

No. 162 /CTN

Can Tho, March 27, 2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: - State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding information disclosure in the securities market, Can Tho Water Supply and Sewerage Joint Stock Company hereby discloses the separate financial statements (FS) of 2025 to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Name of company: CAN THO WATER SUPPLY - SEWERAGE JOINT STOCK

- Stock symbol: CTW
- Address: 2A Nguyen Trai, Ninh Kieu Ward, Can Tho City
- Telephone: 02923 810188 Fax: 02923 810188
- Email: ctncanθο@gmail.com Website: <https://ctn-canθο.com.vn/>

2. Content of disclosed information:

- Separate financial statements 2025.

Separate FS (The listed organization has no subsidiaries and the superior accounting unit has affiliated units.);

Consolidated FS (The listed organization has subsidiaries);

Combined FS (The listed organization has an accounting unit directly under the organization of its own accounting apparatus).

- Cases requiring explanation notes:

+ The auditor issued an opinion that was not an unqualified opinion on the financial statements (for the audited financial statements in 2025).

Yes

No

+ Explanatory note required if applicable:

Yes

No

1

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after the audit, or a transition from loss to profit or vice versa (for the audited financial statements of 2025):

Yes

No

+ Explanatory note required if applicable:

Yes

No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

Yes

No

+ Explanatory note required if applicable:

Yes

No

+ Net profit after tax in the reporting period is negative, transitioning from a profit in the same period of the previous year to a loss in this period or vice versa:

Yes

No

+ Explanatory note required if applicable:

Yes

No

+ Changing some financial indicators of the same period (for comparison) on the Income Statements.

Yes

No

+ Explanatory note required if applicable:

Yes

No

This information was disclosed on the company's website on: March 27, 2026 at the link: <https://ctn-cantho.com.vn/Quan-he-co-dong/>

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

Attached documents:

- Separate Financial statements of 2025;
- Explanatory document No. 154/CTN dated March 24, 2026

Legal Representative
General Director



Nguyen Tung Nguyen

**CAN THO WATER SUPPLY -
SEWERAGE JOINT STOCK
COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

No.: 154 /CTN

Can Tho City, March 24, 2026

Regarding the explanation of the decrease in profit for Year 2025 compared to the same period last year.

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

According to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance regarding guidance on information disclosure on the securities market;

According to the Income statement in the Financial statements for Year 2025 of Can Tho Water Supply - Sewerage Joint Stock Company,

Today, Can Tho Water Supply - Sewerage Joint Stock Company explains the net profit after tax in the Financial statements of Year 2025 decreased 12,58%, as compared to the same period last year due to the following reasons:

- Revenue from sale of goods and rendering of services decreased as compared to the same period last year.
- In addition, the increase in selling expenses, general and administration expenses, and financial expenses also affected the profit for the period.

The above are the reasons for the decrease in net profit after tax in Year 2025 compared to the same period last year. / *lax*

Recipients

- As mentioned above;
- The Board of Directors Chairman;
- Head of the Supervisory Board;
- The Board of Management;
- Archive of Administrative and Financial Documents.

GENERAL DIRECTOR *[Signature]*

Nguyen Tung Nguyen



MOORE AISC

AUDITED SEPARATE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

**CAN THO WATER SUPPLY - SEWERAGE JOINT
STOCK COMPANY**

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CAN THO WATER SUPPLY - SEWERAGE JOINT STOCK COMPANY

REPORT OF THE BOARD OF MANAGEMENT

For the fiscal year ended December 31, 2025

The Board of Management has the honor of submitting this report and the audited financial statements for the fiscal year ended December 31, 2025 of Can Tho Water Supply - Sewerage Joint Stock Company.

1. Business highlights

Establishment

Can Tho Water Supply - Sewerage Joint Stock Company (referred to as "the Company") is a business entity privatized from Can Tho Water Supply and Sewerage One Member Limited Liability Company under Decision No. 3602/QD-UBND, dated December 8, 2014, issued by the People's Committee of Can Tho City. The Company operates under Business Registration Certificate No. 1800155244, first issued on June 28, 2004 and the thirteenth amended certificate, dated August 06, 2025, issued by the Department of Finance of Can Tho City regarding the change of head office.

Structure of ownership: Joint Stock Company.

Business sector

Water extraction, treatment, and supply.

English name: Can Tho Water Supply - Sewerage Joint Stock Company.

Short name: CANTHOWASSCO.

Stock code: CTW.

Trading exchange: UPCOM.

Head office: No. 2A Nguyen Trai, Ninh Kieu Ward, Can Tho City, Vietnam.

2. Financial position and results of operation

The Company's financial position and results of operation in the year are presented in the accompanying financial statements.

3. Board of Directors, Board of Supervisors, Board of Management and Chief Accountant

Board of Directors, Board of Supervisors, Board of Management and Chief Accountant holding office in the year and to the reporting date include:

Board of Directors

Mr. Nguyen Huu Loc	Chairman
Mr. Nguyen Tung Nguyen	Member
Mr. Nguyen Van Thien	Member
Mr. Trinh Huu Phuc	Member
Mr. Tran The Hung	Member (appointed on June 17, 2025)
Mr. Tran Chien Cong	Member (disappointed on June 17, 2025)

Board of Supervisors

Ms. Lam Nguyet Thanh	Chief Supervisors
Ms. Ngo Hong Hanh	Member
Mr. Mai Song Hao	Member

Board of Management

Mr. Nguyen Tung Nguyen	General Director
Mr. Huynh Thien Dinh	Deputy General Director
Mr. Nguyen Minh Phuong	Deputy General Director
Mr. Trinh Huu Phuc	Deputy General Director

No.: A0625227-R/MOORE AISC-DN5

INDEPENDENT AUDITOR'S REPORT**TO SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT****CAN THO WATER SUPPLY - SEWERAGE JOINT STOCK COMPANY**

We have audited the accompanying separate financial statements of **Can Tho Water Supply - Sewerage Joint Stock Company** (referred to as "the Company") consisting of balance sheet as at December 31, 2025, income statement, cash flow statement for the year then ended and notes to the financial statements as set out on page 05 to page 47, which were prepared on March 23, 2025.

The Board of Management's responsibility

The Board of Management is responsible for the preparation and fair presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements relevant to the preparation and presentation of the financial statements and also for the internal control that the Board of Management considers necessary for the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Auditing Standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management's, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the financial position of **Can Tho Water Supply - Sewerage Joint Stock Company** as at December 31, 2025, as well as the results of its operation and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements relevant to the preparation and presentation of the financial statements.

HCMC, March 23, 2026

Moore AISC Auditing and Informatics Services Company Limited



.....
Le Hung Dung

Deputy General Director

Certificate of Audit Practice Registration

No.: 3174-2025-005-1

.....
Ha Thi Thu

Auditor

Certificate of Audit Practice Registration

No.: 5952-2023-005-1

BALANCE SHEET

As at December 31, 2025

Unit: VND

ASSETS	Code	Notes	Dec. 31, 2025	Jan. 01, 2025
A. CURRENT ASSETS	100		158,983,248,323	126,729,772,916
I. Cash and cash equivalents	110	V.1	48,114,627,333	42,354,858,421
1. Cash	111		21,739,579,885	13,540,492,149
2. Cash equivalents	112		26,375,047,448	28,814,366,272
II. Short-term financial investments	120	V.2a	32,861,929,370	25,877,744,978
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		32,861,929,370	25,877,744,978
III. Short-term receivables	130		17,195,301,164	13,730,611,096
1. Short-term trade receivables	131	V.3	15,801,809,930	8,335,345,217
2. Short-term prepayments to suppliers	132	V.4	1,670,731,757	5,319,432,615
3. Short-term intercompany receivables	133		-	-
4. Construction contract-in-progress receivables	134		-	-
5. Receivables from short-term loans	135		-	-
6. Other short-term receivables	136	V.5a	656,919,894	1,010,233,652
7. Provision for doubtful debts	137	V.3,4	(934,160,417)	(934,400,388)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140	V.7	52,136,988,978	42,572,119,860
1. Inventories	141		53,320,023,127	43,220,949,148
2. Provision for decline in value of inventories	149		(1,183,034,149)	(648,829,288)
V. Other current assets	150		8,674,401,478	2,194,438,561
1. Short-term prepayments	151	V.11a	1,982,538,059	1,909,580,446
2. Deductible VAT	152		3,211,186,264	277,232,040
3. Taxes and other receivables from the State Budget	153	V.14b	3,480,677,155	7,626,075
4. Repurchase and sale of Government's bonds	154		-	-
5. Other current assets	155		-	-

BALANCE SHEET

As at December 31, 2025

Unit: VND

ASSETS	Code	Notes	Dec. 31, 2025	Jan. 01, 2025
B. NON-CURRENT ASSETS	200		566,506,942,172	490,396,334,595
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Receivables from long-term loans	215		-	-
6. Other long-term receivables	216	V.5b	165,071,565	165,071,565
7. Provision for doubtful long-term receivables	219	V.5b	(165,071,565)	(165,071,565)
II. Fixed assets	220		417,484,569,634	362,405,127,295
1. Tangible fixed assets	221	V.8	417,118,903,825	362,039,461,486
- Cost	222		958,847,772,958	849,646,080,257
- Accumulated depreciation	223		(541,728,869,133)	(487,606,618,771)
2. Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	365,665,809	365,665,809
- Cost	228		1,592,515,809	1,592,515,809
- Accumulated amortization	229		(1,226,850,000)	(1,226,850,000)
III. Investment Properties	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Non-current assets in progress	240		45,839,130,806	25,149,359,805
1. Works in progress	241		-	-
2. Capital construction in progress	242	V.10	45,839,130,806	25,149,359,805
V. Long-term investments	250		94,108,701,353	88,927,881,353
1. Investments in subsidiaries	251	V.2b	93,225,052,406	88,044,232,406
2. Investments in associates, joint-ventures	252	V.2b	3,000,000,000	3,000,000,000
3. Investments in equity of other entities	253		-	-
4. Provision for decline in the value of long-term investments	254	V.2b	(2,116,351,053)	(2,116,351,053)
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		9,074,540,379	13,913,966,142
1. Long-term prepaid expenses	261	V.11b	9,074,540,379	13,913,966,142
2. Deferred income tax assets	262		-	-
3. Equipment, materials, spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		725,490,190,495	617,126,107,511

