

No.: 682 /CV-NSBN

Bac Ninh, dated August 12th, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Hanoi Stock Exchange

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, Bac Ninh Clean Water Joint Stock Company has disclosed on Interim Financial statements to the Hanoi Stock Exchange as follows:

1. Name of organization: BAC NINH CLEAN WATER JOINT STOCK COMPANY

2. Stock symbol: BNW

- Address: No. 57 Ngo Gia Tu, Thi Cau Ward, Bac Ninh City
- Tel: Fax:
- Email: Website: nuocsachbacninh.vn

2. Content of the disclosed information:

- Interim Financial statements, 2025.

☒ Separate financial statement (The listed entity does not have subsidiaries or a higher-level accounting entity with subordinate units);

☐ Consolidated financial statement (The listed entity has subsidiaries);

☐ Aggregated financial statement (The listed entity has subordinate accounting units within its organizational structure).

- Cases that require an explanation of the reasons:

+ The audit firm issues an opinion that is not an unqualified opinion on the financial statement (for the audited financial statement):

☐ Yes

☒ No

Explanatory document in the case of marking "yes":

☐ Yes

☐ No



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

☐ Yes

☒ No

Explanatory document in the case of marking "yes":

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory document in the case of marking "yes":

☐ Yes

☐ No

+ Net profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes

☒ No

Explanatory document in the case of marking "yes":

☐ Yes

☐ No

This information has been disclosed on the company's website on: 12/08/2025 at the following link:

Attached documents:

- Interim Financial statements, 2025.

Representative of the organization

Legal representative/Authorized person
for information disclosure

(Signature, full name, title, seal)



TỔNG GIÁM ĐỐC

Lưu Xuân Tâm

INTERIM FINANCIAL STATEMENTS

BAC NINH CLEAN WATER JOINT STOCK COMPANY

For the accounting period from 01/01/2025 to 30/06/2025
(reviewed)



CONTENTS

	Pages
Report of The Board of Management	02-03
Review report on Interim Financial Information	04-05
Reviewed Interim Financial statements	06-44
Interim Statement of Financial position	06-07
Interim Statement of Income	08
Interim Statement of Cash flows	09-10
Notes To Interim Financial Statements	11-44



REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Bac Ninh Clean Water Joint Stock Company ("the Company") presents its report and the Company's Interim Financial statements for the period from 01/01/2025 to 30/06/2025.

THE COMPANY

Bac Ninh Clean Water Joint Stock Company was converted from Bac Ninh Water Supply and Drainage One Member Limited Liability Company according to Decision No. 500/QĐ-UBND dated December 03, 2015, issued by the People's Committee of Bac Ninh province, approving the equitization of Bac Ninh Water Supply and Drainage One Member Limited Liability Company.

The Company operates under Business Registration Certificate No. 2300108311, initially issued by the Bac Ninh Department of Planning and Investment on December 29, 2006, and amended for the fifth time on March 03, 2025.

The Company's head office is located at: No. 57 Ngo Gia Tu Street, Vu Ninh Ward, Bac Ninh Province.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

The members of The Board of Directors during the accounting period and to the reporting date are:

Mr. Nguyen Tien Long	Chairman
Mr. Luu Xuan Tam	Vice Chairman
Mrs. Vu Thi Chuyen	Member
Mr. Nguyen Dinh Ton	Member
Mr. Nguyen Xuan Quyet	Member

The members of The Board of Management during the accounting period and to the reporting date are:

Mr. Luu Xuan Tam	General Director
Mr. Nguyen Dinh Ton	Vice General Director
Mr. Tran Khanh Tinh	Vice General Director

The members of the Board of Supervision are:

Mrs. Tran Thi Huong	Head of Control Department
Mr. Nguyen Hong Thien	Member
Mrs. Nguyen Thi Mai Lan	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and to the date of this Interim Financial Statements is Mr. Luu Xuan Tam – General Director.

AUDITORS

The auditors of the AASC Auditing Firm Company Limited have taken the the audit of Interim Financial statements for the Company.

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

The Board of Management is responsible for the Interim Financial statements of each financial year which give a true and fair view of the financial position of the Company; its operating results and its cash flows for the year period. In preparing those Interim Financial statements, The Board of Management is required to:

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

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Interim Financial statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Financial Statements give a true and fair view of the financial position at 30 June 2025, its operation results and cash flows for the period from 01 January 2025 to 30 June 2025 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

Other commitments

The Board of Management pledges that the Company complies with Decree No.155/2020/ND-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated 18 September 2024 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of The Board of Management



Lưu Xuân Tam
General Director

Bac Ninh, August 12, 2025

No.: 120825.009/BCTC.KT2

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, The Board of Directors and The Board of Management
Bac Ninh Clean Water Joint Stock Company**

We have reviewed the interim Financial statements of Bac Ninh Clean Water Joint Stock Company prepared on August 12, 2025, from page 06 to page 44 including: Interim Statement of Financial position as at 30 June 2025, Interim Statement of Income, Interim Statement of Cash flows for six-month period ended on same date and Notes To Interim Financial Statements.

The Board of Management's responsibility

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

Auditor's responsibility

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

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial statements does not give a true and fair view, in all material respects, of the financial position of Bac Ninh Clean Water Joint Stock Company as at 30 June 2025, and of its financial performance and its cash flows for the six-month period then ended on same date accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial statements.

AASC Auditing Firm Company Limited



Vu Xuan Bien

Deputy General Director

Certificate of registration to audit practice

No: 0743-2023-002-1

Hanoi, August 12, 2025

INTERIM STATEMENT OF FINANCIAL POSITION*As at 30 June 2025*


Code ASSETS	Note	30/06/2025 VND	01/01/2025 VND
100 A. SHORT-TERM ASSETS		155,451,394,346	158,940,740,516
110 I. Cash and cash equivalents	3	13,653,561,004	30,986,613,786
111 1. Cash		5,321,802,100	4,454,854,882
112 2. Cash equivalents		8,331,758,904	26,531,758,904
120 II. Short-term investments	4	45,150,800,000	76,304,501,392
123 1. Held to maturity investments		45,150,800,000	76,304,501,392
130 III. Short-term receivables		75,391,363,990	20,551,163,932
131 1. Short-term trade receivables	5	20,738,685,309	17,064,730,971
132 2. Short-term prepayments to suppliers	6	40,918,351,771	2,047,557,114
136 3. Other short-term receivables	7	14,232,077,360	2,679,290,864
137 4. Provision for short-term doubtful debts (*)		(497,750,450)	(1,240,415,017)
140 IV. Inventories	9	20,526,908,443	18,262,524,880
141 1. Inventories		20,526,908,443	18,262,524,880
150 V. Other short-term assets		728,760,909	12,835,936,526
151 1. Short-term prepaid expenses	13	706,736,954	122,479,842
152 2. Deductible VAT		22,023,955	12,713,456,684
200 B. NON-CURRENT ASSETS		744,639,891,895	748,012,856,201
220 II. Fixed assets		666,920,996,823	512,154,986,509
221 1. Tangible fixed assets	12	664,956,212,941	509,917,058,345
222 - Historical costs		1,123,283,198,088	943,281,624,514
223 - Accumulated depreciation (*)		(458,326,985,147)	(433,364,566,169)
227 2. Intangible fixed assets	11	1,964,783,882	2,237,928,164
228 - Historical costs		7,828,798,850	7,828,798,850
229 - Accumulated amortization (*)		(5,864,014,968)	(5,590,870,686)
240 IV. Long-term unfinished asset		43,716,009,909	200,346,381,604
242 1. Construction in progress	10	43,716,009,909	200,346,381,604
250 V. Long-term investments	4	14,270,362,558	14,270,362,558
252 1. Investments in joint ventures and associates		14,270,362,558	14,270,362,558
260 VI. Other long-term assets		19,732,522,605	21,241,125,530
261 1. Long-term prepaid expenses	13	19,732,522,605	21,241,125,530
270 TOTAL ASSETS		<u>900,091,286,241</u>	<u>906,953,596,717</u>


INTERIM STATEMENT OF FINANCIAL POSITION


As at 30 June 2025

(continue)

Code CAPITAL	Note	30/06/2025	01/01/2025
		VND	VND
300 C. LIABILITIES		501,905,960,286	479,918,472,984
310 I. Current liabilities		142,356,325,091	141,625,355,235
311 1. Short-term trade payables	14	27,215,415,069	39,976,940,936
312 2. Short-term prepayments from customers		743,385,207	254,279,931
313 3. Taxes and other payables to State budget	15	57,020,886,639	47,556,889,340
314 4. Payables to employees		9,476,168,350	12,623,084,318
315 5. Short-term accrued expenses	16	1,417,592,756	1,821,612,707
319 6. Other short-term payments	17	19,203,121,562	12,580,554,791
320 7. Short-term borrowings and finance lease liabilities	18	25,358,743,563	25,502,793,849
322 8. Bonus and welfare fund		1,921,011,945	1,309,199,363
330 II. Non-current liabilities		359,549,635,195	338,293,117,749
337 1. Other long-term payables	17	100,068,190,098	91,583,091,321
338 2. Long-term borrowings and finance lease liabilities	18	259,481,445,097	246,710,026,428
400 D. OWNER'S EQUITY		398,185,325,955	427,035,123,733
410 I. Owner's equity	19	398,185,325,955	427,035,123,733
411 1. Contributed capital		375,493,910,000	375,493,910,000
411a Ordinary shares with voting rights		375,493,910,000	375,493,910,000
418 2. Development investment funds		3,050,000,000	550,000,000
421 3. Retained earnings		19,641,415,955	50,991,213,733
421b Retained earnings of the current year		19,641,415,955	50,991,213,733
440 TOTAL CAPITAL		900,091,286,241	906,953,596,717


