COMBINED INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

PHU YEN WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

CONTENTS

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GENERAL INFORMATION

Corporate information

Phu Yen Water Supply and Sewerage Joint Stock Company (hereinafter referred to as "the Company") is an enterprise equitized from state-owned company - Phu Yen Water Supply and Sewerage One Member Limited Liability Company in line with Decision No. 69/KH - UBND dated 7 May 2014 of People's Committee of Phu Yen Province. The Company has been operating under Business Registration Certificate No. 4400115690, initially registered on 15 March 2006 issued by Department of Planning and Investment of Phu Yen Province and the 12th amended on 17 July 2026 issued by Department of Finance of Dak Lak Province.

The Company's principal business activities as stated in the Business Registration Certificate are to extract, treat and distribute clean water.

Head office
- Address : No. 05 Hai Duong Str., Tuy Hoa Ward, Dak Lak Province, Vietnam
- Tel : 0257.3823557

The Company's affiliates are as follows:

Affiliate	Address
Phu Yen Water Supply and Sewerage Joint Stock Company - Construction & Installation - Service Branch	No. 07 Hai Duong, Tuy Hoa Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company - Water Supply Branch No. 1	No. 229 Le Loi, Tuy Hoa Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company - Water Supply Branch No. 2	No. 33 Le Thanh Phuong, Song Cau Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company - Water Supply Branch No. 3	No. 86 Ngo Quyen, Song Hinh Commune, Dak Lak Province, Vietnam

Board of Directors (BOD)

The members of Board of Directors of the Company during the period and up to the date of this statement are as follows:

Full name	Position	
Mr. Nguyen Tan Thuan	Chairman	Re-appointed on 28 April 2025
Mr. Nguyen Phu Lieu	Member	Re-appointed on 28 April 2025
Mr. Tran The Hung	Member	Appointed on 16 July 2026
Mr. Mai Song Hao	Member	Appointed on 16 July 2026
Mr. Van Kim Hung Phong	Member	Appointed on 16 July 2026
Mr. Dang Duc Hoang	Member	Resigned on 16 July 2026
Mr. Do Hoang Long	Member	Resigned on 16 July 2026
Mr. Ta Binh Nguyen	Member	Resigned on 16 July 2026

The Supervisory Board

The members of Supervisory Board of the Company during the period and up to the date of this statement are as follows:

Full name	Position	
Ms. Tran Thi Truc Linh	Chief of the Board	Appointed on 16 July 2026
Ms. Phan Thi My Trang	Member	Appointed on 16 July 2026
Ms. Nguyen Thi Thu	Member	Re-appointed on 28 April 2025
Mr. Do Minh Son	Chief of the Board	Resigned on 16 July 2026
Ms. Do Thi Kieu Trang	Member	Resigned on 16 July 2026

The Executive Board

The members of the Executive Board during the period and up to the date of this statement are as follows:

Full name	Position	
Mr. Pham Hoang Loi	General Director	Appointed on 16 July 2026
Mr. Do Hoang Long	General Director	Resigned on 16 July 2026
Mr. Nguyen Phu Lieu	Deputy General Director	Re-appointed on 12 May 2025
Mr. Nguyen Tan Thuan	Deputy General Director	Re-appointed on 12 May 2025
Mr. Nguyen Khac Toan	Deputy General Director	Re-appointed on 12 May 2025
Ms. Nguyen Thi Xuan Tuu	Chief Accountant	Re-appointed on 12 May 2025

Legal representative

The Legal representative of the Company during the period and up to the date of this statement comprises

Full name	Position	
Mr. Pham Hoang Loi	General Director	From 16 July 2026
Mr. Do Hoang Long	General Director	Until 16 July 2026

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Phu Yen Water Supply and Sewerage Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Combined Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Responsibility of the Board of Management

The Board of Management of the Company is responsible for the preparation of the Combined Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these Combined Interim Financial Statements, the Board of Management must:

- select the appropriate accounting policies and apply them consistently.
- make judgments and estimates reasonably and prudently.
- state whether the applicable accounting standards have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Combined Interim Financial Statements.
- prepare the Combined Interim Financial Statements of the Company on a going-concern basis, unless it is inappropriate to presume that the Company will continue in business.
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Combined Interim Financial Statements.

The Board of Management hereby ensures that all the accounting books of the Company have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Company, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Board of Management is also responsible for safeguarding the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management confirm that the Company has complied with the aforementioned requirements in preparation of the Combined Interim Financial Statements.

Statement of the Board of Management

In the opinion of the Board of Management, the Combined Interim Financial Statements give a true and fair view of the financial position of the Company as of 30 June 2026, and of its financial performance and cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Combined Interim Financial Statements.

For and on behalf of the Board of Management,

M.S.D.N: 4400115690-C.T.C.P
CÔNG TY CỔ PHẦN CẤP THOÁT NƯỚC PHÚ YÊN
P.TUY HÒA-TỈNH ĐẮK LẮK

Pham Hoang Loi
General Director

Date: 11 August 2026

A&C AUDITING AND CONSULTING CO., LTD.

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No. 3.0187/26/TC-AC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT PHU YEN WATER SUPPLY AND SEWERAGE JOINT STOCK COMPANY

We have reviewed the accompanying Combined Interim Financial Statements of Phu Yen Water Supply and Sewegage Joint Stock Company (hereinafter referred to as "the Company"), which were prepared on 11 August 2026 from 6 to page 41 comprising the Combined Interim Statement of Financial Position as of 30 June 2026, the Combined Interim Income Statement, the Combined Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Combined Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Combined Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Combined Interim Financial Statements; and responsible for such internal control as the Company's Board of Management determines necessary to enable the preparation and presentation of the Combined Interim Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the Combined Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Company.

A review of interim financial information involves performing inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical procedures 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.

Conclusion of auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Combined Interim Financial Statements do not give a true and fair view, in all material respect, of the financial position of Phu Yen Water Supply and Sewerage Joint Stock Company as of 30 June 2026, and of its financial performance and cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Combined Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd
Central Branch

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN A&C CHI NHÁNH MIỀN TRUNG

Hang Quynh Hanh
Partner
Audit Practice Registration Certificate No. 0963-2023-008-1
Authorized Signatory

Khanh Hoa, 11 August 2026

COMBINED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

ITEMS		Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**86,444,348,387**	**95,016,599,781**
I.	**Cash and cash equivalents**	**110**	**V.1**	**9,691,728,544**	**8,145,469,866**
1.	Cash	111		9,691,728,544	8,145,469,866
2.	Cash equivalents	112		-	-
II.	**Short-term financial investments**	**120**		**65,850,400,755**	**75,779,984,563**
1.	Trading securities	121		-	-
2.	Provisions for devaluation of trading securities	122		-	-
3.	Short-term held-to-maturity investments	123	V.2	65,850,400,755	75,779,984,563
4.	Provisions for impairment of short-term held-to-maturity investments	124		-	-
5.	Other short-term investments	125		-	-
6.	Provisions for impairment of other short-term investments	126		-	-
III.	**Short-term receivables**	**130**		**2,532,205,619**	**2,252,426,524**
1.	Short-term trade receivables	131	V.3	2,946,339,101	3,046,029,108
2.	Short-term advances to suppliers	132	V.4	1,329,822,265	1,175,575,685
3.	Short-term intra-company receivables	133		-	-
4.	Receivables from construction contracts under percentage of completion method	134		-	-
5.	Other short-term receivables	135	V.5a	752,744,235	526,770,353
6.	Allowance for short-term doubtful debts	136	V.3,6	(2,786,848,227)	(2,786,848,227)
7.	Shortage of assets awaiting resolution	137		290,148,245	290,899,605
IV.	**Inventories**	**140**		**7,174,042,660**	**7,399,258,534**
1.	Inventories	141	V.7	7,174,042,660	7,399,258,534
2.	Allowance for devaluation of inventories	149		-	-
V.	**Current biological assets**	**150**		-	-
1.	Short-term livestock intended for one-time harvest	151		-	-
2.	Short-term seasonal or one-time harvest crops	152		-	-
3.	Provisions for impairment of current biological assets	153		-	-
VI.	**Other current assets**	**160**		**1,195,970,809**	**1,439,460,294**
1.	Short-term deferred expenses	161	V.8a	178,625,182	317,200,268
2.	Deductible Value Added Tax	162		1,017,345,627	1,120,757,310
3.	Taxes and other receivables from the State	163	V.17	-	1,502,716
4.	Trading Government bonds	164		-	-
5.	Other current assets	165		-	-

