cash on hand	2,451,273,950	199,077,297
Cash in bank (i)	85,204,726,127	55,519,636,224
Cash equivalents (ii)	5,004,554,795	5,000,000,000
	92,660,554,872	**60,718,713,521**

Detailed information on demand deposits and cash equivalents as at 30 June 2026 is as follows:

	Currency	Term	Interest rate %/year	Amount VND
(i) Cash in bank				
Vietnam Bank for Agriculture and Rural Development - Cho Lon Branch	VND			21,989,105,209
Military Commercial Joint Stock Bank - Bac Sai Gon Branch	VND			8,495,174,421
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 3 - Ho Chi Minh city	VND			16,419,727,158
Other banks	VND			38,300,719,339
				85,204,726,127
(ii) Cash equivalents				
Vietnam Bank for Agriculture and Rural Development - Cho Lon Branch	VND	1 month	4.75%	5,004,554,795
				5,004,554,795

4. Short-term held to maturity

	Ending balance			Beginning balance		
	Book value VND	Recoverable amount VND	Allowance VND	Book value VND	Recoverable amount VND	Allowance VND
Term deposits	26,635,027,397	26,635,027,397	-	51,857,231,507	51,857,231,507	-
	26,635,027,397	**26,635,027,397**	**-**	**51,857,231,507**	**51,857,231,507**	**-**

Detailed information on term deposits as at 30 June 2026 is as follows:

	Currency	Term	Interest rate %/year	Amount VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Cho Lon Branch	VND	06 - 12 months	3.40% - 6.35%	16,218,556,164
Other banks	VND	06 - 12 months	6.35% - 7.20%	10,416,471,233
				26,635,027,397

5. Short-term trade receivables

	Ending balance		Beginning balance	
	Book value VND	Allowance VND	Book value VND	Allowance VND
Related parties	**365,352,998**	**-**	**365,352,998**	**-**
Saigon Water Corporation	210,680,993	-	210,680,993	-
Saigon Water Corporation – Clean Water Transmission Enterprise Branch	154,672,005	-	154,672,005	-
Other parties	**17,256,198,994**	**(3,300,272,977)**	**11,316,378,823**	**(3,300,272,977)**
Water customers	17,145,697,434	(3,300,272,977)	10,694,105,945	(3,300,272,977)
Others	110,501,560	-	622,272,878	-
	17,621,551,992	**(3,300,272,977)**	**11,681,731,821**	**(3,300,272,977)**

6. Other receivables

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
a) Short-term				
Advances to employees	211,338,943	-	265,000,000	-
Collateral	186,696,346	-	186,696,346	-
Undeclared VAT	1,197,200,720	-	75,254,946	-
Others	30,103,455	-	3,381,615	-
	1,625,339,464	**-**	**530,332,907**	**-**
b) Long-term				
Collateral	594,000,000	-	180,000,000	-
Receivables from embezzled water revenue by Mr. Le Trung Huy since 2013	1,157,969,085	(1,157,969,085)	1,157,969,085	(1,157,969,085)
	1,751,969,085	**(1,157,969,085)**	**1,337,969,085**	**(1,157,969,085)**

7. Bad debts

	Ending balance		Beginning balance	
	Original cost	Recoverable amount	Original cost	Recoverable amount
	VND	VND	VND	VND
Total value of overdue receivables and loans, or non-overdue receivables and loans with doubtful recoverability:				
a) Short-term				
Trade receivables	3,810,922,919	510,649,942	3,810,922,919	510,649,942
Additional water charges collected pursuant to the 2017 State Audit	*1,999,585,500*	-	*1,999,585,500*	-
Water customers with overdue payments	*1,811,337,419*	*510,649,942*	*1,811,337,419*	*510,649,942*
Advances to suppliers	27,063,508	-	-	-
a) Long-term				
Other receivables from embezzled water revenue	1,157,969,085	-	1,157,969,085	-
	4,968,892,004	**510,649,942**	**4,968,892,004**	**510,649,942**