 Nguyen Thi Ngoc Hieu
 Preparer



 Nguyen Thi Phuong
 Chief Accountant



 Luu Xuan Tam
 General Director


Bac Ninh, August 12, 2025

INTERIM STATEMENT OF INCOME*For the accounting period from 01/01/2025 to 30/06/2025*

Code	ITEM	Note	The first 6 months of 2025	The first 6 months of 2024
			VND	VND
01	1. Revenue from sales of goods and rendering of services	21	137,520,331,696	133,025,464,495
02	2. Revenue deductions		-	-
10	3. Net revenue from sales of goods and rendering of services		137,520,331,696	133,025,464,495
11	4. Cost of goods sold	22	99,107,775,541	93,611,169,682
20	5. Gross profit from sales of goods and rendering of services		38,412,556,155	39,414,294,813
21	6. Financial income	23	1,128,448,540	1,218,947,701
22	7. Financial expense	24	6,369,113,812	6,103,469,530
23	<i>In which: Interest expenses</i>		6,369,113,812	6,103,469,530
25	8. Selling expenses		-	-
26	9. General and administrative expense	25	9,679,109,308	9,048,562,419
30	10. Net profit from operating activities		23,492,781,575	25,481,210,565
31	11. Other income	26	403,225,898	513,402,648
32	12. Other expense	27	155,514,157	-
40	13. Other profit		247,711,741	513,402,648
50	14. Total net profit before tax		23,740,493,316	25,994,613,213
51	15. Current corporate income tax expenses	28	3,805,077,361	4,046,169,157
52	16. Deferred corporate income tax expenses		-	-
60	17. Profit after corporate income tax		<u>19,935,415,955</u>	<u>21,948,444,056</u>
70	18. Basic earnings per share	29	523	581


 Nguyen Thi Ngoc Hieu
 Preparer


 Nguyen Thi Phuong
 Chief Accountant


 Luu Xuan Tam
 General Director

Bac Ninh, August 12, 2025

INTERIM STATEMENT OF CASH FLOWS*For the accounting period from 01/01/2025 to 30/06/2025**(Indirect method)*


Code ITEM	Note	The first 6 months of 2025 VND	The first 6 months of 2024 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
01 1. Profit before tax		23,740,493,316	25,994,613,213
2. Adjustments for			
02 - Depreciation and amortization of fixed assets and investment properties		25,235,563,260	23,859,073,243
03 - Provisions		(742,664,567)	-
05 - Gains / losses from investment		(1,128,448,540)	(1,218,947,701)
06 - Interest expense		6,369,113,812	6,103,469,530
08 3. Operating profit before changes in working capital		53,474,057,281	54,738,208,285
09 - Increase or decrease in receivables		(1,838,055,547)	4,333,116,967
10 - Increase or decrease in inventories		(2,264,383,563)	(95,254,007)
11 - Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		(7,279,251,005)	9,813,565,774
12 - Increase or decrease in prepaid expenses		924,345,813	1,879,587,256
14 - Interest paid		(6,235,342,774)	(6,177,329,876)
15 - Corporate income tax paid		(5,082,874,775)	(4,226,874,457)
16 - Other receipts from operating activities		200,477,045	2,700,000
17 - Other payments on operating activities		(1,092,990,000)	(637,680,000)
20 Net cash flows from operating activities		30,805,982,475	59,630,039,942
II. CASH FLOWS FROM INVESTING ACTIVITIES			
21 1. Purchase or construction of fixed assets and other long-term assets		(46,411,486,269)	(81,666,827,054)
23 2. Loans and purchase of debt instruments from other entities		-	(21,150,410,959)
24 3. Collection of loans and resale of debt instrument of other entities		31,153,701,392	3,000,000,000
27 4. Interest and dividend received		1,571,792,388	1,221,310,245
30 Net cash flows from investing activities		(13,685,992,489)	(98,595,927,768)
III CASH FLOWS FROM FINANCING ACTIVITIES			
33 1. Proceeds from borrowings		37,990,134,945	71,920,360,589
34 2. Repayment of principal		(25,362,766,562)	(12,163,408,424)
36 3. Dividends or profits paid to owners		(47,080,411,151)	(29,288,524,980)
40 Net cash flows from financing activities		(34,453,042,768)	30,468,427,185

INTERIM STATEMENT OF CASH FLOWS


For the accounting period from 01/01/2025 to 30/06/2025

(Indirect method)

Code ITEM	Note	The first 6 months of 2025	The first 6 months of 2024
		VND	VND
50 Net cash flows in the period		(17,333,052,782)	(8,497,460,641)
60 Cash and cash equivalents at beginning of the period		30,986,613,786	57,939,296,070
70 Cash and cash equivalents at end of the period	3	<u>13,653,561,004</u>	<u>49,441,835,429</u>




Nguyen Thi Ngoc Hieu
Preparer



Nguyen Thi Phuong
Chief Accountant





Lưu Xuân Tam
General Director

Bac Ninh, August 12, 2025

NOTES TO INTERIM FINANCIAL STATEMENTS

For the accounting period from 01/01/2025 to 30/06/2025

1 . GENERAL INFORMATION

Form of ownership

Bac Ninh Clean Water Joint Stock Company was converted from Bac Ninh Water Supply and Drainage One Member Limited Liability Company according to Decision No. 500/QD-UBND dated December 03, 2015, issued by the People's Committee of Bac Ninh province, approving the equitization of Bac Ninh Water Supply and Drainage One Member Limited Liability Company.

The Company operates under Business Registration Certificate No. 2300108311, initially issued by the Bac Ninh Department of Planning and Investment on December 29, 2006, and amended for the fifth time on March 03, 2025.

The Company's head office is located at: No. 57 Ngo Gia Tu Street, Vu Ninh Ward, Bac Ninh Province.

The Company's registered charter capital is VND 375,493,910,000, with the actual contributed charter capital as of December 31, 2024 being VND 375,493,910,000; equivalent to 37,549,391 shares, with the par value of VND 10,000 per share.

The number of employees of the Company as of June 30, 2025 is: 301 people (as of January 01, 2025: 301 people).

Business activities

Main business activities of the Company include:

- Production and distribution of clean water;
- Investment consulting for the construction of specialized water supply works;
- Construction and installation of civil, industrial, water supply and drainage, waste treatment, electrical works and 35KV power transmission lines and substations;
- Manufacturing and trading of machinery, equipment and supplies in the water sector;
- Real estate investment and business;
- Design of water supply and drainage systems for urban and rural areas, treatment of wastewater and domestic water;
- Design of water supply and drainage systems for civil and industrial construction, and water environment projects;
- Master planning, architectural design for interior and exterior spaces of civil and industrial works;
- Consulting on construction quality supervision and surveying;
- Technical inspection and analysis (including water quality testing, inspection, calibration, and measurement of water meters).

Information of subsidiaries, associates and joint ventures of the Company is provided in Note No 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 . Accounting estimates

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

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

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

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

2.4 . Financial Instruments

Initial recognition

Financial assets

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

Financial liabilities

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

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.5 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

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

2.6 . Financial investments

Investments held to maturity include: Term bank deposits held to maturity for the purpose of earning annual interest and other investments held to maturity.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as followings:

- Investments in subsidiaries, joint ventures or associates: A provision for investment impairment is established when the investee incurs a loss, based on the financial statements of the joint-venture or associate company at the time the provision is made.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 . Receivables

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

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

2.8 . Inventories

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

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

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

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

2.9 . Fixed assets and Finance lease fixed assets

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

Subsequent measurement after initial recognition

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

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

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful life as follows:

- Buildings, structures	05 - 30 years
- Machine, equipment	05 - 15 years
- Vehicles, Transportation equipment	05 - 30 years
- Office equipment and furniture	05 - 08 years
- Other fixed assets	05 - 25 years

2.10 . Construction in progress

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

2.11 . Operating lease

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

2.12 . Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

In case of receiving money or assets from other entities in the BCC, they should be recorded as payables. In case of contributing money or assets to BCC, they should be recorded as receivables. During the process of operating BCC, depending on the form of BCC, the accounting methods are adopted as follows:

a) BCC in the form of jointly controlled assets

All parties in the joint venture shall simultaneously do the bookkeeping in their own accounting system and present in its Financial Statements with the following items:

- Its share of the jointly controlled assets, classified according to the nature of the assets;
- Separate liabilities incurred by each party;
- Its share of joint liabilities relating to the operation of joint venture;
- Its share of income from the sale or use of the joint venture's output, together with its share of expenses incurred by the joint venture;
- Expenses incurred directly in respect of its joint venture.

For fixed assets or investment properties contributed to BCC without transferring ownership from the contributor to the joint venture, the receiver shall record them as assets held under trust without recording any increase in assets or owner's equity; the contributor shall not recognize a decrease in assets in the accounting system but shall record the location of assets.

For fixed assets or investment properties contributed to BCC and transferred from the sole ownership of contributor to the joint ownership, during the construction of jointly controlled assets, the contributor shall record a decrease in assets and a corresponding increase in construction in progress in the accounting system. After putting jointly controlled assets into operation, each party shall record an increase in their assets in accordance with their purposes of use and corresponding to their shares in assets. The excess of the fair value of shared assets and the construction expense is recorded as other income (if profit) or other costs (if loss).

Accordingly, when the jointly controlled assets come into operation, BCC shall turn into the form of jointly controlled operations. Each party may take a share of the output or revenue from the use of jointly controlled assets and may bear a share of expenses incurred in accordance with the contract's agreement.

b) BCC in the form of jointly controlled operations

All parties in the joint venture shall simultaneously do the bookkeeping in their own accounting system and present in its Interim Financial Statements with the following items:

- Assets contributed by it and controlled by the joint venture;
- Its share of liabilities incurred;
- Its share of income from the sale of goods or rendering of services by the joint venture;
- Its share of expenses incurred.

