

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

Implementing the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Quang Ninh Clean Water Joint Stock Company discloses financial statement information (FS) for the 3rd quarter of 2026 with the Hanoi Stock Exchange as follows:

1. Name of organization: Quang Ninh Clean Water Joint Stock Company

- Stock Code: NQN

- Address: No. 449 Nguyen Van Cu Street, Ha Long Ward, Quang Ninh City

- Phone: 0203 3835733

- Email: nuocsachqn@gmail.com

Website: <https://quawaco.com.vn/>

2. Contents of information disclosure:

- Financial Statements Quarter 3/2026

☐ Separate financial statements (TCNY has no subsidiaries and superior accounting units have subordinate units);

☐ Consolidated financial statements (TCNY has subsidiaries);

☒ General financial statements (TCNY has an accounting unit under the organization of its own accounting apparatus).

- Cases subject to explanation of causes:

+ The auditing organization gives an opinion that is not fully accepted for the financial statements (for reviewed/audited financial statements):

☐ Yes

☒ No

Written explanation in case of integration:

☐ Yes

☐ No

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

☐ Yes

☒ No

Written explanation in case of integration:

☐ Yes

☐ No

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

☒ Yes

☐ No

Written explanation in case of integration:

☒ Yes

☐ No

+ Profit after tax in the reporting period is at a loss, transferred from profit in the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of integration:

☐ Yes

☐ No

This information was published on the company's website on: 20/10/2026 at the link: <https://quawaco.com.vn/category/co-dong/bao-cai-tai-chinh/>

Attachments:

- Financial Statements Quarter 3/2026.
- Written explanation of profits after tax increased by more than 10% or more compared to the same period last year.

**Person making information disclosure
LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOARD OF DIRECTORS**



Vu Van Tuan

**QUANG NINH CLEAN WATER
JOINT STOCK COMPANY**

No.: 2677/CTN-TC

Regarding the explanation of profit after
tax in the third quarter of 2026
increasing by more than 10% compared
to the third quarter of 2025

To: Hanoi Stock Exchange.

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Quang Ninh, October 20th, 2026

Implementation on the Circular No. 96/2020/TT-BTC dated November 16, 2020,
Circular No. 68/2024/TT-BTC dated September 18, 2024 of the Ministry of Finance
on providing the guideline on information disclosure on the stock market.

Based on the 2026 3st quarter financial statements, 2025 3st quarter financial statements

Quang Ninh Clean Water Joint Stock Company would like to explain the
exceptional audit opinions on the 2026 3st quarter financial report increasing by more
than 10% compared to the 2025 3st quarter with details as follows:

Or.	Criteria	3st Quarter -2026	3st Quarter - 2025	Difference	Inc/Dec Percent %
1	Total revenue	287.757.838.310	242.266.806.666	45.491.031.644	18,78
2	Total cost	256.848.215.027	223.829.761.214	33.018.453.813	14,75
3	Profit after tax	24.696.576.371	14.708.747.141	9.987.829.230	67,9

Reasons for the increase: In the third quarter of 2026, the socio-economic
situation of Quang Ninh province underwent many comprehensive positive
changes compared to the third quarter of 2025; many political, cultural, and social
events were successfully organized; many industrial parks increased their
operating capacity; and key provincial projects such as the Ha Long Green project
were implemented synchronously. Therefore, the new investment projects in the
water supply network system of the Company proved effective, and the number
of tourists visiting Quang Ninh increased, leading to increased water consumption
by customers, contributing to a 18,78% increase in total revenue in the third
quarter of 2026 compared to the third quarter of 2025. Furthermore, the Company
continued its policy of saving input costs. Therefore, after-tax profit in the third
quarter of 2026 increased by 10% compared to the after-tax profit in the third
quarter of 2025.

The above is the explanations of Quang Ninh Clean Water Joint Stock
Company, the Company would like to report to the Hanoi Stock Exchange for
reference./.

Thank you very much.!

Receiving and Filling:

- As above (report);
- Board of management, executive board
(coordination);
- Files: VT, TC (Haule).



**ON BEHALF OF THE BOD
CHAIRMAN**

Vũ Văn Tuấn

QUANG NINH CLEAN WATER JOINT STOCK COMPANY

Address: Ha Long Ward - Quang Ninh Province

REPORT ON THE FINANCIAL SITUATION - CIRCULAR 99

From 01/01/2026 to 30/09/2026

CRITERIA	CODE	As of 30/09/2026	As of 01/01/2026
A-Current assets (100=110+120+130+140+150)	100	148 138 395 099	157 463 825 427
I- Cash and cash equivalents	110	40 385 823 907	53 521 084 426
1. Cash	111	40 385 823 907	13 304 509 084
2. Cash equivalents	112		40 216 575 342
II- Short-term financial investments	120		
1. Trading Securities	121		
2. Provision for short-term investment reduction (*)	122		
3. Short-term investments held until maturity (*)	123		
4. Provision for short-term investments held to maturity (*)	124		
5. Other short-term investments	125		
6. Provision for losses on other short-term investments (*)	126		
III- Current receivables	130	48 286 923 812	65 921 177 509
1. Current trade receivables	131	14 484 590 458	4 049 126 245
2. Current advanced payments to suppliers	132	26 785 706 400	55 396 298 620
3. Intra-company current receivables	133		
4. Receivables based on stages of construction contract schedule	134		
5. Short-term loans receivable	135	8 225 140 640	7 533 185 769
6. Provision for doubtful short-term receivables (*)	136	(1 208 513 686)	(1 057 433 125)
7. Assets awaiting processing	137		
IV- Inventories	140	48 898 708 292	32 482 282 164
1. Inventories	141	48 898 708 292	32 482 282 164
2. Provision for devaluation of inventories (*)	142		
V- Short-term biological assets	150		
1. Livestock raised for short-term, one-time production	151		
2. Crops grown seasonally or for short-term, single-harvest production	152		
3. Provision for short-term losses on biological assets (*)	153		
VI- Other current assets	160	10 566 939 088	5 539 281 328
1. Short-term deferred costs	161	2 418 506 174	243 157 966
2. Deductible VAT	162	8 133 018 164	5 248 597 774
3. Taxes and other amounts due to the State	163	15 414 750	47 525 588
4. Government bond repurchase transactions	164		
5. Other current assets	165		
B- Non-current assets (200=210+220+240+250+260)	200	1236 026 711 808	1074 005 625 542
I- Non-current receivables	210		