BALANCE SHEET

As at December 31, 2025

Unit: VND

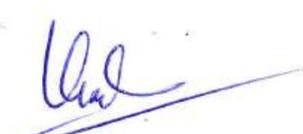
RESOURCES	Code	Notes	Dec. 31, 2025	Jan. 01, 2025
C. LIABILITIES	300		306,214,575,961	208,714,170,999
I. Current liabilities	310		160,181,055,179	118,420,356,328
1. Short-term trade payables	311	V.12	12,092,850,409	11,654,112,735
2. Short-term prepayments from customers	312	V.13	2,609,109,769	396,962,714
3. Taxes and other payables to the State Budget	313	V.14a	4,429,121,166	3,070,592,626
4. Payables to employees	314		20,231,778,069	18,406,082,489
5. Short-term accrued expenses	315	V.15	1,557,857,565	1,988,515,816
6. Short-term intercompany payables	316		-	-
7. Construction contract-in-progress payables	317		-	-
8. Short-term unrealized revenue	318		-	28,929,630
9. Other short-term payables	319	V.16a	7,472,465,855	858,950,041
10. Short-term borrowings and financial lease liabilities	320	V.17a,b	95,508,110,163	69,591,862,161
11. Provision for short-term payables	321	V.18	9,271,044,000	8,459,812,104
12. Bonus and welfare fund	322		7,008,718,183	3,964,536,012
13. Price stabilization fund	323		-	-
14. Repurchase and sale of Government's bond	324		-	-
II. Non-current liabilities	330		146,033,520,782	90,293,814,671
1. Long-term trade payables	331		-	-
2. Long-term prepayments from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for operating capital received	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Other long-term payables	337	V.16b	481,866,383	441,866,383
8. Long-term borrowings and financial lease liabilities	338	V.17c	138,251,654,399	86,051,948,288
9. Convertible bond	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Provision for long-term liabilities	342		-	-
13. Fund for science and technology development	343		7,300,000,000	3,800,000,000

BALANCE SHEET

As at December 31, 2025

Unit: VND

RESOURCES	Code	Notes	Dec. 31, 2025	Jan. 01, 2025
D. OWNERS' EQUITY	400		419,275,614,534	408,411,936,512
I. Owners' equity	410	V.19	419,275,614,534	408,411,936,512
1. Owners' capital	411		280,000,000,000	280,000,000,000
- Ordinary shares with voting rights	411a		280,000,000,000	280,000,000,000
2. Share premium	412		6,908,981,300	6,908,981,300
3. Bond conversion option	413		-	-
4. Owners' other capital	414		9,800,000	9,800,000
5. Treasury shares	415		(9,800,000)	(9,800,000)
6. Difference upon assets revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		77,262,434,041	58,471,940,586
9. Fund for support of arrangement of enterprises	419		-	-
10. Other funds	420		-	-
11. Undistributed earnings	421		55,104,199,193	63,031,014,626
- Undistributed earnings accumulated to the end of prior year	421a		-	-
- Undistributed earnings in this year	421b		55,104,199,193	63,031,014,626
12. Investment reserve for basic construction	422		-	-
II. Budget sources and other funds	430		-	-
1. Budget sources	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL RESOURCES	440		725,490,190,495	617,126,107,511


Phan Thi Phung
 Prepared by


Diep Ton Kien
 Chief Accountant


Nguyen Tung Nguyen
 General Director

Can Tho City, Vietnam
 March 23, 2026

INCOME STATEMENT

For the fiscal year ended December 31, 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
1. Revenue from sale of goods and rendering of services	01	VI.1	306,474,369,010	343,391,490,192
2. Deductions	02		-	-
3. Net revenue from sale of goods and rendering of services	10		306,474,369,010	343,391,490,192
4. Cost of goods sold	11	VI.2	158,819,557,818	178,598,916,988
5. Gross profit (20 = 10 - 11)	20		147,654,811,192	164,792,573,204
6. Financial income	21	VI.3	17,724,336,681	11,924,786,024
7. Financial expenses	22	VI.4	10,554,306,711	8,012,611,668
<i>In which: borrowing interest expenses</i>			<i>10,554,306,711</i>	<i>8,012,611,668</i>
8. Selling expenses	25	VI.5a	44,464,949,976	43,958,745,468
9. General & administration expenses	26	VI.5b	43,947,009,864	41,210,021,252
10. Operating profit/(loss) (30 = 20 + (21 - 22) - (25 + 26))	30		66,412,881,322	83,535,980,840
11. Other income	31	VI.6	2,043,020,101	881,873,147
12. Other expenses	32	VI.7	2,854,205,129	6,149,839,671
13. Other profit (40 = 31 - 32)	40		(811,185,028)	(5,267,966,524)
14. Net accounting profit before tax (50 = 30 + 40)	50		65,601,696,294	78,268,014,316
15. Corporate income tax - current	51	VI.9	10,497,497,101	15,236,999,690
16. Corporate income tax - deferred	52		-	-
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		55,104,199,193	63,031,014,626

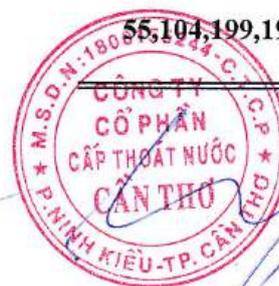


Phan Thi Phung
Prepared by

Can Tho City, Vietnam
March 23, 2026



Diep Ton Kien
Chief Accountant



Nguyen Tung Nguyen
General Director

CASH FLOW STATEMENT

(Under direct method)

For the fiscal year ended December 31, 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash from sale of goods, service supply and other revenues	01		344,577,753,438	386,839,914,358
2. Cash paid to suppliers for goods and services	02		(133,886,564,154)	(127,585,755,099)
3. Cash paid to employees	03		(73,796,942,573)	(64,839,206,404)
4. Payment for interest on loan	04		(10,460,311,086)	(8,113,508,313)
5. Corporate income tax paid	05	V.14a	(9,472,000,000)	(19,915,614,286)
6. Other receipts from operating activities	06		10,120,986,607	2,059,395,373
7. Other payments for operating activities	07		(55,214,772,632)	(56,815,289,492)
Net cash inflows/(outflows) from operating activities	20		71,868,149,600	111,629,936,137
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(110,536,915,755)	(73,559,807,282)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans granted, purchases of debt instruments of other entities	23		(40,000,000,000)	(32,000,000,000)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		33,039,452,055	8,129,205,508
5. Investments in other entities	25		(5,180,820,000)	-
6. Proceeds from divestment in other entities	26		-	-
7. Dividends and interest received	27		17,645,227,299	11,469,792,710
Net cash inflows/(outflows) from investing activities	30		(105,033,056,401)	(85,960,809,064)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issue of shares and capital contribution	31		-	-
2. Payments for shares returns and repurchases	32		-	-
3. Proceeds from borrowings	33	IX.1	233,973,891,514	164,211,276,642
4. Repayments of borrowings	34	IX.2	(155,857,937,401)	(154,093,285,069)
5. Payments for finance lease liabilities	35		-	-
6. Dividends paid	36		(39,191,278,400)	(18,481,770,000)
Net cash inflows/(outflows) from financing activities	40		38,924,675,713	(8,363,778,427)

CASH FLOW STATEMENT

(Under direct method)

For the fiscal year ended December 31, 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
Net cash inflows/(outflows) (50 = 20 + 30 + 40)	50		5,759,768,912	17,305,348,646
Cash and cash equivalents at the beginning of the year	60		42,354,858,421	25,049,509,775
Effect of foreign exchange differences	61			
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1	48,114,627,333	42,354,858,421


 Phan Thi Phung
 Prepared by


 Diep Ton Kien
 Chief Accountant


 Nguyen Tung Nguyen
 General Director

Can Tho City, Vietnam
 March 23, 2026



NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

Can Tho Water Supply - Sewerage Joint Stock Company (referred to as "the Company") is a business entity privatized from Can Tho Water Supply and Sewerage One Member Limited Liability Company under Decision No. 3602/QD-UBND, dated December 8, 2014, issued by the People's Committee of Can Tho City. The Company operates under Business Registration Certificate No. 1800155244, first issued on June 28, 2004 and the thirteenth amended certificate, dated August 06, 2025, issued by the Department of Finance of Can Tho City regarding the change of head office.

2. Business sector

Water extraction, treatment, and supply.

3. Principal activities

Production of potable water; trading of potable water;

Septic tank pumping services; Sewerage & wastewater treatment services (sewer unclogging and wastewater treatment activities);

Supervision of civil and industrial construction and finishing; Supervision of geotechnical surveys; Supervision of construction and completion of water supply and sewerage; Topographic surveys; Structural design of civil and industrial works; Design of water supply and sewerage systems;

Installation of water supply and sewerage systems;

Calibration of water meters from 15mm to 100mm.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from January 01 and ending on December 31.

5. Operations in the fiscal year affecting the financial statements:

Not applicable.

6. Total employees to December 31, 2025: 314 people (Dec. 31, 2024: 311 people).**7. Enterprise structure****7.1 List of subsidiaries**

As at December 31, 2025, the Company has two (02) directly owned companies as follows:

Company's name	Principal activities	Percentage of shareholding	Percentage of owning	Percentage of voting right
Tra Noc - O Mon Water supply Joint Stock Company	Water Extraction, Treatment, and Supply; Installation of Water Supply and Sewerage Systems	65.42%	65.42%	65.42%

Address: Lot 12A, Tra Noc 2 Industrial Zone, Phuoc Thoi Ward, Can Tho City, Vietnam.

Thot Not Water supply Joint Stock Company	Water Extraction, Treatment, and Supply	85.81%	85.81%	85.81%
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Address: No. 392, National Highway 91, Long Thanh A, Thot Not Ward, Can Tho City, Vietnam.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

7.2 List of subsidiaries associate

Company's name	Principal activities	Percentage of shareholding	Percentage of owning	Percentage of voting right
Can Tho Tan Tien Plastic Joint Stock Company (*)	Manufacturing and trading uPVC pipes and HDPE fittings for the water supply and drainage industry	30.00%	30.00%	30.00%

Address: 30/4 Street, Ninh Kieu Ward, Can Tho City, Vietnam.