All parties shall share revenue from the sale of goods or rendering of services and share joint expenses according to the BCC's agreements.

2.13 . Prepaid expenses

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

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

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line method over a period not exceeding three years.
- Fixed asset repair expenses are costs incurred for regular repairs of the water supply system, which are one-time expenses of significant value. They are allocated using the straight-line method over a period not exceeding three years.
- Land clearance compensation refers to compensation payments for land clearance related to annually leased land plots that the Company is using. These costs are allocated using the straight-line method over the corresponding lease period.
- Infrastructure rental expenses are advance payments for infrastructure that the Company manages and operates for business purposes. They are allocated using the straight-line method over the corresponding lease period.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis over their estimated useful life of 12 months.

2.14 . Payables

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

2.15 . Borrowings

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

2.16 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.17 . Accrued expenses

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

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.18 . Owner's equity

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

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

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.19 . Revenues

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods

Revenue from rendering of services:

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

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

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

2.20 . Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labor cost and fixed manufacturing overhead cost are not allocated to the value of the warehouse inventory or provision for devaluation of inventories, losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even if the finished goods haven't been decided to be used.

2.21 . Financial expenses

Items recorded into financial expenses comprise interest expenses which are recorded by the total amount arising in the year without offsetting against financial income.

2.22 . Corporate income tax

a) Current corporate income tax expenses

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

b) Tax incentives

The Company is entitled to a preferential corporate income tax rate of 10% for a period of 15 years, along with a corporate income tax exemption for the first 4 years and a 50% reduction in payable tax for the following 9 years. These incentives apply from 2020 to income generated from production and business activities of the surface water plant investment project with a capacity of 30,000 m³/day and night, in accordance with Investment Policy Decision No. 668/QD-UBND dated November 13, 2018, issued by the People's Committee of Bac Ninh Province. In 2025, it is the second year the Company enjoys a 50% reduction in the tax payable, calculated at the preferential tax rate of 10% for the aforementioned business activities.

The Company is entitled to a preferential tax rate of 10% for a duration of 15 (fifteen) years; exempt from corporate income tax payable for the first 04 (four) years and a 50% reduction in the tax payable for the next 09 (nine) years, starting from 2025, for income generated from the business operations of the investment project for a surface water treatment plant with a capacity of 45,000 m³/day-night, pursuant to the Investment Policy Decision No. 197/QD-UBND dated June 29, 2021, issued by the People's Committee of Bac Ninh Province.

c) Current corporate income tax rate

For the period from 01/01/2025 to 30/06/2025, the Company applies the corporate income tax rate as follows:

- Tax rate of 10% applicable to income from production and business activities of the surface water plant investment project with a capacity of 30,000 m³/day under the Investment Policy Decision No. 668/QD-UBND dated November 13, 2018, issued by the People's Committee of Bac Ninh Province. and the investment project for a surface water treatment plant with a capacity of 45,000 m³/day-night under Investment Policy Decision No. 197/QD-UBND dated June 29, 2021, issued by the People's Committee of Bac Ninh Province.
- Tax rate of 20% for income from remaining activities.

2.23 . Earnings per share

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

2.24 . Related Parties

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

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

2.25 . Segment information

The Company operates in the fields of water supply, construction and installation, installation of facilities serving water supply activities, and asset leasing in Bac Ninh province. In which, revenue from water supply accounts for over 95% of the Company's total operating revenue. Therefore, the Company does not prepare segment reports by business segment and geographical segment.

3 . CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	802,603,396	182,733,419
Demand deposits	4,519,198,704	4,272,121,463
Cash equivalents	8,331,758,904	26,531,758,904
	13,653,561,004	30,986,613,786

As at 30/06/2025, the cash equivalents are term deposits from 03 months deposited at commercial banks with interest rates from 2.5%/year to 4.3%/year.

4 . FINANCIAL INVESTMENTS**a) Held to maturity investments**

As of June 06, 2025, held-to-maturity investments are valued at VND 45,150,800,000, including 6 months term deposits at commercial banks with interest rates ranging from 2.8%/year to 4.25%/year.

b) Investments in equity of other entities

At the beginning and end of the fiscal year, the Company's entire investment in a joint venture company was in Bac Ninh Water Supply Co., Ltd. Bac Ninh Water Supply Co., Ltd., headquartered in Que Vo Town, operates in the investment and construction of water supply and drainage works, as well as water extraction, treatment, and supply. The Company holds an interest of 60% and a voting right of 40% in this entity.

Bac Ninh Water Supply Co., Ltd. is a two-member limited liability company and a jointly controlled business entity established under a Joint Venture Agreement between the Company and Long Phuong Group Joint Stock Company, signed on November 5, 2022. The purpose of this joint venture is to invest in the construction, management, operation, and business activities of the "Investment in the Construction of a Surface Water Plant in Bac Ninh City (with a capacity of 45,000 m³/day) and transmission pipelines" (hereinafter referred to as "the Project").

During the implementation process, there were problems with land allocation and lease arrangements. On July 21, 2022, the Department of Planning and Investment of Bac Ninh province issued Document No. 1425/KHĐT-KTĐN, providing opinions on the land lease for the Project. Accordingly, the land allocation and land lease will be carried out under the name of the joint venture comprising Long Phuong Group Joint Stock Company and Bac Ninh Clean Water Joint Stock Company, rather than Bac Ninh Water Supply Co., Ltd. (the project enterprise)

On December 29, 2022, the Company and Long Phuong Group Joint Stock Company signed Memorandum of Agreement No. 635/BBTN/LPG-BANIWACO on the implementation method of the investment project for the construction of a surface water plant in Bac Ninh city with a capacity of 45,000m³/day and night and transmission pipelines, whereby:

- Both parties agreed to use the legal status, official seal, tax code and legal representative of Bac Ninh Clean Water Joint Stock Company for the project investment and construction activities.

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

- Any activities already implemented before the signing date of this memorandum of agreement do not need to be re-implemented, but the necessary transfer procedures must be completed for the Joint Venture.

The Joint Venture comprising Bac Ninh Clean Water Joint Stock Company, Long Phuong Group Joint Stock Company, and Bac Ninh Water Supply Co., Ltd. has reached written agreements regarding the transfer of rights, obligations, and payment of expenses incurred by Bac Ninh Water Supply Co., Ltd. for the Project.

In 2023, Bac Ninh Water Supply Co., Ltd. transferred part of the investment costs to the Joint Venture by issuing value-added tax (VAT) invoices, with a total transferred amount of VND 3,801,286,503 (including 8% VAT). The remaining value, which primarily includes site clearance expenses, amounts to approximately VND 23,733,659,700. Bac Ninh Water Supply Co., Ltd. is currently in the process of completing the necessary transfer procedures.

In addition to the aforementioned investment cost transfers, Bac Ninh Water Supply Co., Ltd. did not engage in any other investment or business activities during the period.

5 . SHORT-TERM TRADE RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Others</i>				
Receivables from water users in Bac Ninh area	18,993,495,684	-	15,374,129,943	-
Receivable from customers for construction services	1,745,189,625	(77,937,492)	1,690,601,028	(77,937,492)
	<u>20,738,685,309</u>	<u>(77,937,492)</u>	<u>17,064,730,971</u>	<u>(77,937,492)</u>

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Others</i>				
Quyet Thang Co., Ltd.	26,411,708,383	-	-	-
Thien Hai Thai Nguyen Co., Ltd	4,561,150,400	-	-	-
Minh Nghia Construction Company Limited	3,618,164,372	-	-	-
Viet Architecture JSC	-	-	425,763,906	-
Thang Long Investment and Building Foundation JSC	-	-	554,352,000	-
Bac Ninh Urban Development Area	412,575,100	-	412,575,100	-
Others	5,914,753,516	(21,811,608)	654,866,108	(21,811,608)
	<u>40,918,351,771</u>	<u>(21,811,608)</u>	<u>2,047,557,114</u>	<u>(21,811,608)</u>

7 . OTHER SHORT-TERM RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
VAT refundable (i)	13,168,131,911	-	-	-
Receivables from interest of deposit, loan	495,156,099	-	938,499,947	-
Advances	170,500,000	-	600,125,000	-
Excess compensation and site clearance amount (ii)	112,066,550	(112,066,550)	406,340,432	(406,340,432)
Others	286,222,800	(285,934,800)	734,325,485	(734,325,485)
	<u>14,232,077,360</u>	<u>(398,001,350)</u>	<u>2,679,290,864</u>	<u>(1,140,665,917)</u>

(i) VAT recoverable for the investment project of the surface water treatment plant with a capacity of 45,000 m³/day-night under Investment Policy Decision No. 197/QĐ-UBND dated June 29, 2021 issued by the People's Committee of Bac Ninh Province. The Company submitted the State Budget Refund Application on June 11, 2025.

(ii) This amount represents site clearance compensation for the surplus compensated land of the Cho - Gia Binh Water Plant Project. On December 17, 2018, the People's Committee of Bac Ninh Province issued Decision No. 4859/UBND-XDCB, granting the Company permission to utilize this surplus land for the construction and expansion of a water pumping station with an area of 500 m².