Combined Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
B -	**NON-CURRENT ASSETS**	**200**		**392,375,335,851**	**382,226,046,656**
I.	**Long-term receivables**	**210**		**825,000,000**	**825,000,000**
1.	Long-term trade receivables	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Working capital in affiliates	213		-	-
4.	Long-term intra-company receivables	214		-	-
5.	Other long-term receivables	215	V.5b	825,000,000	825,000,000
6.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**303,978,642,421**	**310,881,395,074**
1.	Tangible fixed assets	221	V.9	303,839,748,891	310,844,881,176
-	*Historical cost*	*222*		*750,184,519,827*	*743,200,220,314*
-	*Accumulated depreciation*	*223*		*(446,344,770,936)*	*(432,355,339,138)*
2.	Financial leased assets	224		-	-
-	*Historical cost*	*225*		-	-
-	*Accumulated depreciation*	*226*		-	-
3.	Intangible fixed assets	227	V.10	138,893,530	36,513,898
-	*Initial cost*	*228*		*1,228,145,670*	*1,098,145,670*
-	*Accumulated amortization*	*229*		*(1,089,252,140)*	*(1,061,631,772)*
III.	**Non-current biological assets**	**230**		-	-
1.	Bearer animals	231		-	-
a)	Immature bearer animals	232		-	-
b)	Mature bearer animals	233		-	-
-	*Historical costs*	*234*		-	-
-	*Accumulated depreciation*	*235*		-	-
2.	Long-term livestock intended for one-time harvest	236		-	-
3.	Long-term seasonal or one-time harvest crops	237		-	-
4.	Provisions for impairment of non-current biological assets	238		-	-
IV.	**Investment property**	**240**		-	-
-	Historical costs	241		-	-
-	Accumulated depreciation	242		-	-
V.	**Non-current assets in process**	**250**		**67,760,951,133**	**49,838,041,392**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252	V.11	67,760,951,133	49,838,041,392
VI.	**Long-term financial investments**	**260**		-	-
1.	Investments in subsidiaries	261		-	-
2.	Investments in joint ventures and associates	262		-	-
3.	Equity investments in other entities	263		-	-
4.	Provisions for impairment of long-term investments in other entities	264		-	-
5	Long-term held-to-maturity investments	265		-	-
6.	Provisions for impairment of long-term held-to-maturity investments	266		-	-
VII.	**Other non-current assets**	**270**		**19,810,742,297**	**20,681,610,190**
1.	Long-term deferred expenses	271	V.8b	19,796,418,125	20,664,124,559
2.	Deferred income tax assets	272	V.12	2,930,522	6,091,981
3.	Long-term components and spare parts	273	V.13	11,393,650	11,393,650
4.	Other non-current assets	274		-	-
	TOTAL ASSETS	**280**		**478,819,684,238**	**477,242,646,437**

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements

Combined Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**60,999,764,124**	**46,924,226,909**
I.	**Current liabilities**	**310**		**36,795,908,888**	**27,088,777,164**
1.	Short-term trade payables	311	V.14	16,806,564,184	8,213,539,170
2.	Short-term advances from customers	312	V.15	188,416,523	84,084,058
3.	Payables for dividends and profit distributions	313	V.16	69,179,808	42,536,725
4.	Short-term taxes and amounts payable to the State budget	314	V.17	1,553,987,941	1,618,452,024
5.	Payables to employees	315		3,675,932,540	4,251,943,384
6.	Short-term accrued expenses	316	V.18	3,174,924,150	990,856,121
7.	Short-term intra-company payables	317		-	-
8.	Short-term payables relating to construction contracts under percentage of completion method	318		-	-
9.	Short-term deferred revenue	319		-	-
10.	Other short-term payables	320	V.19	1,290,885,335	1,638,002,166
11.	Short-term borrowings and financial lease liabilities	321	V.20a,c	9,917,724,862	9,917,724,862
12.	Provisions for short-term payables	322		-	-
13.	Bonus and welfare fund	323	V.21	118,293,545	331,638,654
14.	Price stabilization fund	324		-	-
15.	Trading Government bonds	325		-	-
II.	**Non-current liabilities**	**330**		**24,203,855,236**	**19,835,449,745**
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term taxes and amounts payable to the State budget	333		-	-
4.	Long-term accrued expenses	334		-	-
5.	Intra-company payables for working capital received	335		-	-
6.	Long-term intra-company payables	336		-	-
7.	Long-term deferred revenue	337		-	-
8.	Other long-term payables	338		-	-
9.	Long-term borrowings and financial lease liabilities	339	V.20b,c	24,203,855,236	19,835,449,745
10.	Convertible bonds	340		-	-
11.	Preferred shares	341		-	-
12.	Deferred income tax liability	342		-	-
13.	Provisions for long-term payables	343		-	-
14.	Science and technology development fund	344		-	-

	ITEMS	Code	Note	Ending balance	Beginning balance
D -	**OWNER'S EQUITY**	**400**		**417,819,920,114**	**430,318,419,528**
1.	Owner's capital	411	V.22	383,635,790,000	383,635,790,000
-	*Ordinary shares carrying voting right*	*411a*		*383,635,790,000*	*383,635,790,000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412		8,783,241,099	8,783,241,099
3.	Bond conversion options	413		-	-
4.	Other owner's capital	414		-	-
5.	Share repurchases	415		-	-
6.	Differences upon asset revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418	V.22	15,000,394,589	15,000,394,589
9.	Other equity funds	419		-	-
10.	Retained profit/Accumulated loss	420	V.22	10,400,494,426	22,898,993,840
-	*Retained profit to the end of the previous period*	*420a*		*648,118,020*	*22,898,993,840*
-	*Retained profit for the current period*	*420b*		*9,752,376,406*	-
	TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**478,819,684,238**	**477,242,646,437**

Approved, 11 August 2026

CÔNG TY CỔ PHẦN CẤP THOÁT NƯỚC PHÚ YÊN
M.S.D.N: 4400100690 - C.T.C.P
P.TUY HÒA - TỈNH ĐẮK LẮK

Preparer	Chief Accountant	General Director
Nguyen Ngoc Diem Trang	**Nguyen Thi Xuan Tuu**	**Pham Hoang Loi**
Preparer	**Chief Accountant**	**General Director**
		Legal Representative

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements

COMBINED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year Current year	Previous year
1.	Revenue from sales of goods and provisions of services	01	VI.1	68,895,315,762	65,308,565,823
2.	Revenue deductions	02		-	-
3.	Net revenue from sales of goods and provisions of services	10		68,895,315,762	65,308,565,823
4.	Cost of sales	11	VI.2	38,777,684,638	38,213,448,399
5.	Gross profit from sales of goods and provisions of services	20		30,117,631,124	27,095,117,424
6.	Gain/loss on disposal, liquidation of investment properties	21		-	-
7.	Financial income	22	VI.3	1,878,105,062	2,835,467,147
8.	Financial expenses	23	VI.4	872,759,788	1,171,944,488
	In which: Interest expenses	24		872,759,788	1,171,944,488
9.	Selling expenses	25	VI.5	14,168,856,719	11,513,318,438
10.	General and administrative expenses	26	VI.6	6,930,879,724	5,715,684,367
11.	Net operating profit	30		10,023,239,955	11,529,637,278
12.	Other income	31	VI.7	2,338,523,543	4,251,869
13.	Other expenses	32	VI.8	634,712,669	5,762,738
14.	Other profit	40		1,703,810,874	(1,510,869)
15.	Total accounting profit before tax	50		11,727,050,829	11,528,126,409
16.	Current income tax	51	V.17	1,458,229,995	1,306,692,260
17.	Deferred income tax	52	VI.9	3,161,459	-
18.	Profit after tax	60		10,265,659,375	10,221,434,149
19.	Basic earning per share	70	VI.10	254	253
20.	Diluted earnings per share	71	VI.10	254	253

Approved, 11 August 2026

CÔNG TY CỔ PHẦN CẤP THOÁT NƯỚC PHÚ YÊN
M.S.D.N: 44001 ... P.TUY HÒA - TỈNH ĐẮK LẮK

Nguyen Ngoc Diem Trang	Nguyen Thi Xuan Tuu	Pham Hoang Loi
Preparer	Chief Accountant	General Director
		Legal Representative