8. Inventories

	Ending balance		Beginning balance	
	Original cost VND	Allowance VND	Original cost VND	Allowance VND
Raw material	16,500,588,768	-	22,686,953,931	-
Tools, supplies	15,464,286	-	5,764,286	-
Cost of clean water pending transfer	10,530,631,865	-	9,945,789,252	-
	27,046,684,919	**-**	**32,638,507,469**	**-**

9. Deferred expenses

	Ending balance VND	Beginning balance VND
a) Short-term		
Life insurance for employee	4,682,800,000	3,656,400,000
Tools, supplies	113,423,825	414,552,819
Software costs	249,224,283	498,448,575
	5,045,448,108	**4,569,401,394**
b) Long-term		
Storage device warranty	478,408,325	615,096,413
Software costs	2,301,831,886	2,877,611,260
	2,780,240,211	**3,492,707,673**

10. Construction in-progress

	Ending balance VND	Beginning balance VND
Purchasing of fixed assets	55,800,000	1,355,000,000
Development and rehabilitation of water supply systems (*)	5,512,709,423	6,588,967,084
	5,568,509,423	**7,943,967,084**

(*) Projects included in the annual water supply network development and renovation plan managed and invested by the Company.

11. Fixed assets

	Tangible fixed assets (FA)					Intangible FA
	Buildings	Machinery and equipment	Vehicles equipment	Management equipment	Total	Computer software
	VND	VND	VND	VND	VND	VND
Historical cost						
As at the beginning of the year	3,842,656,054	17,965,471,485	505,702,088,952	18,066,422,208	**545,576,638,699**	**8,572,873,891**
Purchase	-	900,000,000	10,904,328,916	1,293,015,000	**13,097,343,916**	**2,552,520,000**
Liquidating, disposal	-	-	-	(3,761,387,103)	**(3,761,387,103)**	-
As at the end of the period	**3,842,656,054**	**18,865,471,485**	**516,606,417,868**	**15,598,050,105**	**554,912,595,512**	**11,125,393,891**
Accumulated depreciation						
As at the beginning of the year	3,842,656,054	10,836,938,155	313,835,265,851	12,224,835,968	**340,739,696,028**	**5,103,266,809**
Depreciation / amortization	-	988,252,916	18,666,641,338	854,685,177	**20,509,579,431**	**500,946,591**
Liquidating, disposal	-	-	-	(3,747,183,071)	**(3,747,183,071)**	-
As at the end of the period	**3,842,656,054**	**11,825,191,071**	**332,501,907,189**	**9,332,338,074**	**357,502,092,388**	**5,604,213,400**
Net carrying amount						
As at the beginning of the year	-	7,128,533,330	191,866,823,101	5,841,586,240	**204,836,942,671**	**3,469,607,082**
As at the end of the period	**-**	**7,040,280,414**	**184,104,510,679**	**6,265,712,031**	**197,410,503,124**	**5,521,180,491**

- Net carrying amount of tangible fixed assets used as collateral for borrowings at the end of the period: VND 9,807,865,253.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 173,838,922,023.
- Cost of fully amortised intangible fixed assets still in use at the end of the period: VND 3,885,423,520.

12. Short-term trade payables

	Ending balance VND	Beginning balance VND
Related parties	**51,292,010,214**	**29,493,213,640**
Saigon Water Corporation	51,292,010,214	29,493,213,640
Other parties	**13,367,059,827**	**24,592,596,053**
Bui Huynh Design Consulting Construction and Trading Co., Ltd.	3,949,807,332	665,631,864
Trong Nghia Construction Investment and Trading Co., Ltd.	2,543,079,012	2,340,994,594
Minh Trang Construction Corporation	572,754,277	4,303,975,375
Others	6,301,419,206	17,281,994,220
	64,659,070,041	**54,085,809,693**

13. Payables of dividends and profits

	Ending balance VND	Beginning balance VND
Dividend and profit payables	9,525,489,424	911,927,284
	9,525,489,424	**911,927,284**

- Payment due date for dividends or profits to be paid in cash to shareholders: the 1st payment date (dividend distribution from 2025 profit) is 15 June 2025, and the 2nd payment date (dividend distribution from undistributed profits of 2023 and prior years) is 14 September 2026.
- Dividends or profit distributions committed to be paid but remaining unpaid after the due date: VND 840,124,084.