(*) As at December 31, 2025, Can Tho Tan Tien Plastic Joint Stock Company stopped operating but has not completed the tax code closing procedure.

7.3 List of affiliated unit having no legal status and dependent cost-accounting

As at December 31, 2025, the Company has seven (07) associates as follows:

Associates include:

Water supply and sewerage construction enterprise - Branch of Can Tho Water Supply - Sewerage Joint Stock Company

Address: No. 2A Nguyen Trai, Ninh Kieu Ward, Can Tho City, Vietnam.

Can Tho Water Supply - Sewerage Joint Stock Company - Branch 1

Address: No. 55 Tran Van Hoai, Ninh Kieu Ward, Can Tho City, Vietnam.

Can Tho Water Plant 1 - Branch of Can Tho Water Supply - Sewerage Joint Stock Company

Address: 30/4 Street, Ninh Kieu Ward, Can Tho City, Vietnam.

Hung Phu Water Plant - Branch of Can Tho Water Supply - Sewerage Joint Stock Company

Address: Thanh Hoa Area, Hung Phu Ward, Can Tho City, Vietnam.

Can Tho Water Supply - Sewerage Joint Stock Company - An Binh Branch

Address: No. 302 - 304, Street No. 7, Hong Phat Residential Area, Quarter 4, An Binh Ward, Can Tho City, Vietnam.

Can Tho Water Supply - Sewerage Joint Stock Company - Bong Vang Branch

Address: Group 5, My Phuoc Hamlet, My Khanh Commune, An Binh Ward, Can Tho City, Vietnam.

Can Tho Water Supply - Sewerage Joint Stock Company - Hung Phu Branch

Address: No. 52A2, Bui Quang Trinh, Phu An Residential Area, Hung Phu Ward, Can Tho City, Vietnam.

8. Disclosure on comparability of information in the separate financial statements

The selection of figures and information need to be presented in the separate financial statements has been implemented on the principle of comparability among corresponding accounting periods.

9. Applying the going-concern basis in the preparation of the financial statements

The financial statements for the fiscal year ended December 31, 2025, have been prepared on the going concern basis, with the assumption that the Company will be able to utilize its assets and settle its liabilities in the normal course of business in the foreseeable future, for at least the next 12 months from the date of the preparation of this financial statements.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY**1. Fiscal year**

The Company's fiscal year is begun on January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES****1. Applicable Accounting Standards and Corporate Accounting**

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 on amendments and supplements to a number of articles of Circular No. 200/2014/TT-BTC, and other circulars guiding the implementation of the Accounting Standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System

The Board of Management ensures compliance with the requirements of the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 on amendments and supplements to a number of articles of Circular No. 200/2014/TT-BTC, as well as other circulars guiding the implementation of the Accounting Standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES**1. Principles for recording cash and cash equivalents**

Cash includes cash on hand, demand deposit.

Cash equivalents comprise term deposits and other short-term investments with an original maturity of three months or less, highly liquid, readily convertible to known amount of cash and subject to an insignificant risk of changes in value.

2. Principles for accounting financial investments**Held-to-maturity investments**

Held-to-maturity investments include term deposits (including treasury bill, bill of exchange) and held-to-maturity loans for the purpose of periodic interest receiving and other held-to-maturity investments.

The held-to-maturity investments are initially recorded at the original cost including buying price and costs attributable to the acquisition of the investments. After initial recognition, if the provision for doubtful debts has not been made as statutorily required, these investments are revaluated at the recoverable value. When firm evidence shows that a portion or the whole investments may be unrecoverable, the loss will be recorded in financial expenses in the year/period and recorded in decrease of the investment's value.

Financial investments in Subsidiaries, Associates

Principles for recording financial investments in subsidiaries: Subsidiary is a company which the Company has over 50% of voting right and the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiary's operation. When the Company ceases to control the subsidiary, the investment in the subsidiary will be written down.

Investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of the investees, and has significant influence over the financial and operating policy decisions of these entities.

Investments in subsidiary, associates are initially stated at original cost and will not be adjusted thereafter for change in the investor's share of the investee's net assets. The original cost includes purchase price and costs attributable to the investment. In case the investment is by non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

Provision for loss of investments in subsidiaries, associates is made when the investee suffers from loss and thus the Company possibly loses its capital or the investments' value is devalued. Basis for making provision for loss of investments is financial statements of the investee.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***3. Principles for recording trade receivables and other receivables**

Receivables: At original cost less provision for doubtful debts.

The classifying of the receivables as trade receivables, inter-company receivables and other receivables depends on the nature of the transaction or relationship between the company and debtor.

Method of making provision for doubtful debts: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankrupt, making procedures for dissolution, go missing or run away....

4. Principles for recording inventories

Inventories are stated at original cost less (-) the provisions for the decline in value of inventories and obsolete, deteriorated inventories.

Original costs are determined as follows:

- The original cost of materials, merchandises consists of costs of purchase, costs of transportation and other costs incurred in bringing the inventories to their present location and condition.
- Work in progress: costs of raw materials, labor and other directly costs for producing inventories incurred in the duration of processing water.

Method of calculating inventories' value: weighted average method.

Method of accounting for the inventories: Perpetual method.

Method of making provision for decline in value of inventories: Provision for decline in value of inventories is made when the net realisable value of inventories is lower than their original cost. Net realisable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for decline in value of inventories is the difference between the cost of inventories greater than their net realisable value. Provision for decline in value of inventories is made for each inventory with the cost greater than the net realisable value.

5. Principles for recording fixed assets**5.1 Tangible fixed assets**

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred after initial recognition are only capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income or expenses in the period.

Determination of original costs of tangible fixed assets

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalisation price of the construction project, other relevant fees plus (+) registration fee (if any).

Fixed assets are houses and architectural objects attached to land use rights, the value of land use rights is determined separately.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***5.1 Tangible fixed assets (cont.)***Tangible fixed assets constructed or produced by the Company itself:*

The original cost of a tangible fixed asset which is constructed or produced by the Company itself shall include the actual production cost of the fixed asset plus (+) expenses for installation and trial operation. In case where the Company transfers its self-produced products to fixed assets, the original costs will be the production costs plus (+) other relevant expenses calculated to the time when such fixed asset is put into operation. In such case, all internal gains will not be recorded in the original costs of those fixed assets.

5.2 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The original cost of a intangible fixed asset comprises all costs of owning the asset to the date it is put into operation as expected.

Principles for recording intangible fixed assets:

Purchase of separate intangible fixed assets

The original cost of purchased intangible fixed assets shall consist of the actual purchase price payable less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation. The land use rights which are purchased together with buildings, structures will be determined separately and recorded as intangible fixed assets.

Land use right

The original cost of an intangible fixed asset which is the land use right shall be the payment made to obtain the lawful land use right plus (+) compensatory payments for clearance of site, expenses for levelling the ground, registration fee...

Computer software

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives.

5.3 Method of depreciating and amortizing fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

<i>Buildings and structures</i>	<i>06 - 25 years</i>
<i>Machinery and equipment</i>	<i>06 - 15 years</i>
<i>Transportation and facilities</i>	<i>06 - 30 years</i>
<i>Office equipment</i>	<i>03 - 10 years</i>
<i>Intangible fixed assets</i>	<i>03 - 10 years</i>

*Land use rights which are granted for an indefinite term are carried at cost and not amortised.***6. Principles for recording construction in progress**

Construction in progress is stated at original cost. These are all necessary costs for purchasing fixed assets, building or repairing, improving, extending or equipping of the works such as expenses of construction building costs, water supply network construction costs,...

These costs are capitalized as an increase in the historical cost of fixed assets when the projects are completed. Initially, the asset cost is recorded at a provisional amount (80% to 90% of the proposed settlement value, depending on each project) when the asset is put into use. The asset cost will subsequently be adjusted to reflect the final settlement value upon completion of the project.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***7. Principles for recording prepaid expenses**

Prepaid expenses at the Company include repair costs, installation and relocation costs, tool and equipment costs, and actual incurred insurance costs that are related to the business performance of multiple accounting periods.

Method of allocating prepaid expenses: The determining and allocating of prepaid expenses into costs of production and doing business of each period is on a straight-line basis. Based on the nature and level of each expense, the term of allocation is defined as follows: short-term prepaid expenses should be allocated within 12 months; Long-term expenses should be allocated in the term from over 12 months to 36 months.

8. Principles for recording liabilities

Liabilities are recorded at original cost and not lower than the payment obligation.

Liabilities shall be classified into trade payables, inter-company payables and other payables depending on the nature of transactions and relationship between the Company and debtors.

Liabilities must be kept records in detail according to payment schedule, creditor and other factors according to requirements of the Company.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable shall be recorded according to prudent principle.

9. Principles for recording borrowings

Borrowings are total amounts the owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail according to creditor, agreement and borrowed asset.

10. Principles for recording and capitalizing borrowing costs:

Borrowing costs are loan interest and other costs incurred in direct relation to borrowings of an enterprise; Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs related to borrowings in respect of the construction or production of uncompleted assets, in which case the borrowing costs incurred during the period of construction are computed in those assets' value (capitalised) as part of the cost of the assets concerned when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

The capitalization rate used to determine borrowing costs eligible for capitalization during the period: In case of joint capital borrowings, which are used for the purpose of investment in construction or production of an uncompleted asset, the borrowing costs eligible for capitalization in each accounting period shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate applicable to the enterprises borrowings unrepaid in the period, except for particular borrowings for purpose of obtaining an uncompleted asset. The amount of borrowing costs capitalized during a period must not exceed the amount of borrowing costs arising during that period.

11. Principles for recording accruals

Accruals include borrowing interest expenses and other costs which have been arisen in the reporting period, but have not been settled. These costs are recognised on the basis of reasonable estimates on the amounts to be paid in accordance with contracts, agreements...

12. Salary and insurance compulsory policies

Salary is calculated and set aside for expenses in the period according to the Labor Contract and the Company's Salary Regulations. Accordingly, social insurance, health insurance and unemployment insurance are also set aside according to current regulations.