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

8 . DOUBTFUL DEBTS

	30/06/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
Receivable from customers	77,937,492	-	77,937,492	-
- People's Committee of Tri Qua Commune - Thuan Thanh	47,575,492	-	47,575,492	-
- Others	30,362,000	-	30,362,000	-
Other receivables	398,001,350	-	1,140,665,917	-
- Receivable from Gia Binh Project Management Board	112,066,550	-	406,340,432	-
- Receivables from Bac Ninh drainage and wastewater treatment project	285,934,800	-	285,934,800	-
- Mr. Vu Duc Do	-	-	448,390,685	-
Payment in advance	21,811,608	-	21,811,608	-
- Vietnam Water And Environment Investment Corporation - JSC	15,693,608	-	15,693,608	-
- Others	6,118,000	-	6,118,000	-
	<u>497,750,450</u>	<u>-</u>	<u>1,240,415,017</u>	<u>-</u>

9 . INVENTORIES

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw material	12,308,140,785	-	10,043,757,222	-
Tools, supplies	14,823,113	-	14,823,113	-
Work in process (i)	8,203,944,545	-	8,203,944,545	-
	<u>20,526,908,443</u>	<u>-</u>	<u>18,262,524,880</u>	<u>-</u>

Details of construction in progress as of June 30, 2025:

The water intake culvert at embankment KM44+555 is a component of the Bac Ninh City Surface Water Plant, which the Company has temporarily taken over from the Bac Ninh Provincial Department of Construction (details in Note 17). Long Phuong Group Joint Stock Company was the EPC contractor under a BT (Build-Transfer) model. While this component is still under Long Phuong Group's warranty period, a malfunction occurred. To ensure uninterrupted plant operations, the Bac Ninh Provincial People's Committee has directed Bac Ninh Clean Water Joint Stock Company to handle the incident at the KM44+555 water intake culvert, with the following details:

- Location: Que Vo District, Bac Ninh Province;

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

- Purpose: Addressing the incident at the KM44+555 culvert of the Ta Duong dike in Que Vo District, Bac Ninh Province, as per Official Dispatch No. 533/UBND-NN dated March 2, 2018, issued by the People's Committee of Bac Ninh Province on the policy for handling water intake incidents at KM44+555 of the Ta Duong dike.
- Funding source: Self-funded by Bac Ninh Clean Water Joint Stock Company;
- Source of capital for implementation: Undertaken by Bac Ninh Clean Water Joint Stock Company.
- The value of completed works is: VND 8,203,944,545;
- Status of the project as of June 30, 2025: The project has been completed and accepted for use. However, the Company has sent many official dispatches to the People's Committee of Bac Ninh province but the obligation for incident handling costs has not yet determined. According to Official Dispatch No. 16/TTr-NV4 dated September 29, 2020 of the Inspectorate of the People's Committee of Bac Ninh province to the Department of Agriculture and Rural Development, the following recommendations were made: Long Phuong Group Joint Stock Company is responsible for covering reasonable expenses according to regulations to address the water leakage incident at the water intake culvert through the Ta Duong dike K44+555 Que Vo; the state budget will cover additional costs for reinforcement and upgrades.

According to Decision No. 3162/UBND-XDCB dated October 28, 2022, the People's Committee of Bac Ninh province assigned the Department of Agriculture and Rural Development to preside over and coordinate with the Department of Finance, the Department of Construction, Bac Ninh Clean Water Joint Stock Company and Long Phuong Group Joint Stock Company to specifically determine that the incident-handling costs shall be borne by Long Phuong Group Joint Stock Company and the portion of expenses shall be covered by the state budget, to reimburse Bac Ninh Clean Water Joint Stock Company.

On January 21, 2025, the Department of Agriculture and Rural Development issued Document No. 147/SNN-CCTL to the Chairman of Bac Ninh Provincial People's Committee regarding the implementation of Decision No. 3162/UBND-XDCB dated October 28, 2022 by Bac Ninh Provincial People's Committee, as follows: The Department had previously issued Document No. 1888/SNN-CCTL reporting on the determination of cost estimates for remedying water leakage at the water intake culvert of Ta Duong Embankment K44+555. The document confirmed that the proposed technical solutions for the culvert incident did not involve any additional work items beyond the original project scope, thus providing no legal basis for using state budget funds.

On April 22, 2025, Bac Ninh Provincial People's Committee issued Decision No. 1648/UBND-NN in response to Document No. 147/SNN-CCTL from the Department of Agriculture and Rural Development. Accordingly, the Provincial People's Committee directed: The Departments of Finance, Construction, Agriculture and Environment, Bac Ninh Clean Water Joint Stock Company and Long Phuong Group Joint Stock Company to coordinate with Bac Ninh Clean Water JSC in urging Long Phuong Group JSC to arrange funding for addressing the water leakage incident at Ta Duong Embankment K44+555 water intake culvert in accordance with regulations.

As of the report issuance date, Bac Ninh Clean Water Joint Stock Company is currently urging Long Phuong Group Joint Stock Company to disburse funds for this remedial work.

10 . LONG-TERM ASSET IN PROGRESS

	30/06/2025	01/01/2025
	VND	VND
Construction in progress	43,716,009,909	200,346,381,604
- Construction investment project of Bac Ninh City surface water plant project (capacity 45,000m ³ /day) and transmission pipeline (i)	20,918,447,407	189,293,156,956
- Raw Water Line and Sedimentation Lake Project (ii)	180,894,074	180,894,074
- Company Headquarters Project (iii)	6,746,818,869	3,712,063,198
- Yen Phong II A industrial zone pipeline project (iv)	6,152,498,929	6,152,498,929
- Investment Project for Construction of Water Supply Pipeline Network for the Remaining Areas of Three Wards: Bang An, Que Tan, and Phu Luong (v)	7,047,411,403	-
- Others	2,669,939,227	1,007,768,447
	43,716,009,909	200,346,381,604

Additional information for projects:**(i) Investment Project for Bac Ninh City Surface Water Plant (Capacity: 45,000 m³/day) and Transmission Pipeline**

- Investor: Bac Ninh Clean Water Joint Stock Company and Long Phuong Group Joint Stock Company (for details on business cooperation, see note 17).
- Purpose: The project aims to develop the Bac Ninh Surface Water Plant (capacity: 45,000 m³/day) and the transmission pipeline to supply and supplement clean water for residential, commercial, and industrial use in Bac Ninh City, Que Vo District, parts of Tien Du District, and surrounding areas.
- Total investment: VND 624,258,493,358;
- Construction site: Bong Lai commune, Que Vo district, Bac Ninh province.
- Investment capital: Bac Ninh Clean Water Joint Stock Company contributes 60% of capital and Long Phuong Group Joint Stock Company contributes 40% of capital.
- Project scale: Investment in construction of surface water plant with capacity of 45,000 m³/day and night and transmission pipeline.
- Project status as of June 30, 2025: The raw water pump station, raw water pipeline, treatment area, medium-voltage power line, and 400kVA & 1000kVA substations have been completed and accepted. The remaining work items are still under construction.

(ii) Raw Water Line and Sedimentation Lake Project

- Investor: Bac Ninh Clean Water Joint Stock Company.
- Purpose: Expansion of the raw water pumping station, raw water pipeline, and Cho Town Water Supply Plant to ensure capacity up to 2022;
- Total investment: VND 16,010,245,000;
- Construction site: Cho town, Yen Phong district, Bac Ninh province.
- Investment capital: Company's own funds
- Project scale: Construction of 1 raw water pumping station; construction of a 2-storey pump house, (dimensions: 10.7m x 5.9m); construction of a 1-storey inlet gate outside the river, size (dimensions: 7.2m x 2.5m); construction of a box culvert (clear opening: 1.2m x 2m, concrete grade 300) to direct water to the pumping station's intake compartment and construction of a road from the foot of the dike to the pumping station (concrete grade 200, thickness: 150mm)
- Project status as of June 30, 2025: The raw water pipeline has been completed, and the adjustment proposal for the sedimentation tank component has been approved.

(iii) Company Headquarters Construction Project

- Investor: Bac Ninh Clean Water Joint Stock Company.
- Purpose: Development of a corporate office and service facilities on the designated land in Hoa Long Commune, Bac Ninh City, Bac Ninh Province.
- Total investment: VND 98,566,745,000;
- Construction site: Hoa Long commune, Bac Ninh city, Bac Ninh province.
- Investment capital: Company's own funds and loans from credit institutions
- Project scale: Construction of office buildings, a multi-purpose building, technical infrastructure, and auxiliary structures in compliance with relevant standards, regulations, and approved construction permits.
- Project status as of June 30, 2025: The project has commenced and is currently under construction.

(iv) Clean Water Transmission Pipeline for Yen Phong II-A Industrial Park

- Investor: Bac Ninh Clean Water Joint Stock Company;
- Purpose: To supply water with adequate flow, pressure, and quality to Yen Phong II-A Industrial Park, in compliance with the signed clean water supply contract. The project contributes to the overall socio-economic development of Bac Ninh Province.
- Total investment: VND 7,965,418,000;
- Construction site: Yen Phong district, Bac Ninh province;
- Investment capital: Company's own funds, commercial loans, and other legally mobilized financial sources;
- Project scale:
 - + Additional installation of approximately 2,796 meters of HDPE D400 PN8 PE100 pipeline, connecting from the existing HDPE D250 pipeline at Doai Village, Tam Giang Commune (intersection with TL 277 Road), supplying clean water to the Yen Phong II-A Industrial Park Pumping Station;
 - + Synchronized construction of auxiliary components along the pipeline route, including sludge discharge, air release, and inspection chambers;
 - + Installation of galvanized steel pipes for above-ground sections crossing water channels.
- Project status as of June 30, 2025: The project has completed its construction phase and is finalizing settlement documents for commissioning.