14. Short-term accrued expenses

	Ending balance VND	Beginning balance VND
Retained environmental protection fee	736,600,375	755,342,071
Sightseeing expenses	333,487,963	-
Accrued interest expenses	-	11,866,708
Accrued material costs	3,349,902	109,043,648
Others	232,737,864	133,000,000
	1,306,176,104	**1,009,252,427**

15. Other short-term payables

	Ending balance VND	Beginning balance VND
Deposits, collateral received	1,767,150,000	1,732,150,000
Drainage service and environmental protection fees	3,107,856,306	1,858,495,857
Others	181,138,952	305,335,251
	5,056,145,258	**3,895,981,108**

16. Tax payables and statutory obligations

	Beginning balnace (Adjusted)		Movement		Ending balance	
	Receivables	Payables	Actual payment	Payables	Receivables	Payables
	VND	VND	VND	VND	VND	VND
VAT	-	-	4,039,761,301	4,039,761,301	-	-
Corporate income tax	-	6,374,740,178	5,921,855,273	6,291,201,440	-	6,744,086,345
Personal income tax	-	424,471,532	2,557,381,580	1,489,515,383	768,282,881	124,888,216
Land tax and land rental	970,112,637	-	818,715,936	1,788,828,573	-	-
VAT on wastewater drainage and treatment services (collected on behalf)	-	1,127,639,080	6,636,996,500	6,652,326,717	-	1,142,969,297
Environmental fees	171,671,799	-	-	1,147,585	170,524,214	-
Wastewater service fees (collected on behalf)	-	15,467,383,094	82,251,656,571	81,024,997,857	-	14,240,724,380
Other payables	3,000,000	-	-	3,831,649,095	3,000,000	3,831,649,095
	1,144,784,436	**23,394,233,884**	**102,226,367,161**	**105,119,427,951**	**941,807,095**	**26,084,317,333**

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

17. Loans and liabilities

	Ending balance	Movement		Beginning balance
	Book value	Increase	Decrease	Book value
	VND	VND	VND	VND
a) Short-term				
Proportion of long-term loans	***4,031,843,468***	***906,514,584***	***2,015,721,734***	***2,922,636,318***
Vietnam Bank for Agriculture and Rural Development - Cho Lon Branch	4,031,843,468	906,514,584	2,015,721,734	2,922,636,318
	4,031,843,468	**906,514,584**	**2,015,721,734**	**2,922,636,318**
b) Long-term				
Vietnam Bank for Agriculture and Rural Development - Cho Lon Branch	5,845,274,721	-	2,015,721,734	3,829,552,987
	5,845,274,721	**-**	**2,015,721,734**	**3,829,552,987**
Maturity within next 12 months	(4,031,843,468)	(906,514,584)	(2,015,721,734)	(2,922,636,318)
Maturity after 12 months	**1,813,431,253**			**906,916,669**

Detailed information on borrowings as at 30 June 2026 is as follows:

No	Contract	Loan's purpose	Balance as at 30 June 2026 VND	Term Year	Interest rate (%)/ year	Repayment schedule	Collateral
1.	No. 6220-LAV-201700906 /HDTD dated 08 August 2017	To finance construction, renovation, replacement, and upgrading costs for the water supply network and non-revenue water reduction, comprising 4 component projects whose economic-technical reports have been approved.	489,127,097	9 years	7.5%/year for the first year, and adjusted every 6 months thereafter.	The grace period is 1 year from the first loan disbursement date. Upon expiration of the grace period, the principal is repayable in equal quarterly installments together with interest. The first principal repayment date was 20 March 2019, with the principal repaid in 32 equal quarterly installments.	Water supply pipeline network and related assets funded by the Bank under Mortgage Agreement for Assets Formed in the Future No. 6220-LCL-201700410/HTTL dated 15 June 2017, with a total collateral value of VND 12,817,000,000.
2.	No. 6220-LAV-201701301 /HDTD, dated 14 December 2017	To finance construction, renovation, replacement, and upgrading costs for the water supply network and non-revenue water reduction, comprising 11 component projects whose economic-technical reports have been approved.	619,929,221	9 years	7.5%/year for the first year, and adjusted every 6 months thereafter.	The grace period is 1 year from the first loan disbursement date, but shall not exceed 24 months from the contract signing date. Upon expiration of the grace period, the principal is repayable in equal quarterly installments together with interest. The first principal repayment date was 20 March 2019, with the principal repaid in 32 equal quarterly installments.	Water supply pipeline network and related assets funded by the Bank under Mortgage Agreement for Assets Formed in the Future No. 6220-LCL-201700918/HTTL, with a total collateral value of VND 19,631,000,000.
3.	No. 6220-LAV-201801191 /HDTD, dated 25 December 2018	To finance construction, renovation, replacement, and upgrading costs for the water supply network and non-revenue water reduction, comprising 6 component projects whose economic-technical reports have been approved.	2,720,496,669	9 years	7.5%/year for the first year, and adjusted every 6 months thereafter.	The grace period is 1 year from the first loan disbursement date, but shall not exceed 24 months from the contract signing date. Upon expiration of the grace period, the principal is repayable in equal quarterly installments together with interest. The first principal repayment date was 20 March 2020, with the principal repaid in 32 equal quarterly installments.	Water supply pipeline network and related assets funded by the Bank under Mortgage Agreement for Assets Formed in the Future No. 6220-LCL-201800649/HTTL, with a total collateral value of VND 33,275,000,000.
			3,829,552,987				

Loans are secured and fully registered as secured transactions.

18. Owners' equity

a. Reconciliation of Changes in Equity

	Contributed charter capital VND	Development Investment Fund VND	Retained earnings (Adjusted) VND	Total VND
Beginning balance of previous year	**93,600,000,000**	**99,278,821,947**	**62,954,379,770**	**255,833,201,717**
Profit for previous period	-	-	27,974,732,702	27,974,732,702
Profit distribution	-	14,108,705,145	(55,482,963,378)	(41,374,258,233)
Ending balance of previous period	**93,600,000,000**	**113,387,527,092**	**35,446,149,094**	**242,433,676,186**
Beginning balance of this year	**93,600,000,000**	**113,387,527,092**	**55,763,438,810**	**262,750,965,902**
Profit for this period	-	-	25,164,805,761	25,164,805,761
Profit distribution (*)	-	-	(41,209,040,080)	(41,209,040,080)
Ending balance of this period	**93,600,000,000**	**113,387,527,092**	**39,719,204,491**	**246,706,731,583**

(*) According to the Resolution dated 22 April 2026 issued by General Meeting of shareholders, the Company announced 02 profit distributions of 2025, and from undistributed profits of 2023 and prior years as follows:

	Rate %	Value VND
Total distributable profit	100.00	41,209,040,080
- Appropriation to the Reward Fund	21.48	8,851,642,800
- Appropriation to the Welfare Fund	14.32	5,901,095,200
- Appropriation to the Management Bonus	1.51	622,702,080
- Dividend payment (27.6% par value)	62.69	25,833,600,000

b. Details of Contributed capital

	Ending balance		Beginning balance	
	VND	%	VND	%
Saigon Water Corporation	49,747,000,000	53.15%	49,747,000,000	53.15%
N.T.P Trading Co., Ltd	19,486,890,000	20.82%	19,486,890,000	20.82%
Vikki Digital Bank Limited	9,360,000,000	10.00%	9,360,000,000	10.00%
Mr. Ho Le Minh	8,305,500,000	8.87%	8,305,500,000	8.87%
Others	6,700,610,000	7.16%	6,700,610,000	7.16%
	93,600,000,000	**100%**	**93,600,000,000**	**100%**

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

	This period VND	Previous period VND
Owner's contributed capital		
- At the beginning of the year	93,600,000,000	93,600,000,000
- At the end of the period	93,600,000,000	93,600,000,000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	911,927,284	555,675,444
- Dividend payable in the period:	25,833,600,000	25,833,600,000
+ Dividend payable from last year's profit	*25,833,600,000*	*25,833,600,000*
- Dividend paid in cash in the period	17,220,037,860	7,848,932,460
+ Dividend payable from last year's profit	*17,220,037,860*	*7,848,932,460*
- Dividend payable at the end of the period	9,525,489,424	18,540,342,984

d. Share

	This period	Previous period
Quantity of Authorized issuing shares	9,360,000	9,360,000
Quantity of issued shares	9,360,000	9,360,000
- Common shares	*9,360,000*	*9,360,000*
Quantity of outstanding shares in circulation	9,360,000	9,360,000
- Common shares	*9,360,000*	*9,360,000*