CRITERIA	CODE	As of 30/09/2026	As of 01/01/2026
1. Non-current trade receivables	211		
2. Non-current advanced payments to suppliers	212		
3. Working capital provided to sub-units	213		
4. Intra-company non-current receivables	214		
5. Other non-current receivables	215		
6. Provision for non-current doubtful debts (*)	216		
II- Fixed assets	220	1118 830 124 123	927 554 261 037
1. Tangible fixed assets	221	1113 149 711 468	922 408 006 113
- Cost	222	3603 913 346 751	3197 876 581 278
- Accumulated depreciation (*)	223	(2490 763 635 283)	(2275 468 575 165)
2. Finance lease fixed assets	224		
- Cost	225		
- Accumulated depreciation (*)	226		
3. Intangible fixed asset	227	5 680 412 655	5 146 254 924
- Cost	228	15 288 127 692	13 149 853 651
- Accumulated depreciation (*)	229	(9 607 715 037)	(8 003 598 727)
III- Long-term biological assets	230		
1. Livestock raised for regular production	231		
a. Livestock raised for product production reach maturity periodically	232		
b. Livestock raised for product, production reach maturity periodically	233		
- Cost	234		
- Accumulated depreciation (*)	235		
2. Livestock raised for long-term, single-product distribution	236		
3. Crops grown seasonally or for long-term, single-product harvesting	237		
4. Provision for long-term losses of biological assets (*)	238		
IV- Investment properties	240		
- Cost	241		
- Accumulated depreciation (*)	242		
V. Long-term work-in-progress assets	250	105 958 551 794	134 523 242 912
1. Long-term work-in-progress production and business costs	251	61 522 861 960	61 522 861 960
2. Construction in progress costs	252	44 435 689 834	73 000 380 952
VI- Long-term financial investments	260		
1. Investing in subsidiaries	261		
2. Investing in affiliated companies and joint ventures	262		
3. Investing capital in other entities	263		
4. Provision for impairment of long-term investment securities (*)	264		
5. Investment held until maturity	265		
VI- Other long-term assets	270	11 238 035 891	11 928 121 593
1. Long-term deferred costs	271	11 238 035 891	11 928 121 593
2. Deferred income tax assets	272		

CRITERIA	CODE	As of 30/09/2026	As of 01/01/2026
3. Long-term equipment, supplies, and spare parts	273		
4. Other long-term assets	274		
Total assets (280=100+200)	280	1384 165 106 907	1231 469 450 969
C- Liabilities (300=310+330)	300	699 919 893 053	557 222 312 899
I- Current liabilities	310	344 668 867 386	281 622 993 272
1. Current trade payables	311	93 487 867 705	83 616 943 279
2. Current advanced payment from the buyer	312	470 750 981	417 850 904
3. Dividends and profits payables	313		296
4. Tax and payables to the State	314	19 575 989 551	16 135 511 632
5. Payables to employees	315	83 784 456 306	81 509 094 958
6. Current payable expenses	316	4 910 376 021	3 135 617 103
7. Intra-Company current payables	317		
8. Payables based on stages of construction contract schedule	318		
9. Current unrealized revenue	319	21 753 626	30 412 810
10. Other current payables	320	6 808 329 187	5 059 747 363
11. Current loans and finance lease liabilities	321	109 670 081 053	74 148 143 947
12. Provision for current payables	322		
13. Bonus, welfare fund	323	25 939 262 956	17 569 670 980
14. Price stabilization fund	324		
15. Government bond purchased for resale	325		
II- Non-current liabilities	330	355 251 025 667	275 599 319 627
1. Non-current trade payables	331		
2. Non-current advanced payment from the buyer	332		
3. Non-current Tax and payables to the State	333		
4. Non-current payable expenses	334		
5. Intra-company payables for operating capital received	335		
6. Non-current intra-company payables	336		
7. Revenue awaiting long-term allocation	337		
8. Non-current unrealized revenue	338	7 603 394 803	5 245 225 263
9. Non-current loans and finance lease liabilities	339	347 647 630 864	270 354 094 364
10. Convertible bonds	340		
11. Preferred shares	341		
12. Deferred income tax payable	342		
13. Long-term provisions	343		
14. Science and Technology Development Fund	344		
D - Owners' equity	400	684 245 213 854	674 247 138 070
1. Owners' equity	411	508 315 940 393	508 315 940 393
- Capital surplus	411a	502 977 540 393	502 977 540 393
- Preferred stock	411b	5 338 400 000	5 338 400 000
2. Capital surplus	412		

CRITERIA	CODE	As of 30/09/2026	As of 01/01/2026
3. Conversion option on convertible bonds	413		
4. Owners' other capital	414	20 669 600 000	20 669 600 000
5. Treasury stocks (*)	415		
6. Differences upon asset revaluation	416		
7. Exchange rate differences	417		
8. Development investment fund	418	89 994 949 314	80 242 011 368
9. Other equity fund	419		
10. Undistributed profit after tax	420	65 264 724 147	65 019 586 309
- Undistributed profit after tax brought forward	420a		
- Undistributed profit after tax for the current period	420b	65 264 724 147	65 019 586 309
Total resources (440=300+400)	440	1384 165 106 907	1231 469 450 969

Quang Ninh, October 20, 2026

Prepared by



Le Thi Hau

Chief Accountant



To Thi Hang Nga

Chairman of the BOD



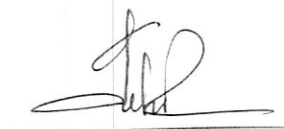
Vu Van Tuan

REPORT OF OPERATING ACITIVITIES

From 01/01/2026 to 30/09/2026

Criteria	Code	Note	Year 2026		Year 2025	
1	2	3	Quarter 3	Financial Year Ended June 30th 2026	Quarter 3	Financial Year Ended June 30th 2025
1. Revenue from sales of goods and provision of services	01	VI.25	287 405 140 438	798 047 596 933	235 983 483 767	647 103 247 262
2. Revenue deductions	02	VI.26				
3. Net revenue from sales of goods and provision of services (10=01-02)	10	VI.27	287 405 140 438	798 047 596 933	235 983 483 767	647 103 247 262
4. Cost of goods sold	11	VI.28	224 349 604 301	624 251 105 007	199 318 209 243	522 983 446 202
5. Gross profit from sales of goods and provision of services (20=10-11)	20		63 055 536 137	173 796 491 926	36 665 274 524	124 119 801 060
6. Financial income	21	VI.29	153 792 768	316 861 054	448 590 858	1 117 276 874
7. Financial expenses	22	VI.30	7 249 293 426	17 643 735 562	4 973 421 027	14 942 973 511
- In which + Interest expense	23		7 249 293 426	17 643 735 562	4 973 421 027	14 942 973 511
8. Selling expenses	24	VI.33	389 362 888	1 010 682 176	143 572 576	177 643 501
9. General and administration expenses	25	VI.33	24 704 343 376	73 167 445 321	18 194 983 250	55 795 845 678
10. Net operating profit {30=20+(21-22)-(24+25)}	30		30 866 329 215	82 291 489 921	13 801 888 529	54 320 615 244
11. Other income	31		198 905 104	208 060 579	5 834 732 041	5 842 801 297
12. Other exopenses	32		155 611 036	716 232 988	1 199 575 118	1 693 027 431
13. Profit of othe acitivities (40=31-32)	40		43 294 068	(508 172 409)	4 635 156 923	4 149 773 866
14.Accounting profit before tax (50=30+40)	50		30 909 623 283	81 783 317 512	18 437 045 452	58 470 389 110
15. Income tax expense - current	51	VI.31	6 213 046 912	16 518 593 365	3 728 298 311	11 824 490 838
16. Income tax expense - deferred	52	VI.32				
17. Net profit after tax (60=50-51-52)	60		24 696 576 371	65 264 724 147	14 708 747 141	46 645 898 272
18. Basic earning per share	70					