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements

COMBINED INTERIM CASH FLOW STATEMENT

(Full form)
(Indirect method)
For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year: Current year	Accumulated from the beginning of the year: Previous year
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***11,727,050,829***	***11,528,126,409***
2.	***Adjustments for:***				
-	Depreciation/Amortization of fixed assets and investment properties	02	V.9,10	14,916,842,630	15,314,311,841
-	Provisions and allowances	03		-	-
-	Exchange gain/loss due to revaluation of monetary items in foreign currencies	04		-	-
-	Gain/loss from investing and financing activities	05	VI.3,7	(1,878,925,728)	(2,835,467,147)
-	Borrowing costs	06	VI.4	872,759,788	1,171,944,488
-	Other adjustments	07		-	-
3.	***Operating profit before movements in working capital***	***08***		***25,637,727,519***	***25,178,915,591***
-	Increase/decrease of receivables	09		112,397,126	4,610,936,966
-	Increase/decrease of inventories	10	V.7	225,215,874	(970,016,123)
-	Increase/decrease of payables	11		1,980,284,954	1,473,210,708
-	Increase/decrease of deferred expenses	12	V.8	1,006,281,520	486,775,409
-	Increase/decrease of trading securities	13		-	-
-	Interest expenses paid	14	V.18, VI.4	(902,512,963)	(1,203,350,617)
-	Corporate income tax paid	15	V.17	(1,765,814,926)	(715,190,710)
-	Other cash inflows	16		-	12,420,000
-	Other cash outflows	17	V.21	(780,330,000)	(1,457,162,900)
	Net cash flows used in operating activities	***20***		***25,513,249,104***	***27,416,538,324***
II.	**Cash flows from investing activities**				
1.	Purchases and construction of fixed assets and other non-current assets	21	V.4,14 V.9,10,11	(17,920,637,041)	(21,292,211,284)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		9,868,698	-
3.	Cash outflow for lending, buying debt instruments of other entities	23	V.2a	(26,000,000,000)	(8,000,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24		37,000,000,000	14,000,000,000
5.	Equity investments in other entities	25		-	-
6.	Cash recovered from equity investments in other entities	26		-	-
7.	Interest earned, dividends and profits received	27	VI.4	799,605,163	364,536,547
	Net cash flows generated from investing activities	***30***		***(6,111,163,180)***	***(14,927,674,737)***

ITEMS	Code	Note	Accumulated from the beginning of the year: Current year	Accumulated from the beginning of the year: Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.20	9,327,267,922	-
4. Repayment for borrowing principal	34	V.20	(4,958,862,431)	(4,958,862,431)
5. Payment for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.16,22	(22,224,232,737)	-
Net cash flows used in financing activities	***40***		***(17,855,827,246)***	***(4,958,862,431)***
Net cash flows during the year	**50**		**1,546,258,678**	**7,530,001,156**
Beginning cash and cash equivalents	**60**	**V.1**	**8,145,469,866**	**6,384,416,442**
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	**70**	**V.1**	**9,691,728,544**	**13,914,417,598**

Approved, 11 August 2026

M.S.D.N: 4400118690-C.T.C.P
CÔNG TY CỔ PHẦN CẤP THOÁT NƯỚC PHÚ YÊN
P.TUY HÒA - TỈNH ĐẮK LẮK

Preparer	Chief Accountant	General Director
Nguyen Ngoc Diem Trang	**Nguyen Thi Xuan Tuu**	**Pham Hoang Loi**
Preparer	**Chief Accountant**	**General Director**
		Legal Representative

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements

NOTES TO THE COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION

1. Ownership form

Phu Yen Water Supply and Sewerage Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Business field

The Company's business field is the production of clean water and the provision of services.

3. Principal business activities

The Company's principal business activities are to extract, treat and distribute clean water.

4. Normal operating cycle

The Company's normal operating cycle is within 12 months.

5. Structure of the Company

Affiliates that are not legal entities and do accounting works dependently

Affiliate	Address
Phu Yen Water Supply and Sewerage Joint Stock Company – Construction & Installation - Service Branch	No. 07 Hai Duong, Tuy Hoa Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company – Water Supply Branch No. 1	No. 229 Le Loi, Tuy Hoa Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company – Water Supply Branch No. 2	No. 33 Le Thanh Phuong, Song Cau Ward, Dak Lak Province, Vietnam
Phu Yen Water Supply and Sewerage Joint Stock Company – Water Supply Branch No. 3	No. 86 Ngo Quyen, Song Hinh Commune, Dak Lak Province, Vietnam

6. Headcount

As at the end of the accounting period, the Company's headcount is 252 employees (the beginning balance was 247).

7. Statement of information comparability on the Financial Statements

The corresponding figures of the previous period are comparable with those of the current period. During the period, the Company adoppted the Vietnamese Enterprise Accounting System, which was issued together Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" and "Previous period" columns on the Combined Interim Financial Statements have been restated in accordance with the new classifications and names specified in Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owner's equity or profit after tax.

8. Other information

The Company's shares have been listed for trading on the UPCoM market (Unlisted Public Company Market) of the Hanoi Stock Exchange under the stock code "PWS" under Decision No. 468/QĐ-SGDHN dated 23 June 2017 of the Hanoi Stock Exchange. The first trading day was 30 June 2017.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Accounting period

The Company's accounting period is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is the Vietnamese Dong ("VND") because transactions are primarily conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting system

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99") and the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Financial Statements.

Adoption of the new enterprise accounting system

The fiscal year ended 31 December 2026 is the first time when the Company adopted the Enterprise Accounting System under Circular 99, in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

2. Statement of the compliance with the Accounting Standards and System

The Company's Board of Management ensures that the Company has complied with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, and the the Circulars providing guidance on the implementation of accounting standards of Ministry of Finance in the preparation and presentation of the Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

2. Cash and cash equivalents

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, that are readily convertible to a known amount of cash and subject to insignificant risk of change in value at the reporting date.

3. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. Held-to-maturity investments comprise term deposits (including commercial paper and promissory notes), bonds, preferred shares classified as liabilities, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments or those of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and attributable transaction cost (such as transaction costs, fees for brokerage, among other). Accrued interest from the previous period up to the date of purchase is deducted from the cost of the investment at the time of initial recognition. Interest received at maturity or periodically is recognized in the carrying amount of held-to-maturity investments and as financial income for the relevant interest-earning period on an accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or ceases to exist in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

4. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Statement of Financial Position on the basis of their remaining term as of the balance sheet date.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- For overdue debts:
  - 30% of the value for receivables overdue for between 6 months and less than 1 year.
  - 50% of the value for receivables overdue for between 1 and 2 years.
  - 70% of the value for receivables overdue for between 2 and less than 3 years.
  - 100% of the value for receivables overdue for 3 years or more.
- For doubtful debts: Allowance is made on the basis of the estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administrative expenses.

5. Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labor and other directly relevant costs.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

The allowance for devaluation of inventories is recognized for each type of inventories when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as at the end of the accounting period are recorded into costs of sales.

Materials, equipment and spare parts with a holding period exceeding 12 months or more than one normal operating cycle, and work-in-progress with a production or turnover period exceeding one normal operating cycle, shall not be presented as inventories but shall be presented as non-current assets in the Statement of Financial Position.

6. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Financial Statements.

The Company allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Costs of replacing meter connections

Connection replacement costs relating to production and business operations spanning multiple accounting periods are recognised as deferred expenses and allocated to operation costs on a straight-line basis over their estimated useful lives (not exceeding three years).

Expenses of fixed asset repairs

For fixed assets which, in accordance with technical requirements, must undergo periodic repairs and maintenance, the expenses on repairing and maintaining fixed assets are periodically recognised as deferred expenses and amortised to operation costs on a straight-line basis from the period in which the repairs and maintenance are completed and the asset is put back into use until the next scheduled repair or maintenance is due (not exceeding three years).

Tools and supplies

Tools and supplies relating to production and business operations over multiple accounting periods are recognised as deferred expenses and allocated to operationg costs on a straight-line basis based on their estimated useful life (not exceeding three years).

Other deferred expenses

Other expenses incurred that relate to multiple accounting periods are recognized as deferred expenses and allocated to operation costs in a manner appropriate to the characteristics and nature of each expense item.

7. Tangible fixed assets

Tangible fixed assets are presented at historical cost less accumulated depreciation. The historical cost of tangible fixed assets comprises all costs incurred by the Company to acquire the fixed asset up to the date on which the asset is ready for use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operating costs during the period. Costs of routine repairs and maintenance of tangible fixed assets are recognized into operating costs during the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operating costs until the next routine repair or maintenance period.

When a tangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognised as income or an expense in the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The useful life and amortization method are reviewed at least at the end of every fiscal year and adjusted if necessary. The depreciation periods of tangible fixed assets are as follows:

Fixed assets	Number of years
Buildings and structures	05 - 50
Machinery and equipment	05 - 20
Vehicles	06 - 30
Management equipment and tools	03 - 10
Other fixed assets	02 - 20

8. Intangible fixed assets

Intangible fixed assets are presented at historical cost less accumulated amortisation.