Par value per share: VND 10,000/share

19. Off statement of interim financial position items and operating lease commitment

Operating asset for leasing

The Company manages and uses the following land areas:

- Three land plots, comprising No. 194 Pasteur Street, Xuan Hoa Ward, and Lots A and H of Nguyen Thien Thuat Apartment Complex, Ban Co Ward, with a total area of 1,118.9 m². The Company has entered into land lease agreements with the Department of Natural Resources and Environment (now the Department of Agriculture and Environment) of Ho Chi Minh City for a term of 50 years, commencing in 2007 and 2008, respectively. The land is used for production and business purposes, and the land rental is paid annually.
- A land area comprising Land Parcel No. 602-1048, Map Sheet No. 01_(TL 02), and Land Parcel No. 602-1049, Map Sheet No. 1_(TL 02), located in Binh Hung Commune, Ho Chi Minh City. The land is used as a warehouse and storage area for materials. The lease term is five years commencing from 1 March 2023, with the land rental payable monthly.

In addition, the Company leases water supply pipelines for the purpose of supplying clean water within Ho Chi Minh City under the operating lease agreement with Saigon Water Supply Corporation – One Member Limited Liability Company, No. 3124/HĐ-TCT-KTTC dated 23 April 2026. The contract value for a one-year lease term is VND 1,001,033,470.

20. Revenues from goods sold and services rendered

	This period VND	Previous period VND
Water supply revenue	278,091,184,100	273,061,544,891
Other services revenue	700,841,096	553,448,715
	278,792,025,196	**273,614,993,606**

21. Costs of goods sold and services rendered

	This period VND	Previous period VND
Cost of clean water supply	175,288,314,646	161,615,169,544
Cost of other services	264,275,661	137,665,111
	175,552,590,307	**161,752,834,655**
In which, purchase from related parties (Note 33)	**146,076,378,824**	**146,741,205,243**

22. Financial income

	This period VND	Previous period VND
Interest on savings	1,027,362,486	974,007,934
	1,027,362,486	**974,007,934**

23. Selling expenses

	This period VND	Previous period VND
Labor	16,205,370,005	16,444,755,430
Depreciation and amortization	19,331,822,537	18,881,881,739
Corroded pipe repair expenses	5,015,888,389	9,433,108,318
Other expenses in cash	900,000	2,050,000
	40,553,980,931	**44,761,795,487**

24. General administrative expenses

	This period VND	Previous period VND
Labor	17,415,000,496	17,987,636,645
Offices supplies	1,993,720,024	2,642,020,035
Depreciation and amortization	1,678,703,485	1,096,914,262
Taxes, fees and charges	1,738,263,357	1,619,854,396
Provisions	27,063,508	67,423,944
External services	3,299,233,391	5,303,128,884
Other expenses in cash	6,190,749,690	4,182,247,514
	32,342,733,951	**32,899,225,680**
In which, general and administrative expenses purchased from related parties (Note 33)	**542,977,734**	**500,516,734**

25. Other income

	This period	Previous period
	VND	VND
Disposal of fixed assets	4,159,785,825	-
Refund of received compensation to State Budget	-	(5,229,447)
Collected from drainage service and environmental protection fees	818,444,861	782,720,660
Others	26,579,385	4,544,191
	5,004,810,071	**782,035,404**

26. Other expenses

	This period	Previous period
	VND	VND
Expenses from disposal of fixed assets	95,528,718	-
Fines and late payment interest (*)	3,831,649,095	-
90% cost of drainage services and environmental protection fees	736,600,375	704,448,594
Others	82,814,112	2,250
	4,746,592,300	**704,450,844**

(*) Penalties and late payment interest on tax liabilities pursuant to Decision No. 4144/QD-KPHQ dated 25 June 2026 issued by the Ho Chi Minh City Tax Department regarding the collection of underpaid value-added tax and corporate income tax for the tax audit periods of 2016, 2018 and 2020.