Prepared by



Le Thi Hau

Chief Accountant



To Thi Hang Nga



October 20th, 2026
Chairman of the BOD

Vu Van Tuan

STATEMENT OF CASH FLOWS

From 01/01/2026 to 30/09/2026

Items	Code	Notes	This period	Previous period
I. Cash flows from operating activities				
1. Revenue from Sale of goods, rendering of service and other re	01		831 994 464 492	683 164 648 088
2. Payments for suppliers	02		(250 429 525 553)	(223 685 662 375)
3. Payments for the employees	03		(230 926 142 486)	(182 481 899 445)
4. Interest paid	04		(16 335 014 756)	(13 336 541 621)
5. Corporate income tax paid	05		(13 062 114 641)	(9 057 182 269)
6. Other cash inflow from operating activities	06		102 044 164 705	87 685 934 298
7. Other cash outflow from operating activities	07		(178 581 144 237)	(155 944 210 117)
Net cash flows from opeating activities	20		244 704 687 524	186 345 086 559
II. Cash flows from investing activities				
1. Payments for additions to fixed assests and other long- termed assets	21		(348 140 021 348)	(227 887 264 924)
2. Collections on disposals of fixed assets and other long-term assets	22			
3. Payments for term deposits	23			
4. Receipts from collecting loans, payment for debt instruments of other entities	24			
5. Payments for investments in other entities	25			
6. Receipts from collecting loan from investments in other enti	26			
7. Receipts of interest and dividends	27		533 295 151	1 093 094 868
Net cash flows from investng activities	30		(347 606 726 197)	(226 794 170 056)
III. Cash flow from financing activities				
1. Revenue from stock issued, capital contribution from stock ho	31			
2. Payments for repurchase of treasury shares, proceeds from capital contribution from non-controlling interests	32			
3. Proceeds from borrowings	33		212 914 733 760	71 954 601 250
4. Payments to settles loan principals	34		(100 099 260 154)	(48 432 905 381)
5. Payments to financial loan	35			
6. Payments of dividends	36		(22 832 120 110)	(14 588 667 489)
Net cash flows from financing activities	40		89 983 353 496	8 933 028 380
Net cash flows during the period (20 + 30 + 40)	50		(12 918 685 177)	(31 516 055 117)
Cash and cash equivalents at the beginning of the period	60		53 304 509 084	110 904 167 594
Effect of the exchange rate fluctuations on cash and cash equivalents	61			
Cash and cash equivalents at the end of the period (50 + 60 + 61)	70	VII.34	40 385 823 907	79 388 112 477

October 20th 2026

Prepared by

Le Thi Hau

Chief Accountant

To Thi Hang Nga

Chairman of the BOD



Vu Van Tuan

NOTES TO FINANCIAL STATEMENTS
Quarter III, 2026

NOTES TO FINANCIAL STATEMENTS

I. Characteristics of business operations.

- 1 Form of capital ownership up to 30th September, 2026: Quang Ninh Clean Water Joint Stock Company, State budget capital accounts for 96.16%; other shareholders account for 3.84% according to Decision No. 2533/QĐ-UBND.
- 2 Scope of business: Industrial production and services provision.
- 3 Fields of business :

Water exploitation, treatment and supply (main industry): Exploitation, production and trading of clean water for daily life, tourism, services, production and other needs in Quang Ninh province.

Architectural and related technical consulting activities: Management of investment projects for water supply development in the province. Construction supervision of civil, industrial, water supply and drainage works; Establishment and appraisal of water supply and drainage infrastructure projects; Establishment of water supply and drainage infrastructure construction plans.

Technical monitoring and analysis: Research and preparation of environmental impact assessment reports.

Construction of public works: Investment in construction of water supply, drainage and environmental sanitation works; General contractor for implementation of water supply projects in the form of turn-key; Construction of technical infrastructure, installation of technological equipment for water supply works, wastewater and solid waste treatment.

Wholesale of machinery, equipment and other spare parts: Trading, importing and exporting machinery, materials and technological equipment specializing in water supply, drainage and environmental sanitation.

Specialized design activities: Design and construction of civil, industrial, and water supply and drainage works.

Production of non-alcoholic beverages, mineral water: Production of mineral water, bottled purified water.

Information technology services and other computer-related services: Research and development of information technology software, application and technology transfer in the fields of water supply and drainage and software technology.

Real estate business, land use rights of owners, users or tenants/rentals.
- 4 Normal business cycle:

Raw water production, treating water, distributing clean water, meter reading, issuing invoices, collecting payments, repeating monthly.
- 5 The characteristics of a business's operations during the fiscal year affect the financial statements:
- 6 Corporate structure
 - List of subsidiaries/branches:

Mong Cai Water Company

Mien Dong water company

Van Don water company

Cam Pha water company

Dien Vong Water Plant

Water supply project management board

Hong Gai water company

Bai Chay water company

Quang Yen water company

Uong Bi water company

Dong Trieu water company
- 7 The number of employees as of September 30, 2026 was 1,287 and as of September 30, 2025 was 1,315
- 8 Statement regarding the comparability of information in financial statements:

The comparative figures on the balance sheet and corresponding notes are from the Q3/2025 financial statements prepared by the Company and audited for the third quarter of 2025 by AASC Auditing Firm Co., Ltd.
- 9 Provide explanations of other information in the financial statements in accordance with relevant legal regulations such as corporate law and securities law.

II Accounting period, currency used in accounting.

- 1 The annual accounting period begins on January 1st and ends on December 31st of each year.
- 2 Currency used in accounting records Vietnamese Dong (VND)

III Applicable accounting standards and regimes.

- 1 Applicable accounting regime:

Apply the Enterprise Accounting principles issued under Circular 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance

Apply Vietnamese Accounting Standards and documents guiding the Standards issued by Vietnam Government. The Financial statements are prepared and presented in accordance with the provisions of each standard, circular guiding the implementation of Standards and current Accounting procedures.

- 2 Applicable accounting form: General journal on accounting software.
- 3 Basis for preparing quarterly financial statements

Quarterly financial reports are presented at historical cost.

The Company's separate interim financial statements are prepared based on the synthesis of the interim financial statements of the Company's Office together with the financial statements of the Project Management Board and dependent accounting units.

In the Company's separate interim financial statements, internal transactions and internal balances related to assets, capital, and material internal receivables and payables have been eliminated.

IV Applicable accounting policies.

- 1 Cash and cash equivalents

- Principles for recording cash and cash equivalents: Economic transactions are recorded and reported in Vietnamese Dong (VND).

-Cash includes cash in hand and non-term bank deposits.

- Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquidate, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

- 2 Principles of recording financial investments:

- Investments in subsidiaries in which the Company holds a controlling stake are presented using the cost method.

- The Investments in associates which are stated at cost.

- Financial investments at the reporting date: Bank deposits with a recovery or maturity date of no more than 3 months are considered "cash equivalents".

- 3 Principles of accounting for receivables:

- Receivables are presented in the financial statements at the carrying amount of trade and other receivables after deducting provisions made for doubtful debts.

- Provision for doubtful debts is made for each doubtful debt based on the age of overdue debts.

- 4 Principles of inventory recognition:

- Principle of recording inventory at cost includes: the purchase cost, processing costs, and other directly related costs incurred to acquire the inventory. After initial recognition, at the time of preparing financial statements, if the net realizable value of the inventory is lower than the cost, the inventory is recorded at its net realizable value.

- Inventory value is determined using the weighted average method;

- Inventory is accounted for using the perpetual Inventory method.

- Provisions for inventory devaluation are established at the end of the year based on the difference between the original cost of inventory and its net realizable value.'