(v) Investment Project for Construction of water supply pipeline Network in the remaining areas of Bang An, Que Tan, and Phu Luong Wards

- Investor: Bac Ninh Clean Water Joint Stock Company;
- Purpose: To provide and supplement clean water for domestic use and production for residents and customers in the area; ensure water source security and provide safe, continuous water supply and serve as a backup water supply capacity source in case of sudden demand surges in the region;
- Total investment: VND 32,434,106,000 ;
- Construction site: Bang An, Que Tan, and Phu Luong Wards, Que Vo District, Bac Ninh province;
- Investment capital: Company's own funds and loans;
- Project scale: CThe clean water transmission pipeline is planned to be constructed across three wards: Bang An - Que Tan - Phu Luong, to transport clean water for consumption, supplying domestic and industrial water to residents and customers in the area. The estimated total length is approximately 66,290 meters, with pipe diameters ranging from D40 to D160.;
- Project status as of June 30, 2025: The project is currently under construction.

11 . INTANGIBLE FIXED ASSETS

	Computer software	Others	Total
	VND	VND	VND
Historical cost			
Beginning balance	38,000,000	7,790,798,850	7,828,798,850
Ending balance	<u>38,000,000</u>	<u>7,790,798,850</u>	<u>7,828,798,850</u>
Accumulated depreciation			
Beginning balance	38,000,000	5,552,870,686	5,590,870,686
- Depreciation for the year	-	273,144,282	273,144,282
Ending balance	<u>38,000,000</u>	<u>5,826,014,968</u>	<u>5,864,014,968</u>
Net carrying amount			
Beginning balance	-	2,237,928,164	2,237,928,164
Ending balance	<u>-</u>	<u>1,964,783,882</u>	<u>1,964,783,882</u>

In which:

- Carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 960,630,719.
- Cost of fully depreciated intangible fixed assets but still in use at the end of the period: VND 38,000,000.

12 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	97,232,856,777	42,813,709,374	603,377,551,045	6,146,287,082	193,711,220,236	943,281,624,514
- Purchase in the period	-	195,000,000	919,390,909	89,000,000	-	1,203,390,909
- Completed construction investment	272,101,907	297,845,000	-	215,847,345	178,012,388,413	178,798,182,665
Ending balance	97,504,958,684	43,306,554,374	604,296,941,954	6,451,134,427	371,723,608,649	1,123,283,198,088
Accumulated depreciation						
Beginning balance	61,529,172,338	23,855,871,978	221,614,096,576	3,787,071,724	122,578,353,553	433,364,566,169
- Depreciation for the period	2,458,811,604	1,748,587,917	13,590,912,348	411,798,301	6,752,308,808	24,962,418,978
Ending balance	63,987,983,942	25,604,459,895	235,205,008,924	4,198,870,025	129,330,662,361	458,326,985,147
Net carrying amount						
Beginning balance	35,703,684,439	18,957,837,396	381,763,454,469	2,359,215,358	71,132,866,683	509,917,058,345
Ending balance	33,516,974,742	17,702,094,479	369,091,933,030	2,252,264,402	242,392,946,288	664,956,212,941

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 417,927,994,696
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 31,752,649,809

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

13 . PREPAID EXPENSES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
Dispatched tools and supplies	1,561,743	4,166,709
Others	705,175,211	118,313,133
	706,736,954	122,479,842
b) Long-term		
Dispatched tools and supplies	930,937,728	1,897,114,090
Prepayment of infrastructure rental (i)	8,110,583,506	8,888,120,000
Repair costs	3,103,248,618	2,777,536,828
Compensation and site clearance costs (ii)	6,773,761,411	6,852,068,377
Prepaid Land Rent	170,066,500	680,266,000
Others	643,924,842	146,020,235
	19,732,522,605	21,241,125,530

(i) Prepayment for leasing water supply pipeline systems from Long Phuong Group Joint Stock Company. According to the contract, the infrastructure lease term is 27 years, from 2018 to 2045. Additionally, prepaid lease payments for sedimentation tanks, culverts through the dike, pumping stations, and other related infrastructure owned by the State are recorded, with an infrastructure lease term of 50 years, commencing from the date the Bac Ninh City Surface Water Plant Construction Investment Project and the transmission pipeline are put into operation.

(ii) Reflects compensation and site clearance costs for the Company's leased land lots and is allocated according to the land lease term on the lease contracts.

14 . TRADE PAYABLES

	30/06/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
a2) Others				
Viwaseen 3 Joint Stock Company	13,237,431,486	13,237,431,486	31,756,548,083	31,756,548,083
Urban Architecture Development and Construction Joint Stock Company	2,941,665,066	2,941,665,066	2,434,623,727	2,434,623,727
Song Cau Water Supply Joint Stock Company	2,022,623,400	2,022,623,400	1,070,571,600	1,070,571,600
Others	9,013,695,117	9,013,695,117	4,715,197,526	4,715,197,526
	27,215,415,069	27,215,415,069	39,976,940,936	39,976,940,936

15 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	-	564,145,270	3,095,067,576	3,313,911,090	-	345,301,756
Corporate income tax	-	3,606,124,576	4,005,554,406	5,082,874,775	-	2,528,804,207
Personal income tax	-	147,334,824	473,140,753	606,175,577	-	14,300,000
Natural resource tax	-	68,859,686	384,431,872	390,660,496	-	62,631,062
Land tax and land rental	-	-	526,322,191	267,324,266	-	258,997,925
Other taxes	-	-	3,000,000	3,000,000	-	-
Drainage fee (i)	-	42,594,643,441	10,910,907,062	-	-	53,505,550,503
Fees, charges and other payables	-	575,781,543	1,649,120,139	1,919,600,496	-	305,301,186
	-	47,556,889,340	21,047,543,999	11,583,546,700	-	57,020,886,639

(i) The drainage fee is a local charge collected on behalf of the authorities. The Company is currently awaiting guidance from the competent authority for submission to the state budget.

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

16 . ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
- Accrued interest expenses	213,115,923	79,344,885
- Production electricity	1,154,476,833	1,068,867,822
- Deduct Tet gifts in advance	-	632,000,000
- Other accrued expenses	50,000,000	41,400,000
	1,417,592,756	1,821,612,707

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

17 . OTHER PAYABLES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term payables		
- Trade union fund	216,361,540	-
- Surface water plant operating lease fee (i)	8,059,102,506	-
- Payable to Long Phuong Group Joint Stock Company (ii)	4,602,881,929	4,641,163,177
+ <i>Must pay depreciation</i>	1,532,748,064	1,532,748,064
+ <i>Joint Venture Profits Remaining Payable</i>	3,070,133,865	3,108,415,113
- Project support payable (iii)	3,527,462,145	3,527,462,145
- Payable to construction team	1,053,069,664	1,794,000,270
- Others	1,744,243,778	2,617,929,199
	<u>19,203,121,562</u>	<u>12,580,554,791</u>
b) Long-term payables		
- Project support payable (iii)	52,456,026,724	52,456,026,724
- Long Phuong Group Joint Stock Company:	47,612,163,374	39,127,064,597
+ <i>Business cooperation Project "Investment in construction of Bac Ninh surface water plant, capacity of 30,000 m3/day and night" (ii)</i>	21,075,285,543	21,841,659,563
+ <i>Business cooperation with Bac Ninh Surface Water Plant (Capacity 45.000 m3/day and night) (iv)</i>	26,536,877,831	17,285,405,034
	<u>100,068,190,098</u>	<u>91,583,091,321</u>
c) Other payables from related parties		
- Long Phuong Group Joint Stock Company	52,215,045,303	43,768,227,774
- People's Committee of Bac Ninh province	64,042,591,375	55,983,488,869
	<u>116,257,636,678</u>	<u>99,751,716,643</u>

Additional information on other payables:

(i) This is the rental fee related to the operation of the Bac Ninh City Surface Water Plant, which the Company temporarily took over from the Department of Construction of Bac Ninh province on June 29, 2018 according to Document No. 1826/UBND-XDCB dated June 12, 2017 of the People's Committee of Bac Ninh province. Specifically:

- Delivering party: Department of Construction of Bac Ninh province and the investor - Long Phuong Group Joint Stock Company;
 - Handover recipient: Bac Ninh Clean Water Joint Stock Company;
 - Purpose: The Department of Construction entrusted the project to the Company for management, operation, and exploitation of the plant to ensure a safe and stable clean water supply.
 - The Company's responsibilities:
 - + Management, operation, and exploitation of the plant to ensure the safety and stability of the water supply;
 - + Payments to the People's Committee of Bac Ninh province:
- Operational management and exploitation costs amounting to VND 16,118,205,030 per year from 2022 onwards (as per Official Dispatch No. 1391/UBND-KTTH dated January 24, 2019, and Document No. 241/UBND-KTTH dated April 20, 2022, issued by the Bac Ninh Provincial People's Committee); and

Profit-sharing from the management, operation, and exploitation of the Bac Ninh Surface Water Plant, payable to the State Budget as per regulations. The amount payable as profit for 2023 under Phase 1 of the Surface Water Plant Project, according to Resolution No. 01/2025/NQ-DHDCD dated April 18, 2025, of the General Meeting of Shareholders, is VND 7,278,056,691.

Additional information on other payables (continued):

The Company records all financial transactions related to the operation and exploitation of the Bac Ninh City Surface Water Plant as an operating asset lease transaction.

(ii) Business cooperation contract No. 2805/HĐKTKD/LP-BANIWWACO dated May 28, 2020 and Contract Appendix No. 01/PLHĐ dated August 30, 2022, detailed as follows:

- Parties involved: Bac Ninh Clean Water Joint Stock Company (Party A) and Long Phuong Group Joint Stock Company (Party B);

- Purpose of cooperation: To jointly invest in and develop the project "Investment in construction of Bac Ninh surface water plant, capacity of 30,000 m³/day and night" in Bong Lai commune, Que Vo district, Bac Ninh province.