The Company sets up a salary provision fund of no more than 17% of the actual salary fund. The salary provision fund is settled based on the actual expenses incurred and is reversed if not fully used.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***13. Principles for unrealized revenue**

Unearned revenue represents the revenue that will be recognized in accordance with the obligations that the company is required to fulfill in one or more subsequent accounting periods.

Unearned revenue includes amounts received in advance from customers for one or more accounting periods related to the rental of advertising billboard spaces and the provision of construction services.

The method of unearned revenue allocation is based on the matching principle, corresponding to the obligations that the Company is required to fulfill in one or more subsequent accounting periods.

14. Principles for recording owner's Equity**Owner's capital**

The owners' capital is formed from the initial and additional contributions made by shareholders. The owners' capital is recognized at the actual amount contributed in cash or in assets, determined based on the par value of shares issued upon the Company's establishment or through additional issuance to expand the Company's operations.

Share premium: is the difference between the cost over and above the nominal value of the first issued or additionally issued share and the differences (increase or decrease) of the actual receiving amount against the repurchase price when treasury share is reissued. In case where shares are repurchased to cancel immediately at the purchase date, shares' value recorded decrease the business capital source at purchase date is the actual repurchase price and the business resource should be written down according to the par value and share premium of the repurchased shares.

Other capital: reflects the business capital formed from additional contributions from business results, asset revaluation, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting any applicable taxes related to these assets.

Undistributed earnings

The undistributed earnings is recorded at the profit (loss) from the Company's result of operation after deducting the current year corporate income tax and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous year.

The undistributed earnings is based on the charter of the Company and approved by the annual shareholder meeting.

15. Principles for recording treasury shares

The owners' equity instruments acquired by the Company (treasury share) are recorded at original cost and deducted into the owners' equity. The Company does not record gain (loss) when purchasing, selling, issuing or cancelling its equity instruments. Upon reissue, the difference between reissue price and cost will be recorded in item "Share premium".

16. Principles and methods for recording revenues and other incomes**Revenue from goods sold**

Revenue from the sale of good should be recognised when all the five (5) following conditions have been satisfied: 1.The enterprise has transferred to buyer the significant risks and rewards of ownership of the goods; 2.The enterprise retains neither continuing managerial involvement as an owner nor effective control over the goods sold; 3.The amount of revenue can be measured reliably; When the contract specifies that buyers are entitled to return products, goods they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have right to return products, goods (except for changing to other goods, services) 4.The economic benefits associated with the transaction has flown or will flow to the enterprise; 5.The costs incurred or to be incurred in respect of the transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS*For the fiscal year ended December 31, 2025**Unit: VND***16. Principles and methods for recording revenues and other incomes (cont.)****Revenue from service rendered**

Revenue from services rendered is recorded when the result of the supply of services is determined reliably. In case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the balance sheet. Revenue from services rendered is determined when the following four conditions have been satisfied: 1. The revenue is determined firmly; When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have right to return service; 2. The economic benefits associated with the transaction has flown or will flow from the supply of the provided service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract's results can not be determined firmly, the revenue will be recorded at the recoverable level of expenses recorded.

Financial income

Finance income represents income from interest on deposits, dividends, and profit sharing.

Income arising from interests, distributed dividends and profits of the enterprises shall be recognized if they simultaneously satisfy the two (2) conditions below: 1. It is possible to obtain economic benefits from the concerned transactions; 2. Income is determined with relative certainty.

- Interests recognized on the basis of the actual time and interest rates in each period;

- Distributed dividends and profits shall be recognized when shareholders are entitled to receive dividends or the capital-contributing parties are entitled to receive profits from the capital contribution.

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be accounted as expense incurred in the period, but not recorded as income decrease.

17. Principles and method of recording cost of goods sold

Cost of goods sold is the cost of products, goods, services, sold in the period; other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principle. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

18. Principles and method of recording financial expenses

Financial expenses include borrowing interest expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

19. Principles and methods of recording taxes

Corporate income tax includes current corporate income tax and deferred corporate income tax incurred in the year and set basis for determining operating result after tax of the Company in current fiscal year.

Current tax: is the tax payable on the taxable income and tax rate enacted in current year in accordance with the law on corporate income tax.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

The current corporate income tax rate of other non-preferential business activities is 20%.

The company has undergone tax inspection and finalization up to the year 2023.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

20. Financial instruments**Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 06, 2009 (Circular No. 210), financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, the financial assets are recognized at cost plus transaction cost that are directly related.

Financial assets of the Company comprise cash, short-term deposits, trade receivables and other receivables.

Financial liabilities

According to Circular 210, financial liabilities are classified properly, for the purpose of presentation in the Notes of financial statements, into the financial liabilities which are stated at fair value through the Income Statement, financial liabilities determined on amortised cost basis. The Company decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, the financial liabilities are recognized at cost plus transaction cost that are directly related.

Financial liabilities of the Company comprise trade payables, accrued expenses, borrowings and liabilities and other payables.

Re-measurements after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

21. Related parties

Related parties include: Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including the Board of Management, Board of Directors and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents	Dec. 31, 2025	Jan. 01, 2025
Cash	21,739,579,885	13,540,492,149
Cash on hand	340,423,000	376,913,000
Demand deposits	21,399,156,885	13,163,579,149
Cash equivalents	26,375,047,448	28,814,366,272
Deposit with the term not over 3 months <i>(Interest rate from 1.5%/year to 4.6%/year)</i>	26,375,047,448	28,814,366,272
Total	48,114,627,333	42,354,858,421

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

2. Financial investments: See Notes pages 42-43.

3. Short-term trade receivables

	Dec. 31, 2025		Jan. 01, 2025	
	Value	Provision	Value	Provision
Water bill receivables	3,434,879,266	-	3,190,750,752	-
Trade receivables from related parties (see Notes X.3)	110,778,478	(110,778,478)	120,239,278	(110,778,478)
Department of Construction of Can Tho City	4,073,660,278	-	-	-
Department of Economy, Infrastructure and Urban Affairs of Tan An Ward	2,827,327,000	-	-	-
Department of Economy, Infrastructure and Urban Affairs of Ninh Kieu Ward	3,190,797,000	-	-	-
Other customers	2,164,367,908	(742,638,839)	5,024,355,187	(725,521,740)
Total	15,801,809,930	(853,417,317)	8,335,345,217	(836,300,218)

4. Short-term prepayments to suppliers

	Dec. 31, 2025		Jan. 01, 2025	
	Value	Provision	Value	Provision
Thuan Lam Phat Trading - Service Environment Joint Stock Company	1,018,656,000	-	-	-
Other suppliers	652,075,757	(80,743,100)	5,319,432,615	(98,100,170)
Total	1,670,731,757	(80,743,100)	5,319,432,615	(98,100,170)

5. Other receivables

	Dec. 31, 2025		Jan. 01, 2025	
	Value	Provision	Value	Provision
a. Short-term	656,919,894	-	1,010,233,652	-
Advances	147,070,800	-	555,017,534	-
Accrued interest	423,697,894	-	369,064,918	-
Others	86,151,200	-	86,151,200	-
b. Long-term	165,071,565	(165,071,565)	165,071,565	(165,071,565)
Others	165,071,565	(165,071,565)	165,071,565	(165,071,565)
Total	821,991,459	(165,071,565)	1,175,305,217	(165,071,565)

6. Doubtful debts: See Notes page 44.

7. Inventories

	Dec. 31, 2025		Jan. 01, 2025	
	Cost	Provision	Cost	Provision
Raw materials	32,935,701,214	(534,204,861)	33,619,478,376	-
Works in progress	20,384,321,913	(648,829,288)	9,601,470,772	(648,829,288)
Total	53,320,023,127	(1,183,034,149)	43,220,949,148	(648,829,288)

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

7. Inventories (cont.)

- Ending net book value of tangible fixed assets pledged/mortgaged as loan security: not applicable.
- Value of inactive, deteriorated inventories (raw materials) which are not possibly consumed at the period end: VND 1,780,682,871.
- Reason for inventory write-down provision: long-outstanding inventory, obsolete technology, and low marketability.

8. Tangible fixed assets: See Notes page 45.

9. Intangible fixed assets

Items	Land use rights	Managerial software	Total
Original cost			
Opening balance	365,665,809	1,226,850,000	1,592,515,809
Closing balance	365,665,809	1,226,850,000	1,592,515,809
Accumulated depreciation			
Opening balance	-	1,226,850,000	1,226,850,000
Closing balance	-	1,226,850,000	1,226,850,000
Net book value			
Opening balance	365,665,809	-	365,665,809
Closing balance	365,665,809	-	365,665,809

* Ending carrying value of intangible fixed assets pledged/mortgaged as loan security: not applicable.

* Ending original costs of intangible fixed assets—fully depreciated but still in use: VND 1,226,850,000.