- 5 Recording and depreciation of fixed assets:

- Principles for recognizing tangible fixed assets, intangible fixed assets, leased fixed assets, and investment properties: During the use of tangible and intangible fixed assets, they are recognized at their original cost, accumulated depreciation, and remaining value.

- Other expenses incurred after a fixed asset has been put into operation, such as repair, maintenance, and overhaul costs, are recognized in the Statement of Income in the year in which the expenses are incurred.

- Depreciation method for tangible fixed assets and intangible fixed assets: According to Decision No. 45/2013/TT/BTC issued by the Ministry of Finance on April 25, 2013 (Depreciation by straight-line method). Depreciation time is estimated as follows:

- Houses, buildings	07 - 30 years
- Machinery	03 - 10 years
- Transport means	05 - 25 years
- Management facilities	03 - 05 years
- Management software	03 - 05 years
- Licenses and franchise agreements	3 years
- Other intangible fixed assets	03 - 05 years
- Land use rights: no depreciation.	

6 Construction costs in progress:

This includes fixed assets under purchase and construction that are not completed at the end of the fiscal year and are recorded at cost. This includes construction costs, equipment installation costs, and other direct costs.

7 Principles of accounting for prepaid expenses.

- Prepaid expenses: Prepaid expenses only relate to the business costs of a fiscal year or a business cycle are recorded as short-term prepaid expenses and are included in the business costs of the fiscal year. Expenses that have arisen in the fiscal year but relate to the business results of many accounting years are recorded as long-term prepaid expenses to be gradually allocated to the business results in the following accounting years. The calculation and allocation of long-term prepaid expenses into business costs of each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

- The Company's prepaid expenses include: Tools and equipment, including assets owned by the Company with an original cost of less than VND 30 million that are not eligible for recognition as assets; other prepaid expenses are recognized at their original cost.

- Allocation method: Prepaid expenses are gradually allocated to business expenses using the straight-line method.

8 Liabilities:

Liabilities are tracked according to payment terms, payers, and other factors as required by the Company's management. Liabilities are classified as short-term and long-term on financial statements based on the remaining term of the liabilities as of the reporting date.

9 Loans:

- Loans are tracked by individual borrower, loan agreement, and repayment period.

10 Principles for recording and capitalizing borrowing costs:

- The borrowing costs are recognized as operating expenses in the year in which they are incurred, except for borrowing costs directly attributable to the construction or production of an asset in progress, which are included in the cost of that asset when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are fully met.

11 Principle of recording payable expenses.

- The actual expenses that have not yet arisen but are deducted in advance from business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise and there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

12 Principles and methods of recording provisions for payables.

13 Unearned revenue:

- Unearned revenue includes revenue received in advance, such as amounts paid by customers for one or more financial years for maintenance, repair, and operation services of fire hydrants.

- Unearned revenue is transferred to sales revenue and revenue from services rendered in an amount determined appropriately for each fiscal year.

14 Principle of recognition of equity:

- Owner's investment capital is recorded based on the actual capital contributed by the owner.
- The company allocates funds from its after-tax profits as proposed by the Board of Directors and approved by shareholders at the annual general meeting.
- Dividends payable to shareholders are recognized as a liability in the Company's balance sheet after the General Meeting of Shareholders announces the dividend distribution.

15 Principles and methods of revenue recognition:

* Sales revenues

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- Identify the costs associated with a sales transaction.

* Revenue from the provision of services: is recognized when the outcome of the transaction can be reliably determined. In case the provision of services involves several periods, revenue is recognized in the period according to the results of the work completed on the balance sheet date of that period. The outcome of the service provision transaction is determined when the following conditions are satisfied:

- Revenue is determined relatively reliably;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed on the Balance Sheet date;
- Determine the costs incurred for the transaction and the costs to complete the service provision transaction.
- The portion of service work completed is determined by the method of assessing completed work.

*Financial revenues: Arising from interests,

16 Cost of goods sold and services provided:

- Cost of goods sold and services provided is the total cost incurred for finished goods, merchandise, materials sold, and services provided to customers during the year, recognized in accordance with revenue generated during the year and ensuring compliance with the prudence principle.

17 Principles and methods of recording financial expenses. The Expenses recorded in financial expenses include:

- Costs or losses related to financial investment activities;
- Cost of lending and borrowing:

The above amounts are recorded at the total amount incurred during the period, without offsetting against financial revenue.

18 Principles and methods of recording current corporate income tax expenses.

- Based on tax rates and tax laws in effect as of the end of the tax year

V. Additional information for items presented in the balance sheet.

Unit: VND

1 Cash and other cash equivalents	<u>30/09/2026</u>	<u>01/01/2026</u>
Cash	774.513.116	1.165.352.480
Demand deposits (*)	39.611.310.791	12.139.156.604
Cash equivalents (**)		40.216.575.342
Total	40.385.823.907	53.521.084.426

(*) Details of demand deposits by bank account for 10% or more of the total demand deposit balance.

	<u>30/09/2026</u>		<u>01/01/2026</u>	
Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Ninh Branch	22.575.607.244		5.991.609.487	
Vietnam Agricultural and Rural Development Bank - Quang Ninh Branch	9.738.266.227		3.137.795.192	
Other commercial banks	7.297.437.320		3.009.751.925	
	39.611.310.791		12.139.156.604	
2 Accounts receivable from customers	<u>30/09/2026</u>		<u>01/01/2026</u>	
a Short-term accounts receivable from customers	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
Water charges and clean water fees must be collected	12.825.200.534	(33.931.255)	3.220.098.401	(28.424.230)
Others	1.659.389.924	(476.991.222)	829.027.844	(131.417.686)
Total	14.484.590.458	(510.922.477)	4.049.126.245	(159.841.916)
Details of short-term customer receivables accounting for 10% or more of total short-term customer receivables				
	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
To collect the clean water costs and drainage fees	0	0	0	0
Others	0	0	0	0
b Phải thu của khách hàng dài hạn	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
To collect the clean water costs and drainage fees	0	0	0	0
Others	0	0	0	0
Total	0	0	0	0
	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
c Accounts receivable from related parties	0	0	0	0
3 Prepayment to short-term sellers	<u>30/09/2026</u>		<u>01/01/2026</u>	
	value (VNĐ)	Provision (VNĐ)	value (VNĐ)	Provision (VNĐ)
Center for architectural consulting and construction investment	360.741.000		360.741.000	
An Duong Construction Joint Stock Company	1.001.938.800		6.059.067.800	
BHD Construction Investment and Design Consulting Joint Stock Company	167.447.000		167.447.000	
Thien Hai Thai Nguyen Company Limited	13.555.318.650		0	
TK Cong Company Limited	896.888.800		16.206.257.650	
Minh Thong Company Limited	0		6.101.051.600	
Chau Au (European) Pump Joint Stock Company	0		13.133.362.800	
Hai Duong Irrigation Construction Joint Stock Company	0		3.245.888.200	
Vinagenset JS Co.	0		985.079.082	
Systems Technology and Equipment Setup Joint Stock Company	4.621.733.650		1.583.491.858	
Others	6.181.638.500	(697.591.209)	9.137.403.488	(697.591.209)
	26.785.706.400	(697.591.209)	55.396.298.620	(697.591.209)