27. Current corporate Income tax

	This period	Previous period (Adjusted)
	VND	VND
Total profit before tax:	**31,456,007,201**	**34,968,415,878**
Taxed income	**31,456,007,201**	**34,968,415,878**
Current corporate income tax (tax rate 20%)	**6,291,201,440**	**6,993,683,176**
Opening CIT payable	6,374,740,178	2,975,569,958
CIT paid in the period	5,921,855,273	3,565,876,482
Closing CIT payable	**6,744,086,345**	**6,403,376,652**

28. Basis earnings per share

	This period VND	Previous period VND
Net profit after tax	25,164,805,761	27,974,732,702
Profit distributed to common shares	25,164,805,761	27,974,732,702
Average number of outstanding common shares in circulation in the period	9,360,000	9,360,000
Basic earnings per share	**2,689**	**2,989**

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

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

29. Expenses by nature

	This period VND	Previous period VND
Clean water expenses	145,693,903,068	146,477,197,985
Raw materials	18,999,152,470	2,737,484,703
Labour expenses	45,332,069,553	49,181,603,520
Depreciation expenses	21,010,526,022	19,978,796,001
Taxes, fees and charges	1,738,263,357	1,619,854,396
Provisions	27,063,508	67,423,944
External services	8,635,213,298	15,593,954,767
Other expenses in cash	7,597,956,526	4,182,247,514
	249,034,147,802	**239,838,562,830**

30. Financial instruments

Financial risk management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company's business operations will bear the risks of interest rates.

Interest rate risk

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

Credit Risk

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

	Under 1 year	From 1 to 5 years	Total
	VND	VND	VND
Ending balance			
Cash and cash equivalents	90,209,280,922	-	90,209,280,922
Trade and other receivables	15,946,618,479	594,000,000	16,540,618,479
Loans	26,635,027,397	-	26,635,027,397
	132,790,926,798	**594,000,000**	**133,384,926,798**
Beginning balance			
Cash and cash equivalents	60,519,636,224	-	60,519,636,224
Trade and other receivables	8,911,791,751	180,000,000	9,091,791,751
Loans	51,857,231,507	-	51,857,231,507
	121,288,659,482	**180,000,000**	**121,468,659,482**

Liquidity Risk

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

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

	Under 1 year	From 1 to 5 years	Total
	VND	VND	VND
Ending balance			
Borrowing and debts	2,922,636,318	906,916,669	3,829,552,987
Trade and other payables	79,240,704,723	-	79,240,704,723
Accrued expenses	1,306,176,104	-	1,306,176,104
	83,469,517,145	**906,916,669**	**84,376,433,814**
Beginning balance			
Borrowing and debts	4,031,843,468	1,813,431,253	5,845,274,721
Trade and other payables	58,893,718,085	-	58,893,718,085
Accrued expenses	1,009,252,427	-	1,009,252,427
	63,934,813,980	**1,813,431,253**	**65,748,245,233**

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

31. Other information

As at the date of preparation and approval of these interim financial statements, the 2026 bulk clean water purchase agreement between the Saigon Water Corporation - Related party has not yet been approved by the Company's 2026 Annual General Meeting of Shareholders. The agreement is currently being performed pursuant to the temporary mechanism approved by the Board of Directors under Resolution No. 21/NQ-CNBT-HĐQT dated 26 June 2026. The temporary mechanism is intended solely to ensure the continuity of the Company's clean water supply operations and does not create, modify or replace the authority of the General Meeting of Shareholders to consider and approve this transaction. The temporary mechanism remains effective until the transaction is duly approved by the competent authority or otherwise subject to a decision by a competent authority in accordance with applicable regulations.

In addition, the Company did not ensure that at least 10% of the voting shares were held by a minimum of 100 investors who are not major shareholders. Accordingly, the Company did not meet the shareholder structure requirements of a public company as stipulated in Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended and supplemented by Point a, Clause 11, Article 1 of Law No. 56/2024/QH15.