10. Long-term construction in progress

	Dec. 31, 2025	Jan. 01, 2025
+ Network infrastructure projects	35,785,329,448	15,926,835,226
Water Supply Network Project for Thoi Nhut 1 Resettlement Area – Installation of water supply pipelines D225, D180, D110 (HDPE), removal of existing pipelines, water meter connection, Tan An Ward, Can Tho City (Phase 1)	3,970,756,899	-
Other projects	31,814,572,549	15,926,835,226
+ Construction projects	10,053,801,358	8,480,881,979
Con Khuong - Phong Dien Water Plant (*)	6,619,737,391	6,619,737,391
Other projects	3,434,063,967	1,861,144,588
+ Major repairs of fixed assets	-	741,642,600
Other projects	-	741,642,600
Total	45,839,130,806	25,149,359,805

(*) The main cost is compensation and resettlement expenses, which were transferred to the Binh Thuy District Land Development Center for payment to residents. This project has been temporarily suspended since the end of 2014. The Company issued Official Letter No. 297/CTN dated August 07, 2019, to the Can Tho City Department of Construction to report on the current condition of this project.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

11. Prepaid expenses	Dec. 31, 2025	Jan. 01, 2025
a. Short-term	1,982,538,059	1,909,580,446
Tools and supplies expenses	993,267,683	516,440,584
Repair, installation, and relocation expenses	989,270,376	1,393,139,862
b. Long-term	9,074,540,379	13,913,966,142
Tools and supplies expenses	1,846,370,839	4,720,030,282
Installation, and relocation expenses	673,218,881	610,018,567
Repair expenses	5,422,649,320	6,880,000,398
Other expenses	1,132,301,339	1,703,916,895
Total	11,057,078,438	15,823,546,588

12. Short-term trade payables	Dec. 31, 2025		Jan. 01, 2025	
	Value	Amount to be able to pay	Value	Amount to be able to pay
Duc Hung Trading Engineering and Services Company Limited	2,027,886,600	2,027,886,600	-	-
Owa Viet Nam Installment Joint Stock Company	2,024,339,664	2,024,339,664	-	-
Nam Quoc Joint Stock Company	1,628,431,332	1,628,431,332	-	-
TVA Technical Company Limited	1,269,754,325	1,269,754,325	-	-
Other suppliers	5,142,438,488	5,142,438,488	11,654,112,735	11,654,112,735
Total	12,092,850,409	12,092,850,409	11,654,112,735	11,654,112,735

13. Short-term advances from customers	Dec. 31, 2025	Jan. 01, 2025
Ninh Kieu District Urban Management Division	2,218,253,365	-
Other customers	390,856,404	396,962,714
Total	2,609,109,769	396,962,714

14. Taxes and payables to the State Budget	Jan. 01, 2025		Dec. 31, 2025	
	Payable amount	Paid amount	Payable amount	Paid amount
a. Payables				
VAT	-	932,033,528	932,033,528	-
Corporate income tax	427,826,022	10,497,497,101	9,472,000,000	1,453,323,123
Personal income tax	240,177,440	2,971,416,823	2,732,484,498	479,109,765
Resource tax	104,698,640	1,263,901,120	1,267,133,920	101,465,840
Non-agricultural land tax and rental charges	-	139,762,407	139,762,407	-

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

14. Taxes and payables to the State

Budget (cont.)	Jan. 01, 2025	Payable amount	Paid amount	Dec. 31, 2025
Business license tax	-	10,000,000	10,000,000	-
Environmental protection fee for domestic wastewater	1,951,960,680	24,288,910,468	24,196,903,250	2,043,967,898
Forest environmental protection fee	345,929,844	1,400,533,836	1,395,209,140	351,254,540
Licensing fee for exploitation rights	-	751,300,608	751,300,608	-
Total	3,070,592,626	41,504,055,283	40,145,526,743	4,429,121,166
b. Receivables				
VAT	7,626,075	-	-	7,626,075
Land rent	-	-	3,473,051,080	3,473,051,080
Total	7,626,075	-	3,473,051,080	3,480,677,155

The method for determining taxes, fees, and charges payable**VAT**

The Company pays value-added tax (VAT) using the credit/direct method. The VAT rates:

	Tax rate
- Other services	0%
- Water production services	5%
- Sewerage and other services	10%

During the year, the Company was entitled to a reduction of value-added tax on the services provided by the Company in accordance with Resolution No. 174/2024/QH15 dated November 30, 2024, Decree No. 180/2024/ND-CP dated December 31, 2024 and Resolution No. 204/2025/QH15 dated June 17, 2025, Decree No. 174/2025/ND-CP dated June 30, 2025 on VAT reduction policies.

Corporate income tax

Other income is subject to the corporate income tax rate of 20%.

Other taxes

The company declares and pays taxes in accordance with regulations.

15. Short-term accrued expenses

	Dec. 31, 2025	Jan. 01, 2025
Interest expenses	261,798,425	196,706,561
Electricity expenses	558,084,170	506,214,968
Transaction expenses in 2024	-	885,304,977
Other expenses	737,974,970	400,289,310
Total	1,557,857,565	1,988,515,816

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

16. Other payables	Dec. 31, 2025	Jan. 01, 2025
a. Short-term	7,472,465,855	858,950,041
Trade union fee	63,387,000	62,842,000
Dividend payable	24,843,800	18,082,200
Wastewater environmental protection fee	412,823,927	412,823,927
Deposits received	308,500,000	168,000,000
Other payables (*)	6,662,911,128	197,201,914
b. Long-term	481,866,383	441,866,383
Deposits	163,300,000	123,300,000
Other payables	318,566,383	318,566,383
Total	7,954,332,238	1,300,816,424

(*) Mainly represents proceeds from compensation for the relocation of the domestic water supply system.

17. Borrowings and financial lease liabilities	Dec. 31, 2025		Jan. 01, 2025	
	Value	Amount to be able to pay	Value	Amount to be able to pay
a. Short-term	66,431,919,968	66,431,919,968	47,975,130,161	47,975,130,161
(1) Vietcombank - Can Tho Branch	39,067,938,894	39,067,938,894	25,679,011,193	25,679,011,193
(2) Vietinbank - Can Tho Branch	27,363,981,074	27,363,981,074	22,296,118,968	22,296,118,968
b. Long-term due for repayment	29,076,190,195	29,076,190,195	21,616,732,000	21,616,732,000
(1) Vietcombank - Can Tho Branch	17,489,915,172	17,489,915,172	13,388,732,000	13,388,732,000
(2) Vietinbank - Can Tho Branch	3,689,509,728	3,689,509,728	-	-
(3) BIDV - Can Tho Branch	7,896,765,295	7,896,765,295	8,228,000,000	8,228,000,000
c. Long-term	138,251,654,399	138,251,654,399	86,051,948,288	86,051,948,288
(1) Vietcombank - Can Tho Branch	95,247,070,279	95,247,070,279	68,365,618,589	68,365,618,589
(2) Vietinbank - Can Tho Branch	20,664,928,302	20,664,928,302	-	-
(3) BIDV - Can Tho Branch	22,339,655,818	22,339,655,818	17,686,329,699	17,686,329,699
Total	233,759,764,562	233,759,764,562	155,643,810,449	155,643,810,449

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Notes on borrowings from banks

(1) Vietcombank - Can Tho Branch are in accordance with the following contracts:

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
01/2025-HDCBLHM/NHCT820- CTN	Jan. 24, 2025 12 months	4.80%	39,067,938,894	Buildings, structures, machinery and equipments
05/2018-VCBCT	Feb. 12, 2018 180 months	9.00%	3,518,000,000	
86/DN/TL/2018	Aug. 24, 2018 172 months	9.00%	3,896,000,000	Future formed assets
97/DN/TDH/2019	Jun. 18, 2019 162 months	9.00%	666,600,000	
76/DN/TDH/2018	Aug. 16, 2018 120 months	9.00%	955,000,000	Transportation and facilities
134/DN/TDH/2018	Oct. 31, 2018 120 months	9.00%	1,151,000,000	
136/DN/TDH/2018	Oct. 25, 2018 120 months	9.00%	1,007,429,875	Transportation and facilities
171/DN/TDH/2018	Dec. 26, 2018 120 months	9.00%	1,678,785,545	
186/DN/TDH/2019	Jan. 10, 2019 120 months	7.50%	784,182,000	
146/DN/TDH/2019	Aug. 27, 2019 120 months	8.80%	1,653,853,284	Future formed assets
167/DN/TDH/2019	Sep. 16, 2019 120 months	8.80%	1,597,816,562	
218/DN/TDH/2019	Dec. 24, 2019 120 months	8.80%	1,868,129,044	
15/DN/TDH/2020	Jan. 22, 2020 120 months	8.80%	443,854,328	
22/DN/TDH/2020	Apr. 8, 2020 120 months	8.80%	789,000,000	Future formed assets
58/DN/TDH/2020	Apr. 28, 2020 120 months	8.80%	1,409,385,800	

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
103/DN/TDH/2020	Oct. 20, 2020 120 months	7.80%	527,078,220	Transportation and facilities
92/DN/TDH/2020	Sep. 15, 2020 120 months	7.20%	1,752,098,191	
117/DN/TDH/2020	Nov. 30, 2020 120 months	7.00%	516,215,483	
122/DN/TDH/2020	Dec. 14, 2020 120 months	6.80%	649,454,522	
130/DN/TDH/2020	Dec. 25, 2020 120 months	6.80%	167,929,841	Transportation and facilities
133/DN/TDH/2020	Dec. 31, 2020 120 months	6.80%	291,500,000	
134/DN/TDH/2020	Dec. 31, 2020 120 months	6.80%	264,892,000	
09/DN/TDH/2021	Jan. 27, 2021 120 months	6.80%	1,010,499,500	
13/DN/TDH/2021	Jan. 29, 2021 120 months	6.80%	1,483,292,873	Transportation and facilities
15/DN/TDH/2021	Feb. 03, 2021 120 months	6.80%	1,461,018,000	
32/DN/TDH/2021	Apr. 02, 2021 120 months	6.70%	217,300,000	
44/DN/TDH/2021	Apr. 28, 2021 120 months	6.70%	697,894,050	
129/DN/TDH/2021	Dec. 28, 2021 120 months	6.70%	1,028,752,000	Future formed assets
125/DN/TDH/2021	Dec. 23, 2021 60 months	6.70%	507,770,620	Transportation and facilities
114/DN/TDH/2021	Nov. 17, 2021 120 months	6.70%	851,000,000	
128/DN/TDH/2021	Dec. 29, 2021 120 months	6.70%	504,945,000	
115/DN/TDH/2021	Nov. 24, 2021 120 months	6.60%	322,000,000	
92/DN/TDH/2021	Oct. 14, 2021 120 months	6.70%	986,860,000	

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
111/DN/TDH/2021	Nov. 04, 2021 120 months	6.70%	2,211,246,453	
107/DN/TDH/2021	Oct. 27, 2021 72 months	6.70%	783,600,000	
112/DN/TDH/2021	Nov. 09, 2021 120 months	6.70%	582,000,000	Transportation and facilities
116/DN/TDH/2021	Dec. 07, 2021 120 months	6.70%	430,524,698	
114/DN/TDH/2021	Apr. 28, 2021 120 months	6.70%	1,839,150,000	
61/DN/TDH/2022	Jun. 01, 2022 120 months	7.90%	464,000,000	Future formed machinery and equipment
62/DN/TDH/2022	Jun. 01, 2022 120 months	7.90%	1,376,472,700	
85/DN/TDH/2022	Aug. 11, 2022 120 months	8.00%	484,000,000	
86/DN/TDH/2022	Aug. 04, 2022 120 months	8.00%	361,500,000	Future formed machinery and equipment
87/DN/TDH/2022	Aug. 11, 2022 120 months	8.00%	190,265,000	
88/DN/TDH/2022	Aug. 11, 2022 120 months	8.00%	277,200,000	
89/DN/TDH/2022	Aug. 11, 2022 120 months	8.00%	261,090,000	
133/DN/TDH/2022	Dec. 14, 2022 120 months	10.70%	745,220,000	Future formed machinery and equipment
134/DN/TDH/2022	Dec. 08, 2022 120 months	10.70%	3,559,480,000	
135/DN/TDH/2022	Dec. 14, 2022 120 months	10.70%	673,220,000	
136/DN/TDH/2022	Dec. 08, 2022 120 months	10.70%	577,072,000	
29/DN/TDH/2023	Apr. 07, 2023 120 months	10.20%	654,825,000	Future formed assets
135/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	635,775,000	Buildings, structures, machinery and equipments