The initial cost of intangible fixed assets comprises all costs incurred by the Company to acquire the asset up to the date on which it is ready for use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When an intangible fixed asset is sold or disposed of, its initial cost and accumulated amortization are written off, and any gain or loss arising from the disposal is recognised as income or an expense during the period.

The useful life and amortization method are reviewed at least at the end of every fiscal year and adjusted if necessary.

The Company's intangible fixed assets comprise:

Computer software
Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The historical cost of computer software is the sum of all costs incurred by the Company up to the date the software is put into use. Computer software is amortised on a straight-line basis over a period of 2 to 8 years.

Other intangible fixed assets
Other intangible fixed assets at the Company comprise the management network system and the ISO-compliant laboratory. The historical cost of other intangible fixed assets comprises all costs incurred by the Company up to the date the systems were put into use. Other intangible assets are amortised on a straight-line basis over a period of between 2 and 20 years.

9. Construction in progress
Construction in progress reflects costs directly attributable to assets under construction and machinery and equipment being installed, including capitalised borrowing costs in accordance with Vietnamese Accounting Standards No. 16 - Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Expenses on repairing and maintaining fixed assets periodically during each period to ensure the assets operate normally are recognised as operation costs during the period. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operation expenses over the period until the next scheduled repair or maintenance

10. Payables and accrued expenses
Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables reflect commercial payables arising from transactions involving the purchase of merchandise, services or assets, where the seller is an entity independent of the Company.
- Accrued expenses reflect: amounts payable for merchandise and services received from suppliers or provided to customers during the period but not yet actually paid due to insufficient supporting documents, records or accounting records; amounts payable to employees in respect of holiday pay; and other production and operating expenses that must be accrued in advance (such as safety water supply costs and interest expenses).

- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are classified as current or non-current on the Statement of Financial Position based on their remaining maturity as at the end of the accounting period.

11. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Company has no right to refuse its obligation to pay dividends to shareholders under the provisions of securities law and the Company's charter.

12. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

The share premiums recognised comprise:

- The difference between the issuance price and par value upon the IPO, additional issue.
- The difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date.

Direct costs relating to the successful issue of shares are recorded as a decrease in share premiums.

13. Distribution of profits

Profit after tax is distributed to shareholders after appropriations have been made for funds in accordance with the Company's Charter and applicable laws, and following approval by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

14. Recognition of revenue and income

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Company transfers most of the risks and benefits incident to the ownership of merchandise or products to customers.
- The Company no longer retains the rights to manage the merchandise or products as an owner, nor does it retain control over them.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The costs incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when the Company fulfils its contractual obligations and all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from construction contracts

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

Revenue from construction contracts comprises the initial amount agreed in the contract and any adjustments arising during performance that are agreed by both parties, including changes to the scope of work, additional requirements, bonuses for early completion or compensation for costs incurred in excess of the contract price - provided that these amounts can be reliably determined and are likely to be approved.

When the results of the contract implementation can be estimated reliably:

- For construction contracts where the contractor is paid in accordance with a planned schedule: revenue and contract-related costs are recognised in proportion to the portion of work completed as determined by the Company as at the date of the financial statements.
- For construction contract in which the contractor is entitled to pay according to volume of work done: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the customer and reflected in the invoices.

Increases/Decreases in construction volume, compensations and other receivables are only recognized into revenue when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

- The revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.
- The contract's expenses are only recognized as the expenses when they occur.

Where the forecast total contract costs exceed the gross revenue, the expected loss is recognised immediately as an expense in the period in which it is identified.

Difference between total accumulated revenue from construction contract recognized and the accumulated amount in the invoice of payment under the contract plan is recognized as receivables or payables under the contract plan.

Where the forecast total contract costs exceed the gross revenue, the entire expected loss on the contract is recognised immediately as an expense in the period in which it is identified, regardless of the stage of completion of the contract.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

15. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Company and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

For general loans, part of which is used for the construction or production of assets under construction, the borrowing costs to be capitalised are determined in proportion to the capitalisation rate applicable to the weighted average accumulated costs incurred in the construction or production of that asset. The capitalisation rate is calculated as the weighted average interest rate on outstanding borrowings during the period, excluding separate borrowings specifically intended for the creation of a specific asset.

16. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Company recognizes revenue, it shall recognize the cost corresponding to generating that revenue. Such cost included those incurred in the period in which the revenue was generated together with cost incurred in the previous periods or accrued expenses related to the revenue generated in that period. Where the matching principle conflicts with the prudence principle, expenses are recognised based on the nature of the transaction and Vietnamese Accounting Standards to ensure that the transaction is reflected fairly and reasonably.

17. Corporate income tax

The Company's corporate income tax accounting policy is implemented in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/NĐ-CP dated 15 November 2025 of the Government detailing certain provisions of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal provisions. Corporate income tax expenses comprise current income tax and deferred income tax.

Current income tax

Current income tax is the amount of corporate income tax payable, calculated on the basis of assessable income during the year and the current corporate income tax rate. The difference between assessable income and accounting profit arises from adjustments to temporary differences between tax and accounting treatment, non-deductible expenses, non-taxable income and losses carried forward.

On a quarterly basis, the Company determines and recognizes the provisional corporate income tax payable based on the tax return. At the end of the fiscal year, the Company determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expense.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Statement of Financial Position, the Company offsets deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
  - The same taxable subjects; or

- The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

18. Related parties

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company if both parties are subject to common control.

Related parties of the Company include:

- The parent company and shareholders with significant influence.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Company, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Company's operations, including the Executive Board, the Supervisory Board, other management members and close family members of these individuals.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by key management personnel or major shareholders of the Company and entities that share key management personnel with the Company.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Company, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

19. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business field and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business field. The Company's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

Information on the segment is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of the Company's Financial Statements.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE COMBINED INTERIM STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	23,540,577	83,872
Demand deposits	9,668,187,967	8,145,385,994
- *Vietnam Bank for Agriculture and Rural Development (Agribank)*	*3,222,871,627*	*2,812,689,601*
- *Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank)*	*3,168,223,960*	*381,923,851*
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)*	*1,269,768,247*	*1,332,448,746*
- *Other banks*	*2,007,324,133*	*3,618,323,796*
Total	**9,691,728,544**	**8,145,469,866**

2. Short-term held-to-maturity investments

Held-to-maturity investments comprise term deposits with an original maturity of between 6 and 13 months and a remaining maturity of less than 12 months, details are as follows:

	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
Term deposits	***63,300,000,000***	***63,300,000,000***	***74,300,000,000***	***74,300,000,000***
Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) - Phu Yen Branch	13,000,000,000	13,000,000,000	18,000,000,000	18,000,000,000
Fortune Vietnam Joint Stock Commercial Bank (LPBank) – Phu Yen Branch	12,000,000,000	12,000,000,000	12,000,000,000	12,000,000,000
Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – Phu Yen Branch	11,500,000,000	11,500,000,000	11,500,000,000	11,500,000,000
Bac A Commercial Joint Stock Bank (Bac A Bank) – Phu Yen Branch	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
Vietnam Bank for Agriculture and Rural Development (Agribank) –	7,000,000,000	7,000,000,000	16,000,000,000	16,000,000,000

	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
Term deposits	***63,300,000,000***	***63,300,000,000***	***74,300,000,000***	***74,300,000,000***
Phu Yen Branch				
Other banks	9,800,000,000	9,800,000,000	6,800,000,000	6,800,000,000
Accrued interest	***2,550,400,755***	***2,550,400,755***	***1,479,984,563***	***1,479,984,563***
Total	**65,850,400,755**	**65,850,400,755**	**75,779,984,563**	**75,779,984,563**

All short-term held-to-maturity investments are recoverable and do not require the provisions for impairment. There were no changes in provisions for held-to-maturity investments during the period.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Carrying value	Provision	Carrying value	Provision
Urban Management Department of Tuy Hoa City	2,327,692,000	(2,327,692,000)	2,327,692,000	(2,327,692,000)
Other clients	618,647,101	(459,156,227)	718,337,108	(459,156,227)
Total	**2,946,339,101**	**(2,786,848,227)**	**3,046,029,108**	**(2,786,848,227)**

4. Short-term advances to suppliers

	Ending balance	Beginning balance
Bach Viet Technologies Corporation	451,000,000	-
Minh Thai Environment Co., Ltd.	157,000,000	-
Sai Gon Consultants and Investment Development Joint Stock Company	125,121,935	264,121,935
Other suppliers	596,700,330	911,453,750
Total	**1,329,822,265**	**1,175,575,685**

Of which, advance payments to suppliers for the acquisition of fixed assets, construction investment at the end of the period were VND 1,057,010,585 (the beginning balance was VND 823,450,685).