32. Subsequent events

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

33. Transaction and balances with related partied

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

Related parties	Relationship
Saigon Water Corporation	Parent Company
N.T.P Trading Co., Ltd	Major shareholder
Water Mechanical Construction JSC	Associates of the Parent Company
Saigon Water Corporation – Clean Water Transmission Enterprise Branch	Dependent unit of the Parent Company
Saigon Water Corporation – Ho Chi Minh city Rural Domestic Water Supply Enterprise Branch	Dependent unit of the Parent Company
The members of the Board of Directors, the Board of Management, the Board of Supervision	

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

	This period VND	Previous period VND
Purchase material	**542,977,734**	**500,516,734**
Saigon Water Corporation	524,516,734	500,516,734
N.T.P Trading Co., Ltd	18,461,000	-
Purchase	**146,076,378,824**	**146,741,205,243**
Saigon Water Corporation	145,461,165,204	146,627,105,243
Ho Chi Minh City Rural Domestic Water Supply	2,713,620	-
N.T.P Trading Co., Ltd	612,500,000	-
Water Mechanical Construction JSC	-	114,100,000
Dividend distribution	**23,984,231,640**	**23,984,231,640**
Saigon Water Corporation	13,730,172,000	13,730,172,000
N.T.P Trading Co., Ltd	5,378,381,640	5,378,381,640
Vikki Digital Bank Limited	2,583,360,000	2,583,360,000
Mr. Ho Le Minh	2,292,318,000	2,292,318,000

Income of each member of the Board of Directors, the Board of Management, the Board of Supervision and other managers as follows:

		This period VND	Previous period VND
Pham Tuan Anh	Chairman	488,272,594	327,344,358
Pham Thi Thanh Van	Chairman *(Resigned)*	-	112,853,555
Nguyen Thi Bao Chau	Member of the BOD	26,066,592	63,648,058
Nguyen Huu Tri	Member of the BOD	71,170,304	24,000,000
Nguyen Thi Kieu Nguyet	Member of the BOD	71,066,592	58,236,043
Ho Le Minh	Member of the BOD	82,755,456	63,648,058
Ly Buu Nghia	Member of the BOD	53,688,864	-
Tran Quang Phong	Member of the BOD *(Resigned)*	11,585,152	49,648,058
Ta Chuong Lam	Member of the BOD *(Resigned)*	8,688,864	44,236,043
Nguyen Hoai Nam	Member of the BOD/Director	460,790,175	109,065,707
Nguyen Doan Xa	Member of the BOD/Director *(Resigned)*	160,800,834	467,919,416
Vang Cong Hieu	Member of the BOD/ Deputy Director	432,518,006	317,716,010
Truong Tan Quoc	Deputy Director	401,226,055	396,722,624
Pham Chi Thien	Deputy Director *(Resigned)*	47,490,052	322,905,304
Nguyen Thi Thu Huong	Head of the Supervision Board	347,046,814	385,473,456
Pham Thien Trinh	Member of the Supervision Board	43,033,296	32,118,022
Pham Thi Phuong Linh	Member of the Supervision Board	43,033,296	32,118,022
		2,749,232,946	**2,807,652,734**

Except for the transactions with related party as mentioned above, other related parties have no transaction during the period and no closing balance as at the balance sheet date with the Company.

34. Comparative figures

The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Company during the previous period.

The comparative figures in the Interim Statement of Financial Position and related notes are those of the Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Statement of Income, Interim Statement of Cash flows, and related notes is that of the Interim Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by UHY Auditing and Consulting Company Limited.

As presented in Note 2.3, the Company applies to retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC from 01 January 2026, resulting in changes to certain items in the Interim Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in Appendix No.01.
The Company's Board of Management has decided to retrospectively restate certain line items in the financial statements for the financial year ended 31 December 2025 pursuant to Decision No.