- Scope of Cooperation: The two parties entered into a business cooperation contract to agree on the management, operation, and business of the Surface Water Plant Project with a capacity of 30,000 m³/day and night, located in Bong Lai Commune, Que Vo District, Bac Ninh Province, after the construction work was completed in accordance with Joint Venture Agreement No. 01/2018/TTLĐ dated 24/10/2018 and Investment Policy Decision No. 668/QĐ-UBND dated 13/11/2018, specifically:

+ Bac Ninh Clean Water Joint Stock Company is assigned the responsibilities of management, operation, accounting, revenue and expense declaration in accordance with this contract and applicable legal regulations, ensuring optimal efficiency and utilization of the project.

+ The distribution of benefits shall be agreed upon by both parties under this contract.

+ Both parties, or either party, have the right to conduct inspections and request a periodic report (quarterly review) or an ad hoc report on the project's management, operation, and business activities.

- Capital contribution and Profit sharing:

+ Party A: 60% of the total investment capital in VND; Party B: 40% of the total investment capital in VND. Asset valuation will be based on the project's final financial settlement upon completion.

+ Profit sharing: Bac Ninh Clean Water Joint Stock Company: 60% of after-tax profits; Long Phuong Group Joint Stock Company: 40% of after-tax profits.

- Regarding project asset depreciation:

+ Party A shall depreciate the Project assets into production costs in accordance with applicable legal regulations. The asset depreciation period is 20 (twenty) years from the date of signing the Minutes of handover for operational use.

+ Party A shall compensate Party B for 40% of the annual depreciation amount.

- The actual contributed capital by Long Phuong Group Joint Stock Company for the Bac Ninh surface water plant project of 30,000 m³ is VND 32,710,578,718. The accumulated repayment to Long Phuong Group as of June 30, 2025 is VND 10,102,544,583.

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

Additional information for other payables (continued):

- The project is in the process of operation and business; the business results of the year of the Business Cooperation Contract are as follows:

	First 6 months of 2025 VND	First 6 months of 2024 VND
Revenue from business cooperation contract	28,581,267,832	23,164,424,000
Cost of business cooperation contract	14,183,538,885	10,115,507,260
Corporate income tax expense	513,749,661	652,445,837
Profit from business cooperation contract	13,883,979,286	12,396,470,903
Profit sharing according to capital contribution ratio:		
- Bac Ninh Clean Water Joint Stock Company	8,330,387,572	7,437,882,538
- Long Phuong Group Joint Stock Company	5,553,591,714	4,958,588,365

Depreciation payable for the period: VND 766,374,020.

(iii) The People's Committee of Bac Ninh province provided the loan to the Company for implementing clean water projects. The annual repayment amount is determined and communicated to the Company in writing by the People's Committee.

(iv) Business cooperation contract No.0107/HĐBCC/LP-BANIWACO dated July 1, 2023, detailed as follows:

- Parties involved: Bac Ninh Clean Water Joint Stock Company and Long Phuong Group Joint Stock Company;

- Purpose of cooperation: To collaborate on the investment, construction, and operation of the Bac Ninh Surface Water Plant with a designed capacity of 45,000 m³/day-night and its transmission pipeline system for business and profit-generation purposes.

- Cooperation scope: Joint investment and construction of the "Bac Ninh City Surface Water Plant (capacity: 45,000 m³/day-night) and its transmission pipeline system."

- Details of capital contribution:

+ Bac Ninh Clean Water Joint Stock Company: 60% of total investment capital in VND;

+ Long Phuong Group Joint Stock Company: 40% of total investment capital in VND;

+ Capital contribution process: The parties shall refer to advance payment requests and payment documentation for completed and accepted project phases as submitted by the Project Management Board for each payment period. Disbursements shall be made according to the agreed capital contribution ratio specified in this contract.

- Profit sharing:

+ Bac Ninh Clean Water Joint Stock Company: 60% of after-tax profits;

+ Long Phuong Group Corporation: 40% of after-tax profits.

- Project investment progress: For further details, refer to section (i), note 10.

BAC NINH CLEAN WATER JOINT STOCK COMPANY
No. 57 Ngo Gia Tu Street, Vu Ninh Ward, Bac Ninh Province

Interim Financial statements
For the accounting period from 01/01/2025 to 30/06/2025

18 . BORROWINGS

	01/01/2025		During the year		30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
- Current portion of long-term loan	25,502,793,849	25,502,793,849	12,609,358,138	12,753,408,424	25,358,743,563	25,358,743,563
- Joint stock Commercial Bank for Investment and Development of Viet Nam - Kinh Bac Branch	9,025,376,000	9,025,376,000	4,468,637,714	4,512,688,000	8,981,325,714	8,981,325,714
- Shinhan Bank Vietnam Limited - Thai Nguyen Branch	13,563,910,849	13,563,910,849	6,781,955,424	6,781,955,424	13,563,910,849	13,563,910,849
- Ministry of Finance	2,913,507,000	2,913,507,000	1,358,765,000	1,458,765,000	2,813,507,000	2,813,507,000
	<u>25,502,793,849</u>	<u>25,502,793,849</u>	<u>12,609,358,138</u>	<u>12,753,408,424</u>	<u>25,358,743,563</u>	<u>25,358,743,563</u>
b) Long-term borrowings						
- Joint stock Commercial Bank for Investment and Development of Viet Nam - Kinh Bac Branch	155,341,112,727	155,341,112,727	23,449,414,521	8,981,325,714	169,809,201,534	169,809,201,534
- Shinhan Bank Vietnam Limited - Thai Nguyen Branch	101,729,331,350	101,729,331,350	13,181,955,424	13,563,910,848	101,347,375,926	101,347,375,926
- Ministry of Finance	15,142,376,200	15,142,376,200	1,358,765,000	2,817,530,000	13,683,611,200	13,683,611,200
	<u>272,212,820,277</u>	<u>272,212,820,277</u>	<u>37,990,134,945</u>	<u>25,362,766,562</u>	<u>284,840,188,660</u>	<u>284,840,188,660</u>
Amount due for settlement within 12 months	(25,502,793,849)	(25,502,793,849)	(12,609,358,138)	(12,753,408,424)	(25,358,743,563)	(25,358,743,563)
Amount due for settlement after 12 months	<u>246,710,026,428</u>	<u>246,710,026,428</u>			<u>259,481,445,097</u>	<u>259,481,445,097</u>

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Thi Cau Ward, Bac Ninh City, Bac Ninh Province

Details of long-term borrowings as of June 30, 2025:

No.	Lender/Credit contract	Credit limit	Loan purpose	Maturity	Interest rate	Outstanding balance as at 30/06/2025	Current portion of long-term debts	Form of guarantee (ii)
1	Joint stock Commercial Bank for Investment and Development of Viet Nam – Kinh Bac Branch							
1.1	Credit contract No. 02/2022/4474024/HĐTD dated January 20, 2022	40,000,000,000	Investment in a pipeline from Cho town Water Plant (Yen Phong District) to Tu Son Town, providing additional water supply for the wards of Dong Ky, Dong Nguyen, and Tan Hong	96 months	A fixed interest rate of 7.1% per year for the first 24 months from the initial disbursement. Thereafter, a floating rate will apply, equivalent to the 12-month postpaid savings rate at BIDV plus a minimum margin of 3.3%, adjusted every 6 months.	169,809,201,534 25,881,410,012	8,981,325,714 8,981,325,714	Asset-backed collateral
1.2	Credit limit contract No. 01/4474024/2024/HĐTD dated January 26, 2024	427,000,000,000	Construction investment of the Bac Ninh City Surface Water Plant with a capacity of 45,000 m ³ /day and its transmission pipeline.	180 months	A fixed interest rate of 7.7% per year for the first 2 years from the initial disbursement. Afterward, it will be adjusted every 6 months based on the 12-month postpaid savings rate at BIDV plus a margin of 2.5%.	143,927,791,522	-	Asset-backed collateral
2	Shinhan Bank Vietnam Limited - Thai Nguyen Branch							
2.1	Limit Loan Agreement No. SHBVN/TN/2022/HĐTD -0070 dated February 22, 2024	146,985,000,000	Investment in the construction of a clean water transmission pipeline from the Bac Ninh Surface Water Plant to Bac Ninh City.	120 months	For the amount disbursed in the first year (no later than December 21, 2022), a fixed interest rate of 7.59% per year applies throughout the entire loan term. For the amount disbursed in the second year (no later than December 21, 2023), a fixed interest rate of 7.79% per year applies throughout the entire loan term.	101,347,375,926 94,947,375,926	13,563,910,849 13,563,910,849	Asset-backed collateral

BAC NINH CLEAN WATER JOINT STOCK COMPANY
No. 57 Ngo Gia Tu Street, Thi Cau Ward, Bac Ninh City, Bac Ninh Province

Details of long-term borrowings as of June 30, 2025:

No.	Lender/Credit contract	Credit limit	Loan purpose	Maturity	Interest rate	Outstanding balance as at 30/06/2025	Current portion of long-term debts	Form of guarantee (ii)
2.2	Credit limit contract No. SHBVN/TN/2025/HDTD -0043 ngày 25/04/2025	75,000,000,000	Investment in the construction of a Management and Operation Building for the water supply system and booster pumping station.	10 years from the first disbursement date	Floating interest rate, applied as the 3-month MFC reference rate plus (+) a margin of 0.3% per annum, adjusted every 3 months throughout the loan term	6,400,000,000	-	Asset-backed collateral
3	Ministry of Finance					13,683,611,200	2,813,507,000	
3.1	Loan Agreement dated December 16, 2009	USD 3,009,909	Construction investment of a water supply system for Cho Town (Yen Phong District) and Gia Binh Town (Gia Binh District).	20 years from the first disbursement date, including a 3-year grace period	Interest-free during the grace period, then a 3% per year applies.	13,587,634,200	2,717,530,000	Asset-backed collateral
3.2	Subsidiary Loan Agreement dated April 06, 2006	CHF 337,500	Investment in a pilot project for the design, construction, and operation of a water supply system in Lim Town, Bac Ninh Province.	20 years from the first disbursement date, including a 3-year grace period	Interest-free during the grace period, then a 6% per year applies.	95,977,000	95,977,000	Asset-backed collateral
	Total					284,840,188,660	25,358,743,563	

Note:

(i): The loan was undertaken by the joint venture of Bac Ninh Clean Water Joint Stock Company and Long Phuong Group Joint Stock Company from the Joint Stock Commercial Bank for Investment and Development of Vietnam to finance the project.