5. Other short-term/ long-term receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Advance	13,865,000	-	50,389	-
Expenditure to support employees in recovering from natural disasters - pending offsetting against welfare fund allocation for the end of 2026	500,000,000	-	500,000,000	-
Excess welfare fund expenditure (see note V.21)	73,934,476	-	20,232,554	-
Other short-term receivables	164,944,759	-	6,487,410	-
Total	**752,744,235**	**-**	**526,770,353**	**-**

5b. Other long-term receivables

A deposit for the Dak Lak Provincial Department of Finance to guarantee the implementation of the investment project to upgrade the Song Cau North-East Water Treatment Plant from 900 m³ per day/night to 10,000 m³ per day/night.

6. Overdue debts, doubtful debts

Trade receivables, details are as follows:

	Ending balance			Beginning balance		
	Outstanding period	Cost	Recoverable amount	Outstanding period	Cost	Recoverable amount
Other organisations and individuals		***2,810,338,731***	***23,490,504***		***2,810,338,731***	***23,490,504***
Urban Management Office of Tuy Hoa City	Over 3 years	2,327,692,000	-	Over 3 years	2,327,692,000	-
Gtel - Mobile Joint Stock Company	Over 3 years	86,500,000	-	Over 3 years	86,500,000	-
Receivables from other organisations and individuals for water usage charges		396,146,731	23,490,504		396,146,731	23,490,504
	More than 6 months but less than 1 year	-	-	*More than 6 months but less than 1 year*	*10,203,182*	*7,142,212*
	Over 1 year to under 2 years	*25,847,356*	*14,964,305*	*Over 1 year to under 2 years*	*25,200,399*	*12,600,199*
	More than 2 years to less than 3 years	*17,511,739*	*7,164,761*	*Over 2 years to under 3 years*	*12,493,642*	*3,748,093*
	Over 3 years	*352,787,636*	*1,361,438*	*Over 3 years*	*348,249,508*	-
Total		**2,810,338,731**	**23,490,504**		**2,810,338,731**	**23,490,504**

There were no changes in the allowance for doubtful debts during the period.

7. Inventories

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Goods in transit	600,000	-	35,000	-
Materials and supplies (i)	7,106,747,303	-	7,332,528,177	-
Work-in-process	66,695,357	-	66,695,357	-
Total	**7,174,042,660**	-	**7,399,258,534**	-

(i) These are materials and supplies damaged by flooding at the end of the accounting period amounted to VND 306,294,464, awaiting settlement of the claim by the insurance company.

8. Short-term/long-term deferred expenses

8a. Short-term deferred expenses

	Ending balance	Beginning balance
Insurance premiums	37,921,524	87,853,650
Tools and supplies	6,166,669	39,141,132
Other short-term deferred expenses	134,536,989	190,205,486
Total	**178,625,182**	**317,200,268**

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Cost of replacing meter connections	15,929,282,837	17,055,110,872
Expenses of fixed asset repairs	2,385,600,762	2,530,350,837
Tools and supplies	1,231,970,418	991,358,278
Other long-term deferred expenses	268,214,108	87,304,572
Total	**19,796,418,125**	**20,664,124,559**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Management equipment and tools	Total
Historical cost					
Beginning balance	124,755,470,226	70,067,955,687	542,881,045,918	5,495,748,483	743,200,220,314
Completed construction investment	1,740,883,864	432,573,268	5,642,716,849	95,175,926	7,911,349,907
Disposal and liquidation	-	(392,377,667)	-	(534,672,727)	(927,050,394)
Ending balance	**126,496,354,090**	**70,108,151,288**	**548,523,762,767**	**5,056,251,682**	**750,184,519,827**
Of which:					
Fully depreciated but still in use	37,904,111,057	23,984,634,154	23,431,196,218	598,461,819	85,918,403,248
Pending liquidation	-	-	-	-	-
Accumulated depreciation					
Beginning balance	90,556,530,184	51,517,616,999	287,835,302,142	2,445,889,813	432,355,339,138
Depreciation during the period	2,234,475,142	1,949,677,962	10,322,988,920	408,375,843	14,915,517,867
Disposal and liquidation	-	(391,413,342)	-	(534,672,727)	(926,086,069)
Ending balance	**92,791,005,326**	**53,075,881,619**	**298,158,291,062**	**2,319,592,929**	**446,344,770,936**
Carrying value					
Beginning balance	34,198,940,042	18,550,338,688	255,045,743,776	3,049,858,670	310,844,881,176
Ending balance	**33,705,348,764**	**17,032,269,669**	**250,365,471,705**	**2,736,658,753**	**303,839,748,891**
Of which:					
Temporarily unused	-	-	-	-	-
Pending liquidation	-	-	-	-	-

The list of tangible fixed assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Water pipeline system	534,571,199,303	290,787,008,924	243,784,190,379
Other tangible fixed assets	215,613,320,524	155,557,762,012	60,055,558,512
Total	**750,184,519,827**	**446,344,770,936**	**303,839,748,891**

Details of tangible fixed assets disposed during the period are as follows:

	Historical cost	Accumulated depreciation	Carrying value	Disposal value
Submersible pumps	339,662,667	339,662,667	-	6,246,000
Printronti high-speed receipt printer	323,818,182	323,818,182	-	1,402,500
Other tangible fixed assets	263,569,545	262,605,220	964,325	2,506,500
Total	**927,050,394**	**926,086,069**	**964,325**	**10,155,000**

10. Intangible fixed assets

	Computer software	Water extraction Licence	Other assets	Total
Historical cost				
Beginning balance	666,500,000	97,272,727	334,372,943	1,098,145,670
Purchases during the period	130,000,000	-	-	130,000,000
Ending balance	**796,500,000**	**97,272,727**	**334,372,943**	**1,228,145,670**
Of which:				
Fully depreciated but still in use	501,500,000	97,272,727	334,372,943	933,145,670
Amortization				
Beginning balance	629,986,102	97,272,727	334,372,943	1,061,631,772
Amortization the period	27,620,368	-	-	27,620,368
Ending balance	**657,606,470**	**97,272,727**	**334,372,943**	**1,089,252,140**
Carrying value				
Beginning balance	36,513,898	-	-	36,513,898
Ending balance	**138,893,530**	-	-	**138,893,530**
Of which:				
Temporarily not in use	-	-	-	-
Awaiting disposal	-	-	-	-

The list of intangible fixed assets at the end of the accounting period is as follows:

	Initial cost	Accumulated depreciation	Carrying value
Computer software	796,500,000	657,606,470	138,893,530
ISO-compliant network management and laboratory systems	334,372,943	334,372,943	-
Water extraction licence	97,272,727	97,272,727	-
Total	**1,228,145,670**	**1,089,252,140**	**138,893,530**

11. Construction in progress

	Beginning balance	Costs incurred during the period	Transfer to fixed assets during the period	Other decreases	Total
Acquisition of fixed assets	-	130,000,000	(130,000,000)	-	-
Construction in progress	49,753,518,250	23,538,491,743	(5,571,373,313)	(14,564,114)	67,706,072,566
- *Project: 'Upgrading and expanding the Song Cau Water Treatment Plant from 5,000 m³ per day/night to 8,000 m³ per day/night'*	*9,156,684,385*	-	-	-	*9,156,684,385*

	Beginning balance	Costs incurred during the period	Transfer to fixed assets during the period	Other decreases	Total
- *Project: "Upgrading and increasing the capacity of the Tuy Hoa City water supply pipeline network, comprising Le Duan line and the Northern Tuy Hoa line'*	*2,257,129,712*	-	-	-	*2,257,129,712*
- *Project: "Upgrading the Northeast Song Cau Water Treatment Plant from 900 m³/day-night to 1,000 m³/day-night (Phase 1: until 2025: 5,000 m³/day-night)"*	*37,723,697,070*	*16,416,332,354*	-	-	*54,140,029,424*
- *Other projects*	*616,007,083*	*6,731,022,498*	*(5,180,236,422)*	*(14,564,114)*	*2,152,229,045*
Large repair of fixed assets	84,523,142	2,864,410,540	(2,339,976,594)	(554,078,521)	54,878,567
Total	**49,838,041,392**	**26,141,765,392**	**(7,650,213,016)**	**(568,642,635)**	**67,760,951,133**

The Company has mortgaged the project "*investment in upgrading the Northeast Song Cau Water Treatment Plant from 900 m³/day-night to 1,000 m³/day-night (Phase 1: until 2025: 5,000 m³/day-night)*" as security for loans from the Vietnam Bank for Agriculture and Rural Development (Agribank) - Phu Yen Branch, with a carrying value at the end of the accounting period of VND 54,140,029,424 (beginning balance was VND 37,723,697,070) (see Note V.20b).