4144/QD-KPHQ dated 25 June 2026 issued by the Ho Chi Minh City Tax Department regarding the collection of underpaid value-added tax and corporate income tax for the tax audit periods of 2016, 2018 and 2020. Accordingly, certain line items in the financial statements for the financial year ended 31 December 2025 have been retrospectively adjusted as follows:

Code		Adjusted figures	Figures in the Interim Financial Statements of previous year	Difference
		VND	VND	VND
	Statement of financial position			
162	VAT deductibles	1,738,153,348	3,058,034,389	(1,319,881,041)
314	Short-term tax payables and statutory obligations	23,394,233,884	19,250,792,291	4,143,441,593
420	Retained earnings	55,763,438,810	61,226,761,444	(5,463,322,634)
420a	*- Retained earnings accumulated to previous year*	*7,471,416,392*	*12,934,739,026*	*(5,463,322,634)*

35. Approval of Interim Financial Statements

These Interim Financial Statements have been approved by the Board of Management for issuance on 10 August 2026.

Nguyen Hoai Nam Legal Representative	Nguyen Huu Cuong Chief Accountant	Ta Thi Kieu Van Preparer

Approved, 10 August 2026

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025				
Code	**Items**	**Value**	**Code**		**Items**	**Value**	**Change**
		VND				VND	
	a) Statement of Financial Position				**a) Statement of Financial Position**		
123	Held-to-maturity investments	51,100,000,000	123	1	Short-term held-to-maturity investments	51,857,231,507	Restatement, code change
136	Other short-term receivables	1,287,564,414	135	3	Other short-term receivables	530,332,907	Restatement, code change
151	Short-term prepaid expenses	4,569,401,394	161	1	Short-term deferred expenses	4,569,401,394	Code change
152	Deductible VAT	3,058,034,389	162	2	Deductible VAT	1,738,153,348	Code change
153	Taxes and other receivables from the State budget	1,144,784,436	163	3	Taxes and other receivables from the State budget	1,144,784,436	Code change
216	Other long-term receivables	1,337,969,085	215	1	Other long-term receivables	1,337,969,085	Code change
219	Allowance for long-term doubtful debts	(1,157,969,085)	216	2	Allowance for long-term doubtful debts	(1,157,969,085)	Code change
242	Construction in-progress	7,943,967,084	252	1	Construction in-progress	7,943,967,084	Code change
261	Long-term prepaid expenses	3,492,707,673	271	1	Long-term deferred expenses	3,492,707,673	Rename, code change
			313	3	Dividend and profit payables	911,927,284	Restatement
313	Taxes and other payables to State budget	19,250,792,291	314	4	Short-term taxes and other payables to State budget	23,394,233,884	Code change
314	Payables to employees	13,539,547,425	315	5	Payables to employees	13,539,547,425	Code change
315	Short-term accrued expenses	1,009,252,427	316	6	Short-term accrued expenses	1,009,252,427	Code change
319	Other short-term payables	4,807,908,392	320	7	Other short-term payables	3,895,981,108	Restatement, code change
320	Short-term borrowings and finance lease liabilities	4,031,843,468	321	8	Short-term borrowings and finance lease liabilities	4,031,843,468	Code change
322	Bonus and welfare fund	9,652,021,344	323	9	Bonus and welfare fund	9,652,021,344	Code change
338	Long-term loans and liabilities	1,813,431,253	339	1	Long-term loans and liabilities	1,813,431,253	Code change
421	Retained earnings	61,226,761,444	420	3	Retained earnings	55,763,438,810	Code change
421a	*- Retained earnings accumulated to previous year*	12,934,739,026	420a		*- Retained earnings accumulated to previous year*	7,471,416,392	Code change
421b	*- Undistributed profit of this period*	48,292,022,418	420b		*- Undistributed profit of this period*	48,292,022,418	Code change

APPENDIX I: COMPARATIVE FIGURES
(Continued)

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			
Code	**Items**	**Value**	**Code**	**Items**	**Value**	**Change**
		VND			VND	
	b) Statement of Cash flows			**b) Statement of Cash flows**		
05	(Gains) from investment activities	(974,007,934)	05	(Gains) from investment and financial activities	(974,007,934)	Rename
06	Interest expense	284,314,400	06	Interest expense	284,314,400	Rename
12	Decrease in prepaid expenses	1,984,552,656	12	Decrease in deferred expenses	1,984,552,656	Rename
14	Interest paid	(288,080,458)	14	Interest paid	(288,080,458)	Rename