(ii) Loans from banks have been secured by mortgage/pledge/guarantee contracts with the lender and fully registered as secured transactions.

19 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous year	375,493,910,000	-	35,187,435,785	410,681,345,785
Profit/loss for previous period	-	-	21,948,444,056	21,948,444,056
Investment and development fund	-	550,000,000	(550,000,000)	0
Deduction from bonus and welfare fund	-	-	(514,218,233)	(514,218,233)
Dividend payment	-	-	(29,288,524,980)	(29,288,524,980)
Payment of the after-tax profit of Bac Ninh Surface Water Plant to the state budget	-	-	(4,834,692,572)	(4,834,692,572)
Remuneration for non-executive members the Board of Directors	-	-	(144,000,000)	(144,000,000)
Ending balance of previous period	375,493,910,000	550,000,000	21,804,444,056	397,848,354,056
Beginning balance of current year	375,493,910,000	550,000,000	50,991,213,733	427,035,123,733
Profit for current period	-	-	19,935,415,955	19,935,415,955
Deduction from Development investment fund	-	2,500,000,000	(2,500,000,000)	-
Deduction from Bonus and welfare fund	-	-	(1,410,802,582)	(1,410,802,582)
Dividend payment	-	-	(39,802,354,460)	(39,802,354,460)
Payment of the after-tax profit of Bac Ninh Surface Water Plant to the state budget (i)	-	-	(7,278,056,691)	(7,278,056,691)
Allocation of remuneration for the Board of Directors for the first 6 months of 2025	-	-	(294,000,000)	(294,000,000)
Ending balance of this period	375,493,910,000	3,050,000,000	19,641,415,955	398,185,325,955

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

According to the Resolution of the General Meeting of Shareholders No. 01/2025/NQ-DHCD dated April 18, 2025, the Company announces the distribution of profits in 2024 as follows:

	Amount
	VND
Accumulated undistributed profits up to 2024	51,279,213,733
Development investment fund	2,500,000,000
Bonus and welfare fund	1,410,802,582
Remuneration of Non-Executive Directors	288,000,000
Paying the post-tax profit of Bac Ninh surface water plant to the state budget	7,278,056,691
Dividend payment (equal to 10.6% of charter capital)	39,802,354,460

(i) Deducting the profit from the management, operation, and exploitation of the Bac Ninh Surface Water Plant for payment to the State Budget in accordance with regulations (For further details, refer to Note 17 - note (i)).

b) Details of owner's invested capital

	Rate	30/06/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
People's Committee of Bac Ninh province	49.06	184,202,790,000	49.06	184,202,790,000
Long Phuong Group Joint Stock Company	35.06	131,652,450,000	35.06	131,652,450,000
Others	15.88	59,638,670,000	15.88	59,638,670,000
	100%	375,493,910,000	100%	375,493,910,000

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

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Owner's contributed capital	375,493,910,000	375,493,910,000
- At the beginning of period	375,493,910,000	375,493,910,000
- At the ending of period	375,493,910,000	375,493,910,000
Distributed dividends and profit:		
- Dividend payable at the beginning of the period	-	-
- Dividend payable in the period:	39,802,354,460	29,288,524,980
+ Dividend payable from last period's profit	39,802,354,460	29,288,524,980
- Dividend paid in cash during the period	(39,802,354,460)	(29,288,524,980)
+ Dividend paid from last period's profit	(39,802,354,460)	(29,288,524,980)
- Dividend payable at the end of the period	-	-

d) Stock

	30/06/2025	01/01/2025
Quantity of Authorized issuing shares	37,549,391	37,549,391
Quantity of issued shares and full capital contribution	37,549,391	37,549,391
- Common shares	37,549,391	37,549,391
Quantity of outstanding shares in circulation	37,549,391	37,549,391
- Common shares	37,549,391	37,549,391
Par value per share (VND)	10,000	10,000

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

e) Company's funds

	30/06/2025	01/01/2025
	VND	VND
Investment and development fund	3,050,000,000	550,000,000
	<u>3,050,000,000</u>	<u>550,000,000</u>

20 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMEN**a) Operating asset for leasing**

The Company is currently leasing the operation of Lim Town Water Plant, Tien Du District, Bac Ninh Province to Bac Ninh Infrastructure Investment and Construction Joint Stock Company under Contract No. 04A/HDKT dated November 4, 2005; Contract No. 09/2016/PLHĐKT dated November 5, 2006 and Contract Appendix No. 247/2017/PLHDKT dated May 25, 2017. According to these contracts and their appendices:

- The operating lease term extends until the end of 2028;
- The rental fee until 2028 is VND 72,143,412 per month (including 10% VAT).

b) Operating leased assets

The Company has the following operating lease commitments:

1. The Company has been temporarily assigned by the People's Committee of Bac Ninh province to manage and operate the Bac Ninh Surface Water Plant under Official Dispatch No. 1826/UBND-XDCB dated June 12, 2017. Additionally, the Company is allowed to allocate funds for the management and operation of the Bac Ninh City Surface Water Plant according to Official Dispatch No. 1391/UBND-KTTH and Official Dispatch No. 241/UBND-KTTH, both dated April 20, 2022, with an annual amount of VND 16.118.205.030 from 2022. The total project value, as recorded in the handover minutes, is VND 341,755,744,270.

2. According to the Water Pipeline Lease Contract No. 01/HDKT/2018, signed on December 20, 2017, between the Company and Long Phuong Group Joint Stock Company for the management and operation of water supply services in four communes - Bong Lai, Viet Hung, Phuong Mao, and Phuong Lieu - in Que Vo District, Bac Ninh Province:

- Lease term is from January 1, 2018 to January 1, 2045 with a total period of 27 years;
- The annual rental fee (excluding VAT) is VND 1,500,000,000 for the first three years; VND 1,700,000,000 from the fourth to the seventh year. From the eighth year onward, the rental fee will be determined through actual negotiations.

3. According to the Water Pipeline Lease Contract No. 02/HDKT/2020, signed on January 8, 2020, between the Company and Long Phuong Group Joint Stock Company for the management and operation of water supply services in three wards - Dong Ky, Dong Nguyen, and Tan Hong - in Tu Son Town, Bac Ninh Province:

- Lease term is from August 1, 2020 to January 1, 2047 with a total period of 27 years;
- The annual rental fee (excluding VAT) is VND 1,200,000,000 for the first three years; VND 1,500,000,000 from the fourth to the fifth year. From the sixth year onward, the rental fee will be determined through actual negotiations.

4. The Company has signed land lease contracts with the State for production and business purposes. According to these contracts, the Company is required to pay annual land rental fees until the contract expiration dates, in accordance with current State regulations. Information on the leased land lots is as follows:

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

No.	Land plot location	Area (m2)	Lease term (years)
1	Land plot in Hoa Long commune - Headquarters	7,686.8	By year 2067
2	Land plot at Dai Phuc - transmission pipeline	5,399.4	By year 2067
3	Thua Town, Luong Tai	3,573.9	By year 2067
4	Land plot in Lai Ha, Luong Tai	634.4	By year 2067
5	Land plot in Lang Ngam (Gia Binh)	7,948.3	By year 2060
6	Hoa Long land (Wells)	125.0	By year 2063
7	Hoa Long land (MR water supply system)	1,221.9	By year 2057
8	Land plot in Cho Yen Phong town	16,502.5	By year 2064
9	Land plot in Thua town, Luong Tai	7,237.2	By year 2067
10	Land plot in Pho Moi town, Que Vo, Bac Ninh	2,058.1	By year 2067
11	Land lot in Dap Cau Ward, Bac Ninh City	9,951.8	By year 2067
12	Land plot in Noi Due, Tien Du, Bac Ninh	5,537.8	By year 2067
13	Land lot in Thi Cau ward, Bac Ninh city	575.0	By year 2067
14	Land plot in Thua town, Luong Tai	4,370.7	By year 2067
15	Land area in Dap Cau ward and Thi Cau ward, Bac Ninh	1,268.0	By year 2067
16	Land plot in Hoa Long, Bac Ninh city	1,549.7	By year 2067
17	Land in Hoa Long and Dap Cau, Bac Ninh	10,946.6	By year 2067
18	Land plot in Bong Lai, Que Vo, Bac Ninh	6,264.0	By year 2069
19	Land plot in Cho town, Yen Phong	7,526.2	By year 2067

21 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Revenue from clean water business	135,754,472,201	131,529,491,487
Revenue from construction activities	1,372,349,975	1,102,463,488
Revenue from asset leasing	393,509,520	393,509,520
	137,520,331,696	133,025,464,495

22 . COSTS OF GOODS SOLD

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Cost of clean water business	95,618,757,835	90,113,721,243
Cost of construction activities	2,755,501,794	2,763,932,527
Cost of rented assets	733,515,912	733,515,912
	99,107,775,541	93,611,169,682