4 Other receivables

	<u>30/09/2026</u>		<u>01/01/2026</u>	
a short term	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
- Dividends and distributed profits must be collected.	0		0	
- Receivable from employees for advance payments	964.099.809	0	173.573.536	0
+ Ms. Nguyen Thi Chinh	141.680.104	0	1.866.814	0
+ Ms. Doan Thi Thanh Tam	100.000.000	0	0	0
+ Ms. Nguyen Phuong Thao	120.000.000			
+ Ms. Luong Thi Hien	100.000.000			
- Deposit, collateral	0		0	
- Payments made on behalf of others	0		0	
- Other receivables				
+ Personal income tax must be collected.	315.012.430		2.064.540.519	
+ Construction materials must be collected as an advance payment.	6.857.545.164		4.746.162.859	
+ Other receivables	88.483.237		548.908.855	(200.000.000)
	8.225.140.640	0	7.533.185.769	-200.000.000

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
b Other long-term receivables	0	0	0	0
c Receivables from BCC Contracts	0	0	0	0

5 Bad debt

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered.				
Center for Architecture and Construction Investment Consulting	360.741.000		360.741.000	
BHD Construction Investment and Design Consulting Joint Stock Company	135.105.800		135.105.800	
Ban Mai Trading and Investment Joint Stock Company	0		200.000.000	
People's Committee of Bai Chay Ward	52.658.686		52.658.686	
Thanh Thang Construction Investment Joint Stock Company	41.796.000		41.796.000	
DCC Construction Joint Stock Company	72.471.000		72.471.000	
Da Dung Architecture Joint Stock Company	94.116.909		94.116.909	
Uong Bi City Land Fund Development Center	382.536.536		36.963.000	
Others companies...	69.087.755		64.805.720	1.224.990
Total	1.208.513.686	0	1.058.658.115	1.224.990

6. Inventory

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Book value (VNĐ)	Provision (VNĐ)	Book value (VNĐ)	Provision (VNĐ)
Materials	45.287.927.433		31.668.150.450	

Tools, instruments	850.893.268		611.183.503	
Unfinished production expenses	2.570.608.937		64.204.811	
Finished purified water products	189.278.654		138.743.400	
Total	48.898.708.292	-	32.482.282.164	-

The value of inventory used as collateral to secure liabilities at the end of the period is zero.

7 Long-term unfinished assets

a Long-term unfinished business costs

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	value (VNĐ)	Recoverable value (VNĐ)	Value (VNĐ)	Recoverable value (VNĐ)
The Apartment Building	61.522.861.960	61.522.861.960	61.522.861.960	61.522.861.960
Total	61.522.861.960	61.522.861.960	61.522.861.960	61.522.861.960

Project name: Quawaco Apartment Building

Total estimations: 213,341,841,000 VNĐ

Investment capital: Company's own capital and other capitals

Investment purpose: Building apartments for sales to employees and other subjects.

Implementation status: The project has been temporarily suspended since March 27, 2014 to request approval for planning adjustment. On January 21, 2016, Ha Long City People's Committee issued Decision No. 233/QD-UBND approving the planning adjustment to reduce the number of floors of the project from 18 floors to 12 floors (including 11 floors + 01 basement) and expand the land area. At the 2025 Annual General Meeting of Shareholders on June 28, 2025, the Company approved the report on the implementation status of the Quawaco Service Apartment Building project and the plan to convert the investment purpose into the Investment project to build the Hong Gai Water Enterprise Office Headquarters. The People's Committee of Ha Long Ward issued Decision No. 1021/QD-UBND dated June 25, 2026, approving the adjustment of the 1/500-scale master site plan for the "QUAWACO apartment building and service complex" (developed by Quang Ninh Clean Water Joint Stock Company in Hong Hai Ward, Ha Long City) to a "1/500-scale master site plan for the operations center of the Hong Gai Water Enterprise – a functional area and storage facility for Quang Ninh Clean Water Joint Stock Company". Up to this point, the Company has been working with the consulting unit to review and re-evaluate the quality of the project and carry out procedures to adjust the detailed planning at a scale of 1/500 to implement the next steps according to its regulations.

b Unfinished Basic Construction costs

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Value (VNĐ)	Recoverable value (VNĐ)	Value (VNĐ)	Recoverable value (VNĐ)
- Purchases	0	0	0	0
- Basic constructions				
Investment in construction of Yen Lap water treatment plant with capacity of 26,000 m3/day (phase 2)	0	0	40.771.567.880	40.771.567.880
Pipeline installation and investment: (D160+110+90+75+63+50) for water supply to K6, Tan Thanh 2, Trai Loc, Nghia Hung, Khe Thuong, and Ba Xa.	2.071.789.991	2.071.789.991	0	0
Renovating and increasing the capacity of Dien Vong water plant to another 29.500 m3/day.	2.398.396.398	2.398.396.398	1.341.702.099	1.341.702.099
Investing in upgrading the automation system of the water filtration tanks at the Dien Vong water treatment plant.	0	0	3.348.200.223	3.348.200.223
Clean water treatment station at An Sinh commune (Phase 2)		0	9.809.578.059	9.809.578.059

Construction of clean water reservoir and sludge drying yard at Dong Dang Water Plant.	0	0	7.623.001.197	7.623.001.197
Invest in the construction of retaining walls for the embankment slope above the sedimentation and filtration cluster of Hoanh Bo Water plant.	0	0	552.933.539	552.933.539
Invest in increasing the capacity of the Kim Tinh Water Treatment Plant to 10,000 m ³ /day and installing a D630 HDPE transmission pipeline to the center of Mong Cai City.	2.673.133.291	2.673.133.291	144.355.688	144.355.688
Construction of a water supply system for Phong Coc and Lien Hoa wards, Quang Ninh province	8.156.333.448	8.156.333.448	499.330.580	499.330.580
Installation of a D450 HDPE pipeline, integrated with the water supply system from the Dien Vong Water Treatment Plant (Hoa Binh) to the Dong La junction.	5.289.105.068	5.289.105.068	0	0
Other projects	22.892.964.572	22.892.964.572	8.909.711.687	8.909.711.687
- Upgrading and renovating fixed assets	750.895.715	81.791.000		
- Major repairs	203.071.351	203.071.351	0	0
	44.435.689.834	44.435.689.834	73.000.380.952	73.000.380.952

Tangible assets as of September 30th, 2026

Tangible fixed assets	Building	Machinery and equipment	Means of transport and facilities	Office equipment	Total
Original price					
Balance at the beginning of the year:	709.415.073.843	610.795.498.723	1.868.145.959.846	9.520.048.866	3.197.876.581.278
Buy within the year	284.700.000	6.167.305.263	2.981.683.503	742.842.000	10.176.530.766
- Investment in basic construction completed.	148.040.448.572	181.863.642.896	66.711.073.610	254.367.549	396.869.532.627
- Another increase	87.870.002	837.204.076	33.982.805	-	959.056.883
- Switch to investment real estate	-	-	-	-	-
- Liquidation, sale	-	(43.983.680)	(278.187.803)	-	-322.171.483
- Another reduction	(632.457.189)	(916.933.624)	(183.586.827)	-	(1.732.977.640)
Year-end balance	857.195.635.228	798.702.733.654	1.937.410.925.134	10.517.258.415	3.603.826.552.431
Accumulated depreciation					
Balance at the beginning of the year	453.508.473.590	423.548.324.677	1.393.552.542.929	4.859.233.969	2.275.468.575.165
- Depreciation during the year	22.523.841.709	46.835.849.618	145.353.620.007	867.082.818	215.580.394.152
- Adjusted depreciation due to asset transfer		6.399.066	(6.399.066)		-
- Another increase	-	-	-	-	-
- Switch to investment real estate.	-	-	-	-	-
- Liquidation, sale	-	(42.937.279)	(244.162.370)	-	-287.099.649
- Another reduction	(231.843)	-	-	-	(231.843)
Balance at the end of the 1st quarter:	476.032.083.456	470.347.636.082	1.538.655.601.500	5.726.316.787	2.490.761.637.825
Remaining value					
Balance at the beginning of the year:	255.906.600.253	187.247.174.046	474.593.416.917	4.660.814.897	922.408.006.113
Balance at the end of the 1st quarter 2026:	381.163.551.772	328.355.097.572	398.755.323.634	4.790.941.628	1.113.064.914.606