12. Recognized deferred income tax assets

Deferred income tax assets related to temporarily deductible differences from expenses for the audit of settlement of investment capital expenditure in 2023. Details are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Beginning balance	6,091,981	6,091,981
Inclusion into the profit/ loss	(3,161,459)	-
Ending balance	**2,930,522**	**6,091,981**

13. Long-term components and spare parts

These are spare parts for repairs.

14. Short-term trade payables

	Ending balance	Beginning balance
Saigon Environmental Technology and Construction Corporation	13,464,192,164	5,808,918,340
Hung Viet Thang Construction Co., Ltd	1,959,162,386	282,107,784
Other suppliers	1,383,209,634	2,122,513,046
Total	**16,806,564,184**	**8,213,539,170**

Of which, trade payables for the acquisition of fixed assets and construction investment at the end of the accounting period amounted to VND 15,591,568,782 (the beginning balance was VND 7,271,381,880).

The Company has no overdue trade payables.

15. Short-term advances from customers

	Ending balance	Beginning balance
Phong Phu International Investment Joint Stock Company	56,945,000	-
Tuy An Construction Investment Project Management Board (formerly the Song Cau Town Construction Investment and Development Fund Project Management Board)	39,170,160	-
Tuan Tri Thanh Construction Co., Ltd.	28,000,000	28,000,000
Other customers	64,301,363	56,084,058
Total	**188,416,523**	**84,084,058**

16. Payables for dividends and profit distributions

	Ending balance	Beginning balance
Dividends payable to other shareholders	69,179,808	42,536,725
Total	**69,179,808**	**42,536,725**

These are dividends payable to shareholders holding non-deposited shares because these shareholders have not completed the necessary procedures to receive their dividends.

17. Short-term taxes and amounts payable to the State budget

	Beginning balance		Increases during the period		Ending balance	
	Payables	Receivables	Amount payable	Amount actually paid	Payables	Receivables
VAT on local sales		-	305,449,713	(305,449,713)	-	-
Corporate income tax	726,108,143	-	1,458,229,995	(1,765,814,926)	418,523,212	-
Personal income tax	20,072,875	-	61,962,100	(75,085,372)	6,949,603	-
Natural resource tax	91,880,240	-	627,939,900	(606,355,380)	113,464,760	-
Environmental protection fee	730,609,166	-	5,031,013,509	(4,890,691,870)	870,930,805	-
Land rental and non-agricultural land use tax		1,502,716	68,925,437	(18,751,160)	48,671,561	-
Water resource exploitation licence fees	49,781,600	-	493,918,698	(448,252,298)	95,448,000	-
Total	**1,618,452,024**	**1,502,716**	**8,047,439,352**	**(8,110,400,719)**	**1,553,987,941**	**-**

All taxes and other amounts payable to the State Budget are paid in the short term.

Value Added Tax (VAT)

The Company has to pay VAT using the deduction method at the following rates:

- Supply of clean water to enterprises in export processing zones 0%
- Extraction and supply of clean water 5%
- Construction, consultancy, design and sale of materials 10%

The first 6 months of 2026, the Company is subject to VAT rate of 8% on certain merchandise and services under Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government, guiding Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Company is entitled to incentives on corporate income tax in respect of income from socialisation activities (relating to the production and supply of clean water) in accordance with the following provisions:

- Pursuant to Articles 8 and 16 of the Decree No. 69/2008/NĐ-CP dated 30 May 2008 and Articles 15, 16 and 19 of the Decree No. 218/2013/NĐ-CP dated 26 December 2013 of the Government;
- Pursuant to Section V of the list, types, criteria, scale and standards of facilities implementing socialisation in the environmental sector, issued together with Decision No. 1466/QD-TTg dated 10 October 2008 of the Prime Minister (as amended and supplemented in Section VI of Decision No. 693/QD-TTg dated 6 May 2013 of the Prime Minister);
- Pursuant to the guidance specified in Document No. 3139/CT-TTHT dated 7 August 2018 on corporate income tax incentives for the socialisation sector issued by the Tax Department of Phu Yen Province.

For activities of water production and clean water supply, the Company is entitled to a preferential tax rate of 10% during the Company's operation course, a 50% reduction in tax payable for 5 years (from 2020 to the end of 2024) on income generated in Tuy Hoa City, and a 50% reduction in the tax payable for 9 years (from 2020 to the end of 2028) on income generated in the remaining districts.

Income from other activities is subject to corporate income tax at a rate of 20%.

The estimated corporate income tax payable during the period is as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Total accounting profit before tax	11,727,050,829	11,528,126,409
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	347,388,085	109,910,651
- Decreases		-
Taxable income/Assessable income	12,074,438,914	11,638,037,060
Of which:		
- Income from clean water business	*7,986,551,699*	*8,516,015,419*
- Revenue from other activities	*4,087,887,215*	*3,122,021,641*
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	***2,414,887,783***	***2,327,607,412***
Differences due to the application of rate other than common tax rate	***(798,655,170)***	***(851,601,542)***
Corporate income tax exempted, reduced	***(158,184,964)***	***(169,313,610)***
Adjustments of corporate income tax payable of the previous years	***182,346***	-
Total corporate income tax to be paid	**1,458,229,995**	**1,306,692,260**

Determination of corporate income tax liability of the Company is based on prevailing regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Combined Interim Financial Statements can be changed upon the inspection of tax authorities.

Natural resource tax

The Company has to to pay natural resource tax on the extraction of natural water for the production of clean water with the taxable value and tax rate as follows:

	Taxable value (VND/m^3)	Tax Rate
Surface water	4,000	1%
Groundwater	6,000	5%

Land rental, non-agricultural land use tax

The Company has to pay land rental and non-agricultural land use tax in accordance with the tax authority's notice.

Environmental protection fee

The Company has to pay environmental protection fee for domestic wastewater at a rate of 10% of the selling price of clean water, after deducting 5% retained to cover the costs of fee collection.

Other taxes

The Company has declared and paid these taxes in accordance with regulations.

18. Short-term accrued expenses

	Ending balance	Beginning balance
Safe water supply costs	2,741,198,231	-
Interest expenses payable	123,971,561	153,724,736
Other short-term payables	309,754,358	837,131,385
Total	**3,174,924,150**	**990,856,121**

19. Other short-term payables

	Ending balance	Beginning balance
Trade Union's Expenditure, Social Insurance, Health Insurance, Unemployment Insurance	696,574,776	41,746,425
Environmental protection fee payable	19,929,005	25,078,413
Hung Viet Thang Construction Co., Ltd	189,615,106	258,915,106
Other short-term payables	384,766,448	1,312,262,222
Total	**1,290,885,335**	**1,638,002,166**

The Company has no other overdue payables.

Of which, trade payables for the construction investment at the end of the accounting period amounted to VND 189,615,106 (the beginning balance was VND 258,915,106).

20. Short-term/long-term borrowings

20a. Short-term borrowings

	Ending balance	Beginning balance
Current portions of long-term borrowings (see Note V.20b)	9,917,724,862	9,917,724,862
Total	**9,917,724,862**	**9,917,724,862**

Increases, decreases of short-term borrowings during the period are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Beginning balance	9,917,724,862	9,917,724,862
Transfer from long-term borrowings	4,958,862,431	4,958,862,431
Amount already repaid	(4,958,862,431)	(4,958,862,431)
Ending balance	**9,917,724,862**	**9,917,724,862**

20b. Long-term borrowings

	Ending balance	Beginning balance
Loan from Vietnam Development Bank (VDB) - South Centre Area Branch (i)	14,876,587,314	19,835,449,745
Loan from the Vietnam Bank for Agriculture and Rural Development (Agribank) - Phu Yen Branch (ii)	9,327,267,922	-
Total	**24,203,855,236**	**19,835,449,745**

(i) The long-term borrowing from the Vietnam Development Bank (VDB) - Phu Yen Branch (now known as the Vietnam Development Bank (VDB) - South Centre Area Branch) under the ADB Loan Agreements dated 26 July 2002 between the Ministry of Finance and Phu Yen Water Supply and Sewerage One Member Limited Liability Company, with a total borrowing amount of USD 10,743,000, for the purpose of investing in "the third project of supplying water and sanitation to ADB-TA No3323-VIE hamlets and towns in Phu Yen province". The loan term is 22 years, including a 6-year grace period for both principal amount and interest; the loan interest rate is 5.8% per annum calculated on the outstanding borrowing balance; the Vietnam Development Bank (VDB)'s on-lending fee is 0.2% per annum calculated on the outstanding borrowing balance; the penalty interest rate for late payments is 130% of the loan interest rate calculated on the outstanding borrowing balance (principal, interest, and fees) in arrears; interest accrued during the grace period will be capitalised. According to the Repayment Schedule Memorandum dated 12 December 2018, the borrowing repayment schedule was restructured; the total borrowing principal of VND 99,177,248,641 is to be repaid in 20 equal instalments over 20 half-yearly periods, every six months on 1 June and 1 December each year, the first repayment of principal and interest for the project is due on 1 June 2019. On-lending fee is paid upon the existence of the loan outstanding balance.