In which: Purchase from related parties

Total purchase value:	8,059,102,506	8,059,102,518
(Details as in Notes 33)		

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

23 . FINANCE INCOME

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Interest income, interest from loans	1,128,448,540	1,218,947,701
	<u>1,128,448,540</u>	<u>1,218,947,701</u>

24 . FINANCIAL EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Interest expenses	6,369,113,812	6,103,469,530
	<u>6,369,113,812</u>	<u>6,103,469,530</u>

25 . GENERAL AND ADMINISTRATIVE EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Raw materials	461,478,062	439,022,555
Labour expenses	6,787,047,934	6,701,431,686
Depreciation expenses	431,247,154	387,497,623
Tax, Charge, Fee	876,231,616	904,981,062
Provision expenses	(742,664,567)	-
Expenses of outsourcing services	622,333,925	430,379,383
Other expenses in cash	1,243,435,184	185,250,110
	<u>9,679,109,308</u>	<u>9,048,562,419</u>
Financial expenses from related parties	-	12,074,074
<i>(Details as in Notes 33)</i>		

26 . OTHER INCOME

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Drainage and environmental protection fees	401,142,565	513,402,648
Others	2,083,333	-
	<u>403,225,898</u>	<u>513,402,648</u>

27 . OTHER EXPENSE

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Fines	147,746,140	-
Others	7,768,017	-
	<u>155,514,157</u>	<u>-</u>

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

28 . CURRENT CORPORATE INCOME TAX EXPENSES

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Total profit before tax	23,740,493,316	25,994,613,213
Increase	776,689,067	108,245,103
- <i>Ineligible expenses</i>	776,689,067	108,245,103
Taxable income	24,517,182,383	26,102,858,316
<i>Corporate income taxable income (10% tax rate with tax exemption)</i>	981,062,079	-
<i>Corporate income taxable income (10% tax rate with 50% tax reduction)</i>	6,014,311,331	7,829,350,044
- <i>Taxable income (Tax rate 20%)</i>	17,521,808,973	18,273,508,272
Corporate income tax expense before exemption and reduction	4,203,899,136	4,437,636,658
Corporate income tax exemption and reduction	(398,821,775)	(391,467,502)
Current corporate income tax expense (Tax rate 20%)	3,805,077,361	4,046,169,157
Tax paid on behalf of the joint venture	200,477,045	260,978,335
Tax payable at the beginning of period	3,606,124,576	2,537,567,208
Tax paid in the period	(5,082,874,775)	(4,226,874,457)
Closing period income tax payable of main business activities	2,528,804,207	2,617,840,243

29 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Net profit after tax	19,935,415,955	21,948,444,056
Adjustments:	(294,000,000)	(144,000,000)
- <i>Remuneration of the non-executive Board of Directors</i>	(294,000,000)	(144,000,000)
Profit distributed for common stocks	19,641,415,955	21,804,444,056
Average number of outstanding common shares in circulation in the period	37,549,391	37,549,391
Basic earnings per share	523	581

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

As at 30 June 2025, the Company does not have shares with dilutive potential for earnings per share.

30 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Raw materials	9,585,762,055	9,301,400,699
Labour expenses	33,083,722,953	32,539,002,205
Depreciation and amortisation	25,235,563,260	23,859,073,243
Expenses from external services	36,251,997,968	33,595,331,443
Other expenses by cash	5,372,503,180	3,364,924,511
	109,529,549,416	102,659,732,101

31 . FINANCIAL INSTRUMENTS**Financial risk management**

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

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Market risk

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

Exchange rate risk

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, machinery and equipment, ...

Interest rate risk

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

Credit Risk

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

	Under 1 year VND	From 1 to 5 VND	From more VND	Total VND
As at 30/06/2025				
Cash and cash equivalents	12,850,957,608	-	-	12,850,957,608
Trade receivables, other receivables	34,494,823,827	-	-	34,494,823,827
Loans	45,150,800,000	-	-	45,150,800,000
	<u>92,496,581,435</u>	<u>-</u>	<u>-</u>	<u>92,496,581,435</u>

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025

	<u>Under 1 year</u> VND	<u>From 1 to 5</u> VND	<u>From more</u> VND	<u>Total</u> VND
As at 01/01/2025				
Cash and cash equivalents	30,803,880,367	-	-	30,803,880,367
Trade receivables, other receivables	18,525,418,426	-	-	18,525,418,426
Loans	76,304,501,392	-	-	76,304,501,392
	<u>125,633,800,185</u>	<u>-</u>	<u>-</u>	<u>125,633,800,185</u>

Liquidity Risk

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

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

	<u>Under 1 year</u> VND	<u>From 1 to 5</u> VND	<u>From more</u> VND	<u>Total</u> VND
As at 30/06/2025				
Borrowings and debts	25,358,743,563	259,481,445,097	-	284,840,188,660
Trade payables, other payables	46,418,536,631	100,068,190,098	-	146,486,726,729
Accrued expenses	1,417,592,756	-	-	1,417,592,756
	<u>73,194,872,950</u>	<u>359,549,635,195</u>	<u>-</u>	<u>432,744,508,145</u>
As at 01/01/2025				
Borrowings and debts	25,502,793,849	246,710,026,428	-	272,212,820,277
Trade payables, other payables	52,557,495,727	91,583,091,321	-	144,140,587,048
Accrued expenses	1,821,612,707	-	-	1,821,612,707
	<u>79,881,902,283</u>	<u>338,293,117,749</u>	<u>-</u>	<u>418,175,020,032</u>

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

32 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

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

33 . TRANSACTION AND BALANCES WITH RELATED PARTIES

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

Related parties	Relation
People's Committee of Bac Ninh province	Major shareholder
Long Phuong Group Joint Stock Company	Major shareholder
Bac Ninh Water Supply Company Limited	Associate company
Mr. Nguyen Tien Long	Chairman of the Board of General Directors
Mr. Luu Xuan Tam	Vice Chairman of the Board of Directors, General Director
Mrs. Vu Thi Chuyen	Member of the Board of Directors
Mr. Nguyen Dinh Ton	Member of the Board of Directors, Deputy General Director
Mr. Nguyen Xuan Quyet	Member of the Board of Directors
Mr. Ngo Minh Chau	Member of the Board of Directors <i>Resigned on May 01, 2024</i>
Mr. Tran Khanh Tinh	Deputy General Director
Mrs. Tran Thi Huong	Head of the Control Department
Mr. Nguyen Hong Thien	Member of the Control Department
Mrs. Nguyen Thi Mai Lan	Member of the Control Department
Mr. Nguyen Van An	Member of the Control Department <i>Resigned on May 01, 2024</i>

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

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Surface water plant operation rental fee	8,059,102,506	8,059,102,518
People's Committee of Bac Ninh province	8,059,102,506	8,059,102,518
Purchase goods and services	-	12,074,074
Long Phuong Group Joint Stock Company	-	12,074,074
Purchase others goods and services	-	101,052,768
Long Phuong Group Joint Stock Company	-	101,052,768
Depreciation repayment from joint venture activities	766,374,020	766,374,020
Long Phuong Group Joint Stock Company	766,374,020	766,374,020
Return on joint venture operations	-	9,375,887,290
Long Phuong Group Joint Stock Company	-	9,375,887,290
Paying profits from Bac Ninh surface water plant	7,278,056,691	-
People's Committee of Bac Ninh province	7,278,056,691	-
Receive business cooperation capital contribution	9,251,472,797	1,373,153,992
Long Phuong Group Joint Stock Company	9,251,472,797	1,373,153,992

BAC NINH CLEAN WATER JOINT STOCK COMPANY

No. 57 Ngo Gia Tu Street, Vu Ninh Ward,
Bac Ninh Province

Interim Financial statements

For the accounting period from 01/01/2025 to 30/06/2025


Transactions with other related parties:

	Relation	The first 6 months of 2025 VND	The first 6 months of 2024 VND
Manager's income			
Mr. Nguyen Tien Long	Chairman of the Board of Directors	150,000,000	60,000,000
Mrs. Vu Thi Chuyen	Member of the Board of Directors	72,000,000	42,000,000
Mr. Luu Xuan Tam	Member of the Board of Directors	330,371,818	262,772,727
	General Director	-	-
Mr. Nguyen Dinh Ton	Member of the Board of Directors	266,450,909	243,084,545
	Deputy General Director	-	-
Mr. Nguyen Xuan Quyet	Member of the Board of Directors	72,000,000	28,000,000
Mr. Tran Khanh Tinh	Member of the Board of Directors	191,795,455	-
	<i>Appointed on July 09, 2024</i>	-	-
Mr. Ngo Minh Chau	Member of the Board of Directors	-	28,000,000
	<i>Resigned on May 01, 2024</i>	-	-
Mrs. Tran Thi Huong	Head of the Control Department	151,350,000	124,757,045
Mr. Nguyen Hong Thien	Member of the Control Department	48,000,000	10,000,000
Mr. Nguyen Van An	Member of the Control Department	-	20,000,000
	<i>Resigned on May 01, 2024</i>	-	-
Mrs. Nguyen Thi Mai Lan	Member of the Control Department	115,810,000	94,410,000


In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

34 . COMPARATIVE FIGURES

The comparative figures on the Interim Statement of Financial Position and corresponding Notes are taken from the Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by AASC Auditing Firm Company Limited. The comparative figures on the Interim Statement of income, Interim Statement of Cash flows and corresponding Notes are taken from the Interim Financial Statements which have been reviewed for the period from 01/01/2024 to 30/06/2024.



Nguyen Thi Ngoc Hieu
Preparer



Nguyen Thi Phuong
Chief Accountant



Luu Xuan Tam
General Director

Bac Ninh , August 12, 2025