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
136/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	1,731,418,000	
137/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	2,710,400,000	
138/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	2,699,575,000	Equipments and transportation and facilities
139/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	3,561,888,000	
140/DN/TL/2023	Nov. 29, 2023 120 months	7.70%	5,042,560,000	
49/DN/TL/2024	Jun. 17, 2024 60 months	7.10%	1,853,600,000	Future formed assets
60/DN/TDH/2025	Jun. 23, 2025 120 months	7.10%	3,446,133,000	
61/DN/TDH/2025	Jun. 23, 2025 120 months	6.60%	602,644,000	
62/DN/TDH/2025	Jun. 23, 2025 120 months	6.60%	577,956,000	
63/DN/TDH/2025	Jun. 23, 2025 120 months	6.60%	942,692,000	
64/DN/TDH/2025	Jun. 23, 2025 120 months	6.60%	808,312,000	
65/DN/TDH/2025	Jun. 23, 2025 120 months	6.60%	4,992,414,000	Transmission system
109/DN/TL/2025	Aug. 27, 2025 120 months	5.60%	367,044,000	
110/DN/TL/2026	Aug. 27, 2025 120 months	5.60%	527,378,000	
111/DN/TL/2026	Aug. 27, 2025 120 months	5.60%	2,149,744,000	
112/DN/TL/2026	Aug. 27, 2025 120 months	5.60%	1,237,976,000	
113/DN/TL/2026	Aug. 27, 2025 120 months	5.60%	1,557,648,000	

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
138/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	6,197,100,000	
139/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	1,636,050,000	
140/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	982,800,000	
141/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	594,750,000	
142/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	794,625,000	
143/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	6,630,000,000	
144/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	599,625,000	
145/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	437,775,000	
146/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	584,025,000	Transmission system
147/DN/TL/2025	Sep. 30, 2025 120 months	6.50%	2,792,275,862	
173/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	610,350,000	
170/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	728,325,000	
175/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	297,375,000	
174/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	625,950,000	
168/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	583,050,000	
169/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	1,151,475,000	
177/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	360,750,000	

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
172/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	275,925,000	
171/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	608,400,000	Transmission system
176/DN/TL/2025	Oct. 31, 2025 120 months	6.50%	670,800,000	

(2) Vietinbank - Can Tho Branch are in accordance with the following contracts:

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
032/2025-HDCVHM/NHCT820	May 15, 2025 12 months	4.80%	27,363,981,074	Future formed machinery and equipment
01/2025- HDCVDADT/NHCT820-CTN	Jul. 24, 2025	6.70%	6,141,666,665	Central Monitoring and Technology Application Center - Digital Transformation (MDC Center)
02/2025- HDCVDADT/NHCT820-CTN	Jul. 31, 2025	6.70%	7,858,619,050	Transportation and facilities
03/2025- HDCVDADT/NHCT820-CTN	Aug. 22, 2025	6.70%	2,963,666,668	Future machinery and equipment
04/2025- HDCVDADT/NHCT820-CTN	Aug. 21, 2025	6.70%	826,388,888	
05/2025- HDCVDADT/NHCT820-CTN	Nov. 28, 2025	6.70%	3,085,623,412	
06/2025- HDCVDADT/NHCT820-CTN	Nov. 28, 2025	6.70%	1,350,463,903	
07/2025- HDCVDADT/NHCT820-CTN	Nov. 28, 2025	6.70%	157,742,058	Transmission system
08/2025- HDCVDADT/NHCT820-CTN	Nov. 28, 2025	6.70%	982,267,386	
09/2025- HDCVDADT/NHCT820-CTN	Dec. 22, 2025	6.70%	988,000,000	

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

17. Borrowings and financial lease liabilities (cont.)

(3) BIDV - Can Tho Branch are in accordance with the following contracts:

Contract No.	Date/ Term	Interest rate (%/year)	Balance (VND)	From of security
001/2022/447218/HDTD	Aug. 17, 2022 84 months	6.83%	224,482,607	Water supply pipeline D280, D63, HDPE - Replacing old pipes - Implementing old water meter policy.
002/2022/447218/HDTD	Oct. 12, 2022 84 months	7.00%	539,599,151	Water supply pipeline D315, D110, D63 HDPE - Replacing old pipes - Implementing old water meter policy.
001/2023/447218/HDTD	Jun. 06, 2023 84 months	7.20%	2,474,700,000	
002/2023/447218/HDTD	Jun. 27, 2023 84 months	7.70%	1,621,050,000	
003/2023/447218/HDTD	Aug. 11, 2023 84 months	7.20%	2,185,840,000	
004/2023/447218/HDTD	Sep. 21, 2023 84 months	7.20%	732,683,537	Future formed machinery and equipment
001/2024/447218/HDTD	Feb. 28, 2024 72 months	7.60%	3,910,551,936	
11/2024/447218/HDTD	Nov. 06, 2024 84 months	8.00%	9,948,300,633	
09/2025/447218/HDTD	Sep. 30, 2025 96 months	6.50%	8,599,213,249	Transmission system

18. Short-term provision liability

	Dec. 31, 2025	Jan. 01, 2025
Salaries provision	9,271,044,000	8,459,812,104
Total	9,271,044,000	8,459,812,104

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

19. Owners' equity

a. Comparison schedule for changes in Owner's equity: see Notes page 46.

b. Details of owners' shareholder

	% of shareholding	Dec. 31, 2025	Jan. 01, 2025
State-owned capital	51.00%	142,800,000,000	142,800,000,000
Binh Duong Water and Environment Corporation - Joint Stock Company	24.64%	69,000,000,000	69,000,000,000
Thu Dau Mot Water Joint Stock Company	22.96%	64,299,000,000	64,299,000,000
Others	1.39%	3,901,000,000	3,901,000,000
Total	100.00%	280,000,000,000	280,000,000,000

* Number of treasury shares: 1,400 shares.

* The value of bonds converted into shares during the year: No occurrence.

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

	Year 2025	Year 2024
Owners' equity	280,000,000,000	280,000,000,000
At the beginning of the year	280,000,000,000	280,000,000,000
At the end of the year	280,000,000,000	280,000,000,000
Dividends distributed	39,198,040,000	18,479,076,000

d. Shares

	Dec. 31, 2025	Jan. 01, 2025
Number of shares registered to be issued	28,000,000	28,000,000
Number of shares sold to the public	28,000,000	28,000,000
Ordinary share	28,000,000	28,000,000
Number of shares repurchased	1,400	1,400
Ordinary share	1,400	1,400
Number of existing shares in issue	27,998,600	27,998,600
Ordinary share	27,998,600	27,998,600
Par value: VND/share.	10,000	10,000

e. Funds

	Dec. 31, 2025	Jan. 01, 2025
Investment and development fund	77,262,434,041	58,471,940,586
Total	77,262,434,041	58,471,940,586

* Purpose of appropriating and using funds

Investment and development fund is established from the profit after tax of the enterprise and used for expanding the operating scale or investing further in the enterprise.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Revenue from sale of goods and rendering of services	Year 2025	Year 2024
Revenue from water production	277,836,455,819	269,563,844,849
Revenue from installation	4,939,857,581	4,678,398,245
Revenue from transfer	264,170,908	261,540,312
Revenue from construction projects	1,819,462,252	1,691,750,994
Revenue from sewerage services	19,115,563,348	62,706,264,664
Others	2,498,859,102	4,489,691,128
Total	306,474,369,010	343,391,490,192
2. Cost of goods sold	Year 2025	Year 2024
Cost of water production	134,561,232,584	115,241,933,243
Cost of installation	2,157,335,596	2,050,383,713
Cost of transfer	194,901,852	115,390,504
Cost of construction projects	1,131,977,414	883,087,744
Cost of water sewerage	20,239,905,511	59,177,514,003
Provision/(reversal) for inventory write-down	534,204,861	(6,353,462,073)
Others	-	7,484,069,854
Total	158,819,557,818	178,598,916,988
3. Financial income	Year 2025	Year 2024
Interest income from deposits	1,804,788,481	1,135,026,024
Dividends, profit distribution	15,919,548,200	10,789,760,000
Total	17,724,336,681	11,924,786,024
4. Financial expenses	Year 2025	Year 2024
Borrowing interest expense	10,554,306,711	8,012,611,668
Total	10,554,306,711	8,012,611,668
5. Selling expenses and General and administration expenses	Year 2025	Year 2024
a. Selling expenses		
Salaries	23,343,473,443	21,635,286,639
Materials and packaging	21,121,476,533	22,323,458,829
Total	44,464,949,976	43,958,745,468