The repayment schedule for the long-term borrowings at the Vietnam Development Bank (VDB) - South Centre Area Branch is as follows:

	Ending balance	Beginning balance
From 1 year or less	9,917,724,862	9,917,724,862
Over 1 year to 5 years	14,876,587,314	19,835,449,745
Total	**24,794,312,176**	**29,753,174,607**

(ii) Long-term borrowing from the Vietnam Bank for Agriculture and Rural Development (Agribank) – Phu Yen Branch under Loan Agreement No. 4600-LAV-2025.01687 dated 19 March 2025 to implement the investment project on upgrading the water treatment plant in the Song Cau Northeast Water Treatment Plant from 900 m³/day-night to 1,000 m³/day-night with a maximum loan amount of VND 60,868,701,273; the interest rate is specified in each promissory note (the applicable interest rate during the period is 6% per annum), and the maximum loan term for each instalment shall not exceed 180 months.

This borrowing is secured by asset mortgage under the Future Asset Mortgage Agreement attached to land No. 01/HĐTC/QSHCT-CTN dated 22 September 2025 and the Future Property Mortgage Agreement No. 02/HĐTC/MMTB-CTN dated 22 September 2025, specifically:
- Plot No. 418, Map Sheet No. 1, area of 7,144.6 m^2 in Binh Thanh Hamlet, Xuan Canh Commune, Dak Lak Province in line with the Certificate of Land Use Right and Ownership of Property attached to Land No. AA 03382929 dated 03 September 2025 issued by the Department of Agriculture and Environment of Dak Lak Province;
- Plot No. 417, Map Sheet No. 1, area of 855.4 m^2 in Binh Thanh Hamlet, Xuan Canh Commune, Dak Lak Province in line with Certificate of Land Use Right and Ownership of Property attached to Land No. AA 03382928 dated 03 September 2025 issued by the Department of Agriculture and Environment of Dak Lak Province;
- Machinery and works under the investment project on upgrading the water treatment plant in the Song Cau Northeast Water Treatment Plant from 900 m³/day-night to 1,000 m³/day-night (see Note No. V.11).

There have had specific repayment schedule for the borrowings with the Vietnam Bank for Agriculture and Rural Development (Agribank) - Phu Yen Branch.

Increases, decreases of the long-term borrowings during the period are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Beginning balance	19,835,449,745	29,753,174,607
Increases	9,327,267,922	-
Transfer to short-term borrowings	(4,958,862,431)	(4,958,862,431)
Ending balance	**24,203,855,236**	**24,794,312,176**

20c. *Outstanding borrowings*

The Company has no overdue borrowings outstanding.

21. Bonus and welfare fund

	Bonus fund	Welfare fund	Total
Beginning balance	331,638,654	(20,232,554)	311,406,100
Increase due to appropriation from profit	153,984,891	359,298,078	513,282,969
Disbursement during the period	(367,330,000)	(413,000,000)	(780,330,000)
Transfer to other receivables	-	73,934,476	73,934,476
Ending balance	**118,293,545**	**-**	**118,293,545**

The balance of the welfare fund excessively paid is presented in "other short-term receivables" item (see Note V.5a).

22. Owner's equity

22a. Statement of changes in owner's equity

	Owner's capital	Share premiums	Investment and Development Fund	Retained profit/ Accumulated loss	Total
Beginning balance of the previous year	383,635,790,000	8,783,241,099	15,000,394,589	38,639,560,038	446,058,985,726
Profit in the previous period	-	-	-	10,221,434,149	10,221,434,149
Appropriation for the bonus and welfare fund from the 2025 profit	-	-	-	(511,071,707)	(511,071,707)
Ending balance of the previous period	**383,635,790,000**	**8,783,241,099**	**15,000,394,589**	**48,349,922,480**	**455,769,348,168**
Beginning balance of the current year	383,635,790,000	8,783,241,099	15,000,394,589	22,898,993,840	430,318,419,528
2025 dividend distribution	-	-	-	(22,250,875,820)	(22,250,875,820)
Profit in the current period	-	-	-	10,265,659,375	10,265,659,375
Appropriation for the bonus and welfare fund from the profit of current periods	-	-	-	(513,282,969)	(513,282,969)
Ending balance of the current period	**383,635,790,000**	**8,783,241,099**	**15,000,394,589**	**10,400,494,426**	**417,819,920,114**

22b. Details of owner's capital

There is change of major shareholders during the period. Details of charter capital by major shareholders are as follows:

	Ending balance		Beginning balance	
	Amount	Percentage (%)	Amount	Percentage (%)
People's Committee of Phu Yen Province (now known as the People's Committee of Dak Lak Province)	147,406,000,000	38.42	147,406,000,000	38.42
Biwelco Investment and Construction Joint Stock Company	92,072,590,000	24.00	-	-
Thu Dau Mot Water Joint Stock Company	92,072,590,000	24.00	-	-
Aqua One Water Corporation	-	-	228,790,250,000	59.64
Other shareholders	52,084,610,000	13.58	7,439,540,000	1.94
Total	**383,635,790,000**	**100.00**	**383,635,790,000**	**100.00**

22c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	38,363,579	38,363,579
Number of shares issued	38,363,579	38,363,579
Number of outstanding shares	38,363,579	38,363,579

All are ordinary shares. Par value per outstanding share: VND 10,000.

22d. Profit distribution

During the period, the Company distributed the 2025 profits in accordance with Resolution No. 01/2026/NQ-ĐHĐCĐ dated 28 April 2026 of the 2026 Annual General Meeting of Shareholders, as follows:

	Amount distributed	Amount appropriated in the previous year	Amount to be appropriated
• Appropriation for bonus and welfare fund	1,190,684,884	1,190,684,884	-
• Dividend distribution	22,250,875,820	-	22,250,875,820

In addition, the Company has provisionally made an appropriation for the bonus and welfare fund from the profit of the current year by VND 513,282,969 in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders.

23. Off-statement of financial position items

23a. Pledged and mortgaged assets

The Company has mortgaged the "Investment in the Upgrading of the Song Cau Northeast Water Treatment Plant from 900 m³/day-night to 10,000 m³/day-night - Phase 1" project as security for a long-term borrowings from the Vietnam Bank for Agriculture and Rural Development (Agribank) – Phu Yen Branch (see Notes V.11 and V.20b).

The collateral's carrying value as at the end of accounting period by VND 54,140,029,424 (the beginning balance was VND 37,723,697,070) is mortgaged until the full settlement of borrowings (the maximum 180 months starting from the next date of the first disbursement date – 03 March 2026)

23b. Treated doubtful debts

	Ending balance	Beginning balance
Treated doubtful debts under Decision No. 16/QĐ-CTN dated 28 February 2023	130,308,534	130,308,534
Treated doubtful debts under Decision No. 10/QĐ-CTN dated 29 January 2024	36,088,642	36,649,642
Treated doubtful debts under Decision No. 111/QĐ-CTN dated 25 December 2024	6,367,025	6,553,763
Total	**172,764,201**	**173,511,939**

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE COMBINED INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provisions of services

1a. Gross revenue

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from the sale of clean water	67,553,945,811	63,970,309,431
Revenue from sales of merchandise	151,525,243	55,951,308
Revenue from provisions of services	238,337,811	201,849,664
Revenue from construction contracts	914,332,737	1,050,933,900
Solar power revenue	37,174,160	29,521,520
Total	**68,895,315,762**	**65,308,565,823**

1b. Revenue from sales of goods and provisions of services to related parties

The Company has not had any transactions of sales of goods or service provision with related parties.

2. Cost of sales

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Cost of clean water supply	38,249,813,670	37,659,603,953
Costs of merchandise sold	137,578,996	48,477,253
Cost of construction activities	384,316,978	477,855,423
Cost of solar power generation	5,974,994	27,511,770
Total	**38,777,684,638**	**38,213,448,399**

3. Financial income

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Term deposit interest	1,870,021,355	2,828,070,327
Demand deposit interest	8,083,707	7,396,820
Total	**1,878,105,062**	**2,835,467,147**

4. Financial expenses

These are borrowing costs - interest expenses incurred during the period.