- The remaining value of tangible fixed assets used as collateral to secure loans as of September 30, 2026 is VND 587.441.378.808 (as of January 1, 2026 it was VND 330,524,680,970).

- The original cost of fully depreciated fixed assets still in use as of September 31, 2026 is VND 1.419.865.079.511 (as of January 1, 2026 it was VND 1,396,685,142,663).

Intangible assets as of September 30th, 2026

Items	Land use right (2131)	Quality management system (2132)	Computer software (2135)	Licenses and Franchises (2136)	Other Intangible assets (2138)	Total
Original price						
Balance at the beginning of the year:		90.000.000	6.976.137.332	4.528.157.228	1.555.559.091	13.149.853.651
- Buy within the year	-	-	1.177.200.000	-	-	1.177.200.000
- Created internally within the company	-	-	-	-	-	-
- Increase due to business mergers	-	-	-	-	-	-
- Another increase	-	-	679.879.731	281.194.310		961.074.041
- Liquidation, sale	-	-	-	-	-	-
- Another reduction	-	-	-	-	-	-
Year-end balance	-	90.000.000	8.833.217.063	4.809.351.538	1.555.559.091	15.288.127.692
Accumulated depreciation						
Balance at the beginning of the year		90.000.000	4.099.037.540	2.259.002.096	1.555.559.091	8.003.598.727
- Depreciation during the year	-	-	1.122.385.267	481.731.043	-	1.604.116.310
- Another increase	-	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-	-
- Another reduction	-	-	-	-	-	-
Year-end balance	-	90.000.000	5.221.422.807	2.740.733.139	1.555.559.091	9.607.715.037
Remaining value						
Balance at the beginning of the year:	-	-	2.877.099.792	2.269.155.132	-	5.146.254.924
Balance at the end of the 1st quarter 20	-	-	3.611.794.256	2.068.618.399	-	5.680.412.655

- The remaining value of intangible assets used as collateral to secure loans as of September 30, 2026 is VND 1.076.730.518 (as of January 1, 2026 it was VND 859,187,435).

- The original cost of fully depreciated fixed assets still in use as of September 30, 2026 is VND 6.997.362.130 (as of January 1, 2026 is VND 5,774,728,621).

. BORROWINGS

	01-01-26		During the year		30-09-26	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term loans debts	-	-	53.121.694.610	37.516.375.598	15.605.319.012	15.605.319.012
- Bank	-	-	26.565.843.238	26.565.843.238	-	-
- Bank	-	-	26.555.851.372	10.950.532.360	15.605.319.012	15.605.319.012
Current portion of long-term debts	74.148.143.947	74.148.143.947	82.499.502.650	62.582.884.556	94.064.762.041	94.064.762.041
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Ninh	6.978.600.000	6.978.600.000	2.552.185.100	5.233.950.000	4.296.835.100	4.296.835.100
- Vietnam Development Bank - Quang Ninh Branch	16.517.663.784	16.517.663.784	8.258.831.892	8.258.831.892	16.517.663.784	16.517.663.784
- Vietnam Bank for Agriculture and Rural Development - Quang Ninh Branch	16.432.503.480	16.432.503.480	23.234.217.610	20.600.217.610	19.066.503.480	19.066.503.480
- Shinhan Bank Vietnam Limited - Pham Hung Branch	17.250.500.683	17.250.500.683	36.589.737.648	15.755.378.054	38.084.860.277	38.084.860.277
- Joint Stock Commercial Bank for Investment and Development of Vietnam -	10.007.676.000	10.007.676.000	8.169.407.000	7.513.607.000	10.663.476.000	10.663.476.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam -	2.052.000.000	2.052.000.000	104.823.400	1.539.000.000	617.823.400	617.823.400
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Long Branch	4.909.200.000	4.909.200.000	3.590.300.000	3.681.900.000	4.817.600.000	4.817.600.000
	74.148.143.947	74.148.143.947	135.621.197.260	100.099.260.154	109.670.081.053	109.670.081.053

	01-01-26		During the year		30-09-26	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
b) Long-term borrowings						
<i>Long-term debts</i>	344.502.238.311	344.502.238.311	235.292.541.800	138.082.387.206	441.712.392.905	441.712.392.905
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Ninh	11.384.785.100	11.384.785.100	2.552.185.100	7.786.135.100	6.150.835.100	6.150.835.100
- Vietnam Development Bank - Quang Ninh Branch	102.822.169.919	102.822.169.919	8.258.831.892	16.517.663.784	94.563.338.027	94.563.338.027
- Vietnam Bank for Agriculture and Rural Development - Quang Ninh Branch	76.700.835.870	76.700.835.870	36.646.217.610	36.834.435.220	76.512.618.260	76.512.618.260
- Shinhan Bank Vietnam Limited - Pham Hung Branch	107.769.728.722	107.769.728.722	170.366.979.398	52.345.115.702	225.791.592.418	225.791.592.418
- Joint Stock Commercial Bank for Investment and Development of Vietnam -	29.212.795.300	29.212.795.300	13.773.204.400	15.683.014.000	27.302.985.700	27.302.985.700
- Joint Stock Commercial Bank for Investment and Development of Vietnam -	2.156.823.400	2.156.823.400	104.823.400	1.643.823.400	617.823.400	617.823.400
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Long Branch	14.455.100.000	14.455.100.000	3.590.300.000	7.272.200.000	10.773.200.000	10.773.200.000
	344.502.238.311	344.502.238.311	235.292.541.800	138.082.387.206	441.712.392.905	441.712.392.905
Amount due for settlement within 12 months	(74.148.143.947)	(74.148.143.947)	(135.621.197.260)	(100.099.260.154)	(94.064.762.041)	(94.064.762.041)
Amount due for settlement	270.354.094.364	270.354.094.364			347.647.630.864	347.647.630.864

Detailed information on Long-term borrowings:

Terms and conditions of long-term borrowings are as follows:

	Currency	Interest rate	Year maturity	Loan purpose	Guarantee	30-09-26		01/01/2026
						Long-term loans	In which, current portion of long-	
						VND	VND	VND
Vietnam Joint Stock Commercial Bank for Industry and Trade -	VND	Float	2027 - 2030	Project investment	Assets formed from loan capital	-	6.150.835.100	11.384.785.100
Vietnam Development Bank - Quang Ninh Branch	VND	Float	2029 - 2032	Project investment	Unsecured	-	94.563.338.027	102.822.169.919
Vietnam Bank for Agriculture and Rural Development - Quang Ninh Branch (*)	VND	Float	2028 - 2031	Project investment	Assets formed from loan capital	-	76.512.618.260	76.700.835.870
Shinhan Bank Vietnam Limited - Pham Hung Branch (*)	VND	Float	2027 - 2035	Project investment	Assets formed from loan capital	-	225.791.592.418	107.769.728.722
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Nam Quang Ninh	VND	Float	2027 - 2029	Project investment	Assets formed from loan capital	-	27.302.985.700	29.212.795.300
Joint Stock Commercial Bank for Investment and Development of	VND	Float	2027 - 2028	Project investment	Assets formed from loan capital	-	617.823.400	2.156.823.400
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha	VND	Float	2027 - 2030	Project investment	Assets formed from loan capital	-	10.773.200.000	14.455.100.000
						-	441.712.392.905	344.502.238.311
Amount due for settlement within 12 months						-		(74.148.143.947)
Amount due for settlement after 12 months						-		270.354.094.364

(*) Loans are secured by mortgage contracts with lenders and have been fully registered as secured transactions.

10 Pending costs:

	<u>30/09/2026</u>	<u>01/01/2026</u>
	Value (VNĐ)	Value (VNĐ)
a Short term		
Tools and equipment issued for use	3.902.321	55.470.605
Water resource exploitation fees	1.579.876.488	0
Cost of purchasing health insurance	749.185.261	
Other items	85.542.104	187.687.361
	2.418.506.174	243.157.966
b Long term		
Tools and equipment issued for use	9.255.610.683	9.687.833.106
Software licensing fees and the cost of using electronic invoices.	535.785.523	1.171.442.694
Other items	1.446.639.685	1.068.845.793
Total	11.238.035.891	11.928.121.593

	<u>30/09/2026</u>	During the period		<u>01/01/2026</u>
		Increase	decrease	
c Loans from related parties				
Quang Ninh Provincial People's Committee	0	0	0	0
Members of the Board of Directors, the General Management Board, and the Supervisory Board	0	0	0	0
d Financial lease liabilities	<u>30/09/2026</u>			<u>01/01/2026</u>
One year or less	0			0
Over 1 year to 5 years	0			0
More than 5 year	0			0
Financial lease liabilities from related parties	0			0

d Overdue loans and financial leases that remain unpaid.

Items	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Principal	Interest	Principal	Interest
- Loans	0	0	0	0
- Financial lease debts	0	0	0	0
- Reasons for overdue payments	0	0	0	0
Total	0	0	0	0

e Loans and financial leases from related parties are overdue but remain unpaid.

Items	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Principal	Interest	Principal	Interest
- Loan	0	0	0	0
- Financial lease debt	0	0	0	0
- Reasons for overdue payments	0	0	0	0
Total	0	0	0	0

12 Payables to the seller

a Short-term payables to suppliers.

	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Value (VND)	amounts that able to repay the debt (VND)	Value (VND)	amounts that able to repay the debt
Payables to sellers detailed by suppliers with large balance				
Vietnam Technology and Infrastructure Company Limited	1.815.154.050	1.815.154.050	1.350.505.700	1.350.505.700
Truong Giang Construction Development Investment Joint Stock Company	0	0	1.307.480.550	1.307.480.550
My Phat Production and Trading Company Limited	8.609.533.479	8.609.533.479	1.938.191.899	1.938.191.899
Green Europe Plastic Company Limited	11.953.736.372	11.953.736.372	5.137.851.780	5.137.851.780
Kim Nguu Chemical and Equipment Import Export Joint Stock Company	4.517.190.180	4.517.190.180	1.388.955.600	1.388.955.600
HANAM Investment JSC	0	0	2.364.474.373	2.364.474.373
Hai Duong Water Resources Construction Joint Stock Company	6.243.087.400	6.243.087.400	0	0
THN Investment and Development Joint Stock Company	4.619.272.000	4.619.272.000	3.205.198.850	3.205.198.850

Nam Truong Son System Integration Joint Stock Company	0	0	4.698.386.440	4.698.386.440
Yen Lap Quang Ninh Irrigation Company Limited	17.270.815.651	17.270.815.651	5.001.407.710	5.001.407.710
Others	38.459.078.573	38.459.078.573	57.224.490.377	57.224.490.377
Total	93.487.867.705	93.487.867.705	83.616.943.279	83.616.943.279

	<u>30/09/2026</u>	<u>01/01/2026</u>
b Long-term payables to the seller.	0	0
c Overdue debt that remains unpaid	0	0
d Payables to the seller is the related party.	0	0

13 Short-term advance payment from buyers	<u>30/09/2026</u>	<u>01/01/2026</u>
	Value (VND)	Value (VND)
Ms Dinh Thi Tuyet	0	162.677.160
Coteccons Construction Joint Stock Company	33.963.930	33.963.930
Hoang Ha Group Joint Stock Company	40.000.000	0
PNP Hanoi Co., Ltd.	33.327.500	0
Tran Van Khuyen, Group 8, Quarter 8, Hà Tu Ward	23.752.158	0
Others	339.707.393	221.209.814
	<u>470.750.981</u>	<u>417.850.904</u>

14 Payables on Dividends and profits.	<u>30/09/2026</u>	<u>01/01/2026</u>
Payables on dividends and profits.	0	296

15 Taxes and other payments due to the State Budget

a Short terms

	<u>01/01/2026</u>	<u>Amounts generated during the period</u>			<u>30/09/2026</u>	
	Beginning receivables	Amount payable at the beginning of the year	Amount payable during the period	Amount actually paid during the period	Ending receivables	Amount payable at the end of the year
Corporate income tax		4.834.296.262	16.518.593.365	13.062.114.641		8.290.774.986
Personal Income tax		1.887.953.566	1.143.555.186	2.700.465.823		331.042.929
Resources tax		365.193.517	3.404.618.072	3.383.136.353		386 675 236
Land rent fee	47 525 588	0	1.471.356.554	1.439.245.716	15 414 750	
Non- agricultural land tax		0	280.327.103	279.680.196		646.907
VAT taxes		0	9.214.000	9.214.000		
Environmental protection fees for industrial wastewater, mineral extraction fees.		36.493.783	13.855.694	48.031.384		2.318.093
Registration tax						0
Resource exploitation fees		170.967.000	6.138.281.000	6.309.248.000		0
Fees, charges, and other payments		8.840.607.504	95.094.126.114	93.370.202.218		10.564.531.400
Total	47.525.588	16.135.511.632	124.073.927.088	120.601.338.331	15 414 750	19 575 989 551