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

5. Selling expenses and General and administration expenses (cont.)	Year 2025	Year 2024
b. General and administration expenses		
Salaries	25,624,508,963	22,068,651,920
Management material	995,022,367	660,225,991
Office supplies	975,422,227	1,617,747,333
Depreciation	203,789,460	171,724,595
Taxes, fees and duties	730,162,735	325,814,837
Provision/ (reversal) for doubtful debts	(239,971)	217,181,221
Services bought from outsiders	712,570,474	601,778,415
Other expenses paid by cash	14,705,773,609	15,546,896,940
Total	43,947,009,864	41,210,021,252
6. Other income		
	Year 2025	Year 2024
Income from disposal of fixed assets	1,931,674,350	-
Income from billboard placement rental	-	121,000,000
Others	111,345,751	760,873,147
Total	2,043,020,101	881,873,147
7. Other expenses		
	Year 2025	Year 2024
Operation support expenses	1,754,836,620	3,823,280,000
Social work support expenses	444,200,000	419,896,296
Relocation of water supply pipelines	-	1,482,014,902
Loss from disposal of fixed assets	464,843,167	364,921,256
Others	190,325,342	59,727,217
Total	2,854,205,129	6,149,839,671
8. Costs of production and doing business by factors		
	Year 2025	Year 2024
Raw materials	37,845,405,580	37,514,529,961
Labor cost	87,336,125,582	73,940,476,219
Depreciation and amortization	63,328,287,028	53,014,545,790
Services bought from outsiders	15,746,700,665	13,151,225,369
Other expenses paid by cash	48,075,416,035	50,093,879,373
Total	252,331,934,890	227,714,656,712

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

9. Current corporate income tax	Year 2025	Year 2024
1. Total accounting profit before tax	65,601,696,294	78,268,014,316
2. Adjustments to increase (decrease) accounting profit to determine taxable income:	(9,614,210,789)	1,638,912,706
Adjustment to increase	6,305,337,411	12,428,672,706
+ Undeductible expenses	2,805,337,411	8,628,672,706
+ Expenses for the science and technology fund	3,500,000,000	3,800,000,000
Adjustment to decrease	(15,919,548,200)	(10,789,760,000)
+ Dividends, distributed profit	(15,919,548,200)	(10,789,760,000)
3. Taxable income of current year (1+2)	55,987,485,505	79,906,927,022
4. Allocate the science and technology fund	3,500,000,000	3,800,000,000
5. Total taxable income of current year	52,487,485,505	76,106,927,022
Current corporate income tax	20%	20%
6. Adjustment of prior years' corporate income tax expenses into the current year's corporate income tax expenses	-	15,614,286
7. Total current corporate income tax rate	<u>10,497,497,101</u>	<u>15,236,999,690</u>

The Company's obligations regarding taxes and other payments to the State are subject to examination by tax authorities. As the application of tax laws, sub-law documents, and regulations on various types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be subject to adjustments based on specific decisions by the tax authorities.

VII. OBJECTIVES AND FINANCIAL RISKS MANAGEMENT POLICIES

Major risks of financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to the changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example risk of stock price. Financial instruments affected by the market risks include: cash, trade receivables, other receivables, trade payables, borrowings and other payables.

The following sensibility analysis relates to the financial position of the Company as at December 31, 2025 and December 31, 2024.

The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of financial instruments in foreign currencies are all constant.

When calculating the sensibility analysis, the Board of Management assumes that the sensibility of available-for-sale liability in the balance sheet and related items in the income statement is affected by changes in the assumption of corresponding market risks. This analysis is based on the financial assets and liabilities that the Company held as at December 31, 2025 and December 31, 2024.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

1. Market risk (cont.)**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to the changes in market prices. Market risks due to change in interest rate of the Company mainly relate to: borrowings and liabilities, cash and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still in the limit of its risk management.

Sensibility to interest rate

The sensibility of borrowings and liabilities, and deposits of the Company to changes that may occur at reasonable level in the interest rate is illustrated as follows:

Assuming that other variables remain constant, the fluctuation in the interest rate of the above amount with floating interest rate makes impact on the Company's profit before tax as follows:

	Increase/Decrease of basic points	Influences on profit before tax
For the fiscal year ended December 31, 2025		
VND	+100	(1,527,832,079)
	-100	1,527,832,079
For the fiscal year ended December 31, 2024		
VND	+100	(874,112,071)
	-100	874,112,071

2. Credit risk

Credit risk is the risk due to the customers' failure to perform its obligations causing the financial loss for the company. The Company bears credit risks from production and doing business activities (mainly trade receivables) and from its financial activities including deposits and other financial instruments as at December 31, 2025 and December 31, 2024.

Trade receivables

The Company minimizes the credit risk by only doing business with entities who have good financial capacity and closely keeping track of the receivables to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Deposit

The Company mainly maintains deposits in big and prestigious banks in Vietnam. The Company realized that the concentration level of risk to deposits is low.

The Board of Management of the Company has assessed that most financial assets are not overdue and impaired since these financial assets relate to prestigious customers who have good liquidity capacity. The financial assets which are devalued have been fully provided.

	Overdue Impaired
As at Dec. 31, 2025	
Over 181 days	1,142,024,732
Total book value	1,142,024,732
Provision for devaluation	(1,099,231,982)
Net value	42,792,750

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

2. Credit risk (cont.)

	Overdue Impaired
As at Dec. 31, 2024	
Over 181 days	1,201,424,732
Total book value	1,201,424,732
Provision for devaluation	(1,099,471,953)
Net value	101,952,779

3. Liquidity risk

Liquidity risk is the risk that arises from the difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference of maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers as sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

As at Dec. 31, 2025	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Borrowings and liabilities	95,508,110,163	92,597,844,478	45,653,809,921	233,759,764,562
Trade payables	12,092,850,409	-	-	12,092,850,409
Accrued expenses	1,557,857,565	-	-	1,557,857,565
Other payables	7,384,235,055	481,866,383	-	7,866,101,438
Total	116,543,053,192	93,079,710,861	45,653,809,921	255,276,573,974
As at Dec. 31, 2024				
Borrowings and liabilities	69,591,862,161	64,614,368,007	21,437,580,281	155,643,810,449
Trade payables	11,654,112,735	-	-	11,654,112,735
Accrued expenses	1,988,515,816	-	-	1,988,515,816
Other payables	778,025,841	318,566,383	-	1,096,592,224
Total	84,012,516,553	64,932,934,390	21,437,580,281	170,383,031,224

The Company is able to access capital sources and with regards to due borrowings within 12 months, the Company may continue to be lent by its current creditors.

Secured assets

The Company pledged part of future tangible fixed assets as security for short-term and long-term borrowings from banks (See Notes V.17 - Borrowings and financial liabilities).

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

VIII. FINANCIAL ASSETS AND FINANCIAL LIABILITIES: see Notes page 47.

The book value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The book value of cash on hand and short-term deposits, trade receivables, other receivables, trade payables, accrued expenses, and short-term liabilities, other short-term borrowings and liabilities is equivalent to the book value of these items because these instruments are in short-term.

Except for the above-mentioned items, the fair value of long-term financial assets and financial liabilities has not been evaluated and determined officially as at December 31, 2025 and December 31, 2024. However, Board of Management has assessed that the fair value of financial assets and liabilities is not significantly different from the book value at the fiscal year end.

IX. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Borrowing amount in the year	Year 2025	Year 2024
- Proceeds from the borrowing under normal agreement	233,973,891,514	164,211,276,642
2. Payment for principal debts in the year	Year 2025	Year 2024
- Payment for principal debts under normal agreement	155,857,937,401	154,093,285,069

X. OTHER INFORMATION**1. Contingent liabilities, commitments and other financial information**

No contingent liabilities, commitments and other financial information as at the balance sheet date require adjustments or disclosures in the financial statements.

2. Subsequent events

On February 25, 2026, the Company successfully sold 1,400 treasury shares (book value: VND 10,000 per share) at a selling price of VND 24,986 per share in accordance with the resolution approved by the Board of Directors on October 29, 2025. This share sale transaction increased the Company's share premium by VND 20,980,400.

Furthermore, there are no other significant events since the year end that need to be adjusted or noted in the financial statements.

3. Related party transactions

Related parties	Relationship
Tra Noc - O Mon Water supply Joint Stock Company	Subsidiary
Thot Not Water supply Joint Stock Company	Subsidiary
Can Tho Tan Tien Plastic Joint Stock Company	Associate
Mr. Nguyen Huu Loc	Chairman
Mr. Nguyen Tung Nguyen	Member and General Director
Mr. Nguyen Van Thien	Member
Mr. Trinh Huu Phuc	Member and Deputy General Director
Mr. Tran The Hung	Member (appointed on June 17, 2025)
Mr. Tran Chien Cong	Member (disappointed on June 17, 2025)
Mr. Huynh Thien Dinh	Deputy General Director
Mr. Nguyen Minh Phuong	Deputy General Director

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

3. Related party transactions (cont.)

In the year, transactions with related parties are as follows:

Related parties	Transaction	Year 2025	Year 2024
Thot Not Water supply Joint Stock Company	Sales	205,697,150	171,052,560
	Dividends, distributed profit	-	2,960,474,000
Tra Noc - O Mon Water supply Joint Stock Company	Sales	-	17,304,300
	Dividends, distributed profit	15,919,548,200	7,829,286,000

Balance at the end of the fiscal year with related parties are as follows:

Trade receivables	Transaction	Dec. 31, 2025	Jan. 01, 2025
Tra Noc - O Mon Water supply Joint Stock Company	Sales	-	9,460,800
Can Tho Tan Tien Plastic Joint Stock Company	Land lease payment	110,778,478	110,778,478
Total		110,778,478	120,239,278

+ Income of the Board of Directors, and the Board of Management		Year 2025	Year 2024
Board of Directors		1,326,653,000	1,175,613,600
Mr. Nguyen Huu Loc	Chairman	775,853,000	684,013,600
Mr. Nguyen Tung Nguyen	Member	116,100,000	139,100,000
Mr. Nguyen Van Thien	Member	159,300,000	117,500,000
Mr. Trinh Huu Phuc	Member	116,100,000	117,500,000
Mr. Tran Chien Cong	Member (disappointed on June 17, 2025)	108,900,000	117,500,000
Mr. Tran The Hung	Member (appointed on June 17, 2025)	50,400,000	-
Board of Supervisors		910,940,000	762,975,600
Ms. Lam Nguyet Thanh	Chief Supervisors	666,940,000	592,475,600
Ms. Ngo Hong Hanh	Member	122,000,000	85,250,000
Mr. Mai Song Hao	Member	122,000,000	85,250,000
Board of Management		2,765,810,000	2,272,065,909
Mr. Nguyen Tung Nguyen	General Director	754,190,000	597,166,000
Mr. Trinh Huu Phuc	Deputy General Director	670,540,000	489,948,709
Mr. Huynh Thien Dinh	Deputy General Director	670,540,000	592,475,600
Mr. Nguyen Minh Phuong	Deputy General Director	670,540,000	592,475,600
Total		5,003,403,000	4,210,655,109

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

4. **Information on going-concern operation:** The Company will continue its operation in the future.