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Expenses for employees	6,691,049,474	5,334,369,590
Costs of materials and supplies	6,021,263,388	4,830,387,884
Depreciation/(amortization) of fixed assets	41,646,162	41,646,162
Expenses for external services	579,437,695	630,071,213
Other expenses	835,460,000	676,843,589
Total	**14,168,856,719**	**11,513,318,438**

6. General and administrative expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Expenses for employees	4,239,096,983	3,506,610,017
Administrative supplies	81,551,312	40,759,308
Office supplies	167,671,249	114,044,196
Depreciation/(amortization) of fixed assets	330,064,820	267,942,913
Taxes, fees and legal fees	68,925,427	51,640,941
Expenses for external services	1,277,233,591	936,020,551
Other expenses	766,336,342	798,666,441
Total	**6,930,879,724**	**5,715,684,367**

7. Other income

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Income from the liquidation and disposal of fixed assets used in business and operation activities	8,904,373	-
Gains from liquidation of materials	2,251,200,000	-
Treatment of deficit/ excess inventories in the physical count	18,265,496	1,909,068
Other income	60,153,674	2,342,801
Total	**2,338,523,543**	**4,251,869**

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Taxes fined and collected in arrears	23,808	12,039
Costs of disposing materials	207,454,528	-
Other expenses	427,234,333	5,750,699
Total	**634,712,669**	**5,762,738**

9. Deferred income tax

These are deferred income tax arising from the reversal of deferred income tax assets.

10. Earnings per share

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Accounting profit after corporate income tax	10,265,659,375	10,221,434,149
Appropriation for bonus and welfare fund	(513,282,969)	(511,071,707
Profit used to calculate basic/diluted earnings per share	9,752,376,406	9,710,362,442
Weighted average number of outstanding shares during the period	38,363,579	38,363,579
Basic/diluted earnings per share	**254**	**253**

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Cost of merchandise sold	137,578,996	48,477,253
Cost of materials and supplies	13,638,212,902	11,719,163,725
Labour costs	20,890,829,127	17,609,630,397
Depreciation/(amortization) of fixed assets	14,884,055,785	15,304,814,915
Expenses for external services	6,280,699,944	6,776,263,267
Other expenses	4,046,044,327	3,984,101,647
Total	**59,877,421,081**	**55,442,451,204**

VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE COMBINED INTERIM CASH FLOW STATEMENT

Non-cash transactions affecting the future cash flow statement

During the period, the Company acquired certain fixed assets by assuming debts valued at VND 15,781,183,888.

VII. OTHER INFORMATION

1. Transactions and balances with related parties

The Company's related parties include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel comprise members of the Board of Directors and the Executive Board. Their related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has not had any transactions of sales of goods and service provision with the key management personnel and their related individuals; the Company only made dividend payments in current period with amount of VND 38,097,793 (that of the previous period was VND 0).

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board

	Position	Salary, bonus	Remuneration	Total income
Current period				
Mr. Nguyen Tan Thuan	Board Chairman cum Deputy General Director	197,758,508	36,000,000	233,758,508
Mr. Do Hoang Long	Board Member cum General Director	213,435,359	30,000,000	243,435,359
Mr. Nguyen Phu Lieu	Board Member cum Deputy General Director	198,568,508	30,000,000	228,568,508
Mr. Nguyen Khac Toan	Deputy General Director	198,538,508	-	198 538 508
Mr. Dang Duc Hoang	Board Member	-	30,000,000	30,000,000
Mr. Ta Binh Nguyen	Board Member	-	30,000,000	30,000,000
Ms. Nguyen Thi Xuan Tu	Chief Accountant	186,987,274	-	186,987,274
Mr. Do Minh Son	Chief of the Supervisory Board	-	36,000,000	36,000,000
Ms. Do Thi Kieu Trang	Supervisor	-	27,000,000	27,000,000
Ms. Nguyen Thi Thu	Supervisor	-	27,000,000	27,000,000
Total		**995,288,157**	**246,000,000**	**1,241,288,157**
Previous period				
Mr. Nguyen Tan Thuan	Board Chairman cum Deputy General Director	179,870,000	27,000,000	206,870,000
Mr. Do Hoang Long	Board Member cum General Director	194,300,000	24,000,000	218,300,000
Mr. Nguyen Phu Lieu	Board Member cum Deputy General Director	179,900,000	24,000,000	203,900,000
Mr. Dang Duc Hoang	Board Member	-	24,000,000	24,000,000
Mr. Ta Binh Nguyen	Board Member	-	24,000,000	24,000,000
Mr. Nguyen Khac Toan	Deputy General Director	179,870,000	-	179,870,000
Ms. Nguyen Thi Xuan Tu	Chief Accountant	168,810,000	-	168,810,000
Mr. Do Minh Son	Chief of the Supervisory Board	-	27,000,000	27,000,000
Ms. Do Thi Kieu Trang	Supervisor	-	21,000,000	21,000,000
Ms. Nguyen Thi Thu	Supervisor	-	21,000,000	21,000,000
Total		**902,750,000**	**192,000,000**	**1,094,750,000**

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
People's Committee of Phu Yen Province (now known as the People's Committee of Dak Lak Province)	Shareholder holding 38.42% of the charter capital
BIWELCO Investment and Construction Joint Stock Company	Shareholder holding 24% of the charter capital from 21 May 2026
Thu Dau Mot Water Joint Stock Company	Shareholder holding 24% of the charter capital from 21 May 2026
Aqua One Water Corp	Shareholder holding 59.64% of the charter capital until 21 May 2026
VASS Assurance Corporation	This company has the same key management personnel until 21 May 2026

Transactions with other related parties

Other transactions arising between the Company and other related parties are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
People's Committee of Phu Yen Province (now known as the People's Committee of Dak Lak Province)		
Dividends payable	8,549,548,000	-
Dividend payments	8,549,548,000	-
Aqua One Water Corp		
Dividends payable	13,269,834,500	-
Dividend payments	13,269,834,500	-

Receivables from and payables to other related parties

The Company has no receivables from and payables to other related parties.

2. Segment information

The Company operates primarily in the field of water extraction and supply; other business activities account for an insignificant proportion of revenue and are confined to the geographical area of Dak Lak Province.

3. Comparative figures

Adoption of new accounting system

The fiscal year ended 31 December 2026 is the first year when the Company has applied the Enterprise Accounting System under Circular 99 in replacement of the Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

The effect of adopting the new accounting system on the comparative figures in the Combined Interim Financial Statements is as follows:

	Code	Figures before adjustments	Adjustments	Figures after adjustments	Note
Combined Interim Financial Statements					
Short-term held-to-maturity investments	123	74,300,000,000	1,479,984,563	75,779,984,563	(i)
Other short-term receivables	135	2,006,754,916	(1,479,984,563)	526,770,353	(i)
Payables for dividends and profit distributions	313	-	42,536,725	42,536,725	(ii)
Other short-term payables	320	1,680,538,891	(42,536,725)	1,638,002,166	(ii)

(i) Re-classification of the accrued interest on short-term deposits to short-term held-to-maturity investments.

(ii) Re-classification of dividends payable.

4. Subsequent events

On 16 July 2026, the Company's Extraordinary General Meeting of Shareholders appointed new key management personnel due to change in the Company's major shareholder during the period and. approved Binh Duong Water – Environment Corporation – Joint Stock Company (stock code: BWE), a related party of BIWELCO Investment and Construction Joint Stock Company, to acquire 11,774,296 shares of the Company, representing 30.69% of the Company's charter capital, from BIWELCO Investment and Construction Joint Stock Company (19%) and other individual shareholders (11.69%), without being required to conduct a public tender offer.

Upon completion of the transaction, the total expected percentage of ownership of Binh Duong Water - Environment Corporation - Joint Stock Company (BIWASE) and BIWELCO Investment and Construction Joint Stock Company - related party - in the Company is 35.69% of the charter capital.

As at the date of approval for the issue of the Combined Interim Financial Statements, the transaction was in progress and had not yet been completed.

Apart from the event presented above, the Company's Board of Management confirms that there are no material events arising after the end of the accounting period and up to the date on which the Combined Interim Financial Statements are authorized for issue that are required adjustments or disclosures in the Combined Interim Financial Statements.

Approved, 11 August 2026

M.S.D.N: 4400115890-C.T.C.P
CÔNG TY CỔ PHẦN CẤP THOÁT NƯỚC PHÚ YÊN
P.TUY HÒA - TỈNH ĐẮK LẮK

Nguyen Ngoc Diem Trang	Nguyen Thi Xuan Tu	Pham Hoang Loi
Preparer	**Chief Accountant**	**General Director**
		Legal Representative