b Long term	0	0	0	0	0	0
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16 Fees Payables			<u>30/09/2026</u>			<u>01/01/2026</u>
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a Sort-term						
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- Deductions for interest expenses of projects			2.523.112.401			1.199.367.677
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- Payables to the Seller if the documentation is incomplete			2.387.263.620			1.936.249.426
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Total			<u>4.910.376.021</u>			<u>3.135.617.103</u>
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b Long terms			0			0
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17 Other payables			<u>30/09/2026</u>			<u>01/01/2026</u>
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a Sort-term						
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- Workers union fees			605.101.853			0
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- Healthcare fees			9.450.122			6.881.502
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- Other insurances			3.693.232.812			0
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- Forest environmental service fees			1.072.525.100			2.474.707.424
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- Short-term deposits and collateral received			675.223.242			311.851.000
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- Other payables and amounts due			752.796.058			2.266.307.437
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Total			<u>6.808.329.187</u>			<u>5.059.747.363</u>
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b Long -term						
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- Deposit for water usage			7.603.394.803			5.245.225.263
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Total			<u>7.603.394.803</u>			<u>5.245.225.263</u>
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c Overdue debt that remains unpaid						
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18 Revenue awaiting allocation			<u>30/09/2026</u>			<u>01/01/2026</u>
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a Short-term						
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Revenue from maintaining the operation of fire hydrants			21.753.626			30.412.810
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b Long- term						
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Revenue from maintaining the operation of fire hydrants			0			0
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c The possibility of not being able to fulfill the contract with the customer			0			0
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19 Provision payable			<u>30/09/2026</u>			<u>01/01/2026</u>
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a Short-term	0	0	0	0	0
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b Long -term	0	0	0	0	0
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20 Equity					
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a Equity Fluctuation Reconciliation Table					
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	Owner's Equity	Others	Development investment fund	Undistributed profit after tax	Total
as of 01/01/2026	508.315.940.393	20.669.600.000	80.242.011.368	65.019.586.309	674.247.138.070
Increase during the period			9.752.937.946	65.264.724.147	75.017.662.093
Decrease during the period				65.019.586.309	65.019.586.309
As of 30/09/2026	508.315.940.393	20.669.600.000	89.994.949.314	65.264.724.147	684.245.213.854

b Owner's equity details

	<u>30/09/2026</u>	Ratio	<u>01/01/2026</u>	Ratio
State budget capital	488.805.940.393	96,16%	488.805.940.393	96,16%
Capital contributions by other shareholders	19.510.000.000	3,84%	19.510.000.000	3,84%
	508.315.940.393	100%	508.315.940.393	100%

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

	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
Owner's equity		
Beginning capitals	508.315.940.393	508.315.930.000
Ending capitals	508.315.940.393	508.315.930.000
Dividends distributed		
Dividends, profits divided on previous year's profits	0	

d Stock

	<u>30/09/2026</u>	<u>01/01/2026</u>
Number of shares registered for issuance	50.831.593	50.831.593
Number of shares sold to the public	50.831.593	50.831.593
Common stock	50.831.593	50.831.593
Number of shares outstanding	50.831.593	50.831.593
Common stock	50.831.593	50.831.593
Outstanding share price: 10,000 VND/share		

đ Dividends, profits:

The company has distributed its after-tax profits for 2025 according to the Resolution No. 02/2026/NQ-DHDCD dated 26/6/2026.

	Ratio	Amounts
Profits distributed during the year	100%	65.019.586.309
Allocation from the investment and development fund		9.752.937.946
Allocate funds from the reward and welfare fund.		32.392.431.045
Pay dividends		22.874.217.318

21 Other Company's funds

	<u>30/09/2026</u>	<u>01/01/2026</u>
Development investment fund	89.994.949.314	80.242.011.368
Welfare bonus fund	25.939.262.956	17.569.670.980

22 Items not included in the financial statement

Leased assets: The company signs land lease contracts in Quang Ninh province for the purpose of constructing pumping stations, wells, water tanks, water treatment plants, etc. Under these contracts, the company is exempt from land rent or is required to pay annual land rent until the contract expires

b Assets held in custody:

c Infrastructure assets not included in the state capital component of the Company:

d Bad debts have been processed

	<u>30/09/2026</u>	<u>01/01/2026</u>
Bad debts have been processed	672.556.901	672.556.901

VI Additional information for items presented in the income activity statement

	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
23 Total sales and service revenue		
- Sales from production of clean water for daily life	764.373.237.826	621.901.913.429
- Network development sales	6.417.681.894	5.488.484.618
- Pure drinking water sales	7.154.970.969	2.970.152.234
- Sales from water drainage dues.	9.783.346.308	8.159.466.999
- Other sales	10.318.359.936	8.583.229.982
Total	798.047.596.933	647.103.247.262
24 Cost of goods sold	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
- Cost of production of clean water for daily life	595.799.510.492	499.759.408.774
- Network development cost	5.685.997.721	4.836.864.911
- Cost of purified drinking water	5.459.548.517	2.540.907.778
- Drainage fee capital cost	7.717.459.472	7.508.567.150
- Other cost of capitals	9.588.588.805	8.337.697.589
- Provision for devaluation of inventory	-	-
Total	624.251.105.007	522.983.446.202
25 Financial income	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
- Interests on deposits and loans	316.861.054	1.117.276.874
Total	316.861.054	1.117.276.874
26 Financial expenses	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
- Loan interest	17.643.735.562	14.942.973.511
Total	17.643.735.562	14.942.973.511
27 Other incomes	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
Receivables from disposal of materials, assets	6.300.000	5.678.900.000
Revenue earned from operating and managing the pumping stations	155.090.909	155.090.909
Others (bidding documents selling, surplus debts...)	46.669.670	8.810.388
Total	208.060.579	5.842.801.297
28 Other expenses & cost	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
Liquidation costs and the remaining value of liquidated fixed assets.	4.883.915	1.145.797.955
Costs of disposing of materials, tools and equipment.		
Penalties, fines	463.457.609	27.860.606
Providing water bill reductions for customers	144.789.354	463.812.730
Others	103.102.110	55.556.140
Total	716.232.988	1.693.027.431

	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
29 Selling and general administration expenses		
a Administration expenses		
Cost of raw materials	1.251.061.095	1.983.133.077
Management staff cost, salaries	35.226.760.839	27.854.411.788
Fixed asset depreciation costs	4.633.248.940	4.092.871.237
Taxes, fees, charges	2.260.434.476	876.577.274
Provision reversal	151.080.561	-79.798.760
Outsourcing service costs	613.347.884	746.147.177
Other expenses in cash	29.031.511.526	20.322.503.885
Total	73.167.445.321	55.795.845.678
b Selling expenses	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
Cost of raw materials		
Labor costs		
Fixed asset depreciation costs		
Outsourcing service costs	316.891.875	74.057.806
Other expenses in cash	693.790.301	103.585.695
Total	1.010.682.176	177.643.501
30 Current corporate income tax expenses	from 01/01/2026 to 30/09/2026	from 01/01/2025 to 30/09/2025
Total profit before tax	81.783.317.512	58.470.389.110
Taxable income	82.488.366.827	59.017.618.586
Corporate income tax rate	20%	20%
Corporate income tax exemptions (for female employees)		
Current corporate income tax expense this year	16.497.673.365	- 11.824.490.838
Corporate income tax of previous years in this period	20.920.000	
Current corporate income tax payable for the period	16.518.593.365	11.824.490.838

31 Events occurring after the end of the financial year

No material events occurring after the 30th September, 2026 that require adjustment to/or disclosure in these Financial Statements.

32 Financial Statements approval .

These Financial Statements have been approved and agreed for issuance by the Chairman of the Board of Directors of the Company on the date of 20th October 2026.



Le Thi Hau
Prepared by





To Thi Hang Nga
Chief Accountant

Vu Van Tuan
Chairman of the Board of Directors