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Phan Thi Phung
Prepared by

Can Tho City, Vietnam
March 23, 2026



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Diep Ton Kien
Chief Accountant



.....
Nguyen Tung Nguyen
General Director

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

V.2. Financial investments

a. Short-term investments held to maturity

	Dec. 31, 2025		Jan. 01, 2025	
	Original Value	Book value	Original Value	Book value
- Deposit with the term of 6 months (Interest rate from 2,8%/year to 8,2%/year)	32,861,929,370	32,861,929,370	25,877,744,978	25,877,744,978
Total	32,861,929,370	32,861,929,370	25,877,744,978	25,877,744,978

b. Long-term investments

	Dec. 31, 2025			Jan. 01, 2025		
	Cost	Provision	Fair value (*)	Cost	Provision	Fair value (*)
- Investments in subsidiaries	93,225,052,406	-	217,468,900,000	88,044,232,406	-	150,697,696,800
+ Tra Noc - O Mon Water supply Joint Stock Company (1)	58,439,492,406	-	182,683,340,000	58,439,492,406	-	121,092,956,800
+ Thot Not Water supply Joint Stock Company (2)	34,785,560,000	-	34,785,560,000	29,604,740,000	-	29,604,740,000
- Investment in associates	3,000,000,000	(2,116,351,053)	883,648,947	3,000,000,000	(2,116,351,053)	883,648,947
+ Can Tho Tan Tien Plastic Joint Stock Company (3)	3,000,000,000	(2,116,351,053)	883,648,947	3,000,000,000	(2,116,351,053)	883,648,947
Total	96,225,052,406	(2,116,351,053)	218,352,548,947	91,044,232,406	(2,116,351,053)	151,581,345,747

- The operating situation of subsidiaries, associates, and significant transactions between related parties during the year:

- (1) According to the business registration certificate No. 1801548417, registered for the third change on November 20, 2025, issued by the Department of Finance of Can Tho City. The charter capital of Tra Noc - O Mon Water Supply Joint Stock Company (Tra Noc - O Mon) is VND 79,781,500,000. The company's investment in Trac Noc- O Mon Water Supply is VND 58,439,492,406 as at December 31, 2025, equivalent to 65.42% of the charter capital. The business operations of Tra Noc - O Mon are stable and profitable.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

V.2. Financial investments (cont.)

- The operating situation of subsidiaries, associates, and significant transactions between related parties during the year:

- (2) According to the business registration certificate No.1800635554, Registered for the seventh change on September 03, 2025 (first registration on July 25, 2006), issued by the Department of Planning and Investment of Can Tho City, the charter capital of Thot Not Water supply Joint Stock Company ("Thot Not") is VND 49,508,400,000. The company has registered an investment of VND 42,482,790,000, equivalent to 85.81% of the charter capital, in Thot Not Water Supply Joint Stock Company. The business operations of Thot Not are stable and profitable.
- (3) According to the business registration certificate No. 1800661071 issued by the Department of Planning and Investment of Can Tho City, the company has registered an investment of VND 3,000,000,000, equivalent to 30% of the charter capital, in Can Tho Tan Tien Plastic Joint Stock Company. The company has ceased operations but has not completed the tax code cancellation procedure. The provision for the investment in this company is reflected in the financial statements for the year 2013 (as per the audit result notice No. 44/TB-KVV dated January 16, 2023, from the State Audit Office of Region V)

(*) The fair value as of December 31, 2025, and December 31, 2024, of investments in non-public entities has not yet been guided specifically and uniformly in accounting for determining fair value. Therefore, the Company presents the fair value of investments in subsidiaries and associates based on the financial statements of the investee company using the cost method, less impairment provision.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

V.6. Doubtful debts

	Dec. 31, 2025			Jan. 01, 2025		
	Original Value	Recoverable amount	Debtors	Original Value	Recoverable amount	Debtors
- Total overdue or undue receivables and loans that are unlikely to recover	1,142,024,732	42,792,750		1,201,424,732	101,952,779	
Can Tho Water Supply - Sewerage Joint Stock Company - Branch 2	7,551,000	-	Debt overdue more than 3 years	7,551,000	-	Debt overdue more than 3 years
Can Tho Tan Tien Plastic Joint Stock Company	110,778,478	-	Debt overdue more than 3 years	110,778,478	-	Debt overdue more than 3 years
Technology Development of Construction Joint Stock Company	320,534,195	-	Debt overdue more than 3 years	320,534,195	-	Debt overdue more than 3 years
Hung Lam Limited Liability Company	104,284,000	-	Debt overdue more than 3 years	104,284,000	-	Debt overdue more than 3 years
Hoang Giang Investment and Construction Joint Stock Company	170,667,309	-	Debt overdue more than 3 years	170,667,309	-	Debt overdue more than 3 years
Others	428,209,750	42,792,750	Debt overdue from 2 years to 3 years	487,609,750	101,952,779	Debt overdue from 1 years to 3 years

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

V.8. Tangible fixed assets

Items	Buildings & structures	Machinery & equipment	Transportation & facilities	Office equipment	Total
Original cost					
Opening balance	222,429,858,192	114,586,637,273	503,570,445,292	9,059,139,500	849,646,080,257
New purchases	-	10,064,657,839	12,100,522,961	1,608,124,669	23,773,305,469
Transfers from construction in progress	9,774,158,863	12,410,271,638	73,830,675,780	-	96,015,106,281
Disposal, sale	-	(3,852,914,011)	(3,898,523,154)	(1,919,442,668)	(9,670,879,833)
Other decreases	-	-	(915,839,216)	-	(915,839,216)
Closing balance	232,204,017,055	133,208,652,739	584,687,281,663	8,747,821,501	958,847,772,958
Accumulated depreciation					
Opening balance	162,419,000,016	87,050,321,875	231,222,735,992	6,914,560,888	487,606,618,771
Charge for the year	12,741,639,240	9,639,815,358	40,161,278,832	785,553,598	63,328,287,028
Disposal, sale	-	(3,850,835,542)	(3,435,758,456)	(1,919,442,668)	(9,206,036,666)
Closing balance	175,160,639,256	92,839,301,691	267,948,256,368	5,780,671,818	541,728,869,133
Net book value					
Opening balance	60,010,858,176	27,536,315,398	272,347,709,300	2,144,578,612	362,039,461,486
Closing balance	57,043,377,799	40,369,351,048	316,739,025,295	2,967,149,683	417,118,903,825

* Ending net book value of tangible fixed assets pledged/mortgaged as loan security: VND 306,881,382,882.

* Ending original costs of tangible fixed assets—fully depreciated but still in use: VND 162,715,351,695.

* Ending original costs of tangible fixed assets—waiting to be disposed: Not applicable.

* Commitments on tangible fixed assets acquisitions, sales of large value in the future: Not applicable.

* Other changes in tangible fixed assets: Not applicable.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

V.19. Owners' Equity

a. Comparison schedule for changes in Owner's equity

Items	Owners' capital	Share premium	Owners' other capital	Treasury Shares	Investment and Development Fund	Undistributed earnings	Total
Balance as at January 01, 2024	280,000,000,000	6,908,981,300	9,800,000	(9,800,000)	49,534,759,813	29,800,279,101	366,244,020,214
Profit	-	-	-	-	-	63,031,014,626	63,031,014,626
Appropriation to funds from profit of 2023	-	-	-	-	8,937,180,773	(8,937,180,773)	-
Provision for the reward and welfare fund 2023	-	-	-	-	-	(2,384,022,328)	(2,384,022,328)
Dividends distributed for year 2023	-	-	-	-	-	(18,479,076,000)	(18,479,076,000)
Balance as at Demcember 31, 2024	280,000,000,000	6,908,981,300	9,800,000	(9,800,000)	58,471,940,586	63,031,014,626	408,411,936,512
Balance as at January 01, 2025	280,000,000,000	6,908,981,300	9,800,000	(9,800,000)	58,471,940,586	63,031,014,626	408,411,936,512
Profit	-	-	-	-	-	55,104,199,193	55,104,199,193
Appropriation to funds from profit of 2024	-	-	-	-	18,790,493,455	(18,790,493,455)	-
Provision for the reward and welfare fund 2024	-	-	-	-	-	(5,042,481,171)	(5,042,481,171)
Dividends distributed for year 2024	-	-	-	-	-	(39,198,040,000)	(39,198,040,000)
Balance as at Demcember 31, 2025	280,000,000,000	6,908,981,300	9,800,000	(9,800,000)	77,262,434,041	55,104,199,193	419,275,614,534

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2025

Unit: VND

VIII. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The following table specifies book value and fair value of the financial instruments presented in the financial statements.

	Book value				Fair value	
	Dec. 31, 2025		Dec. 31, 2024		Dec. 31, 2025	Dec. 31, 2024
	Amount	Provision	Amount	Provision		
Financial assets						
- Held-to-maturity investments	32,861,929,370	-	25,877,744,978	-	32,861,929,370	25,877,744,978
- Trade receivables	15,801,809,930	(853,417,317)	8,335,345,217	(836,300,218)	14,948,392,613	7,499,044,999
- Other receivables	674,920,659	(165,071,565)	620,287,683	(165,071,565)	509,849,094	455,216,118
- Cash and cash equivalents	48,114,627,333	-	42,354,858,421	-	48,114,627,333	42,354,858,421
TOTAL	97,453,287,292	(1,018,488,882)	77,188,236,299	(1,001,371,783)	96,434,798,410	76,186,864,516
Financial liabilities						
- Borrowings and liabilities	233,759,764,562	-	155,643,810,449	-	233,759,764,562	155,643,810,449
- Trade payables	12,092,850,409	-	11,654,112,735	-	12,092,850,409	11,654,112,735
- Accrued expenses	1,557,857,565	-	1,988,515,816	-	1,557,857,565	1,988,515,816
- Other payables	7,866,101,438	-	1,096,592,224	-	7,866,101,438	1,096,592,224
TOTAL	255,276,573,974	-	170,383,031,224	-	255,276,573,974	170,383,031,224

