

Số/ Number: 49 /CBTT-QNW

Quảng Ngãi, ngày 29 tháng 01 năm 2026  
Quang Ngai, January 29, 2026

## CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi/ To: Sở Giao dịch Chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Cáp thoát nước và Xây dựng Quảng Ngãi thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 4 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Quang Ngai Water Supply and Construction Joint Stock Company hereby announces its financial statements for the fourth quarter of 2025 to the Hanoi Stock Exchange as follows:

### 1. Tên tổ chức/ Organization name:

- Mã chứng khoán/ Stock code: QNW
- Địa chỉ: số 17 Phan Chu Trinh, phường Cẩm Thành, tỉnh Quảng Ngãi.
- Address: No. 17 Phan Chu Trinh Street, Cam Thanh Ward, Quang Ngai province.
- Điện thoại liên hệ/ Contact phone: 0255.382.2693 Fax: 0255.382.2692
- Email: [capnuocqng@gmail.com](mailto:capnuocqng@gmail.com) Website: [capnuocqni.com.vn](http://capnuocqni.com.vn)

### 2. Nội dung thông tin công bố/ Information disclosure content:

#### - BCTC quý 4 năm 2025/ Financial report for the fourth quarter of 2025:

- BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ Separate Financial Statements (for a listed company without subsidiaries and for a superior accounting unit with affiliated units);
- BCTC hợp nhất (TCNY có công ty con)/ Consolidated Financial Statements (for a listed company with subsidiaries);

- BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ Combined Financial Statements (for a listed company with dependent accounting units having separate accounting organizations);

**- Các trường hợp thuộc diện phải giải trình nguyên nhân/Cases that must explain the cause:**

- + Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm 2025)/ The audit firm expressed a qualified or adverse opinion (other than an unmodified opinion) on the Financial Statements (for the audited Financial Statements for the year 2025)

Có/Yes  Không/No

Văn bản giải trình trong trường hợp tích có/ Explanatory text in case of integration:

Có/Yes  Không/No

- + Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển lỗ sang lãi hoặc ngược lại/The after-tax profit for the reporting period changed by 5% or more between the pre-audit and post-audit figures, or shifted from a loss to a profit (or vice versa)

Có/Yes  Không/No

Văn bản giải trình trong trường hợp tích có/ Explanatory text in case of integration:

Có/Yes  Không/No

- + Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ Profit after corporate income tax on the Statement of Profit or Loss for the reporting period changed by 10% or more compared to the same period of the previous year?

Có/Yes  Không/No

Văn bản giải trình trong trường hợp tích có/ Explanatory text in case of integration:

Có/Yes  Không/No

- + Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ The after-tax profit for the reporting period recorded a loss, shifting from a profit in the same period of the previous year to a loss in the current period, or vice versa?

Có/Yes  Không/No

Văn bản giải trình trong trường hợp tích có/ Explanatory text in case of integration:

Có/Yes  Không/No

This information was published on the Company's website on January 29, 2026 at the link: [https://capnuocqni.com.vn/quan-he-co-dong.html./](https://capnuocqni.com.vn/quan-he-co-dong.html/).

*Tài liệu đính kèm/ Attached documents:*

- BCTC/ financial report;

*[Signature]*

**Đại diện tổ chức/ Organization representative  
Người đại diện theo Pháp luật/ Legal**

**Representative**

**Giám đốc/Director**



*Nguyễn Đăng Đô*



QUANG NGAI WATER SUPPLY SEWERAGE AND  
CONSTRUCTION JOINT STOCK COMPANY

Tax code : 4300326264

Address: 17 Phan Chu Trinh - Cam Thanh Ward - Quang Ngai Province

-----\*\*\*-----

## SEPARATE FINANCIAL STATEMENTS QUARTER IV/2025

**The report includes:**

- Balance sheet
- Statements of performance
- Statement of cash flow
- Notes to financial statements

*Quang Ngai, January 2026*

SEPARATE BALANCE SHEET

Quarter IV/2025

As at 31 December 2025

ASSETS	Codes	Notes	Closing balance	Unit:VND
				Opening balance
<b>SHORT-TERM ASSETS</b>	<b>100</b>		<b>179.651.821.031</b>	<b>172.574.555.467</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>3</b>	<b>81.130.809.364</b>	<b>66.493.434.657</b>
1. Cash equivalents	111		3.203.409.766	4.179.233.554
2. Cash equivalents	112		77.927.399.598	62.314.201.103
<b>II. Short-term investments</b>	<b>120</b>	<b>4</b>	<b>77.032.050.024</b>	<b>66.132.588.381</b>
1. Held-to-maturity investments	123		77.032.050.024	66.132.588.381
<b>III. Short-term receivables</b>	<b>130</b>		<b>14.682.511.029</b>	<b>30.434.726.233</b>
1. Short-term trade receivables	131	5	11.305.990.297	11.203.163.819
2. Short-term advances to suppliers	132	6	1.772.947.730	22.724.265.452
3. Other short-term receivables	136	7a	4.521.615.308	4.292.596.775
4. Short-term allowance for doubtful debts (*)	137		(2.918.042.306)	(7.785.906.057)
5. Shortage of assets awaiting resolution	139		-	606.244
<b>IV. Inventories</b>	<b>140</b>	<b>8</b>	<b>5.265.743.662</b>	<b>9.099.294.004</b>
1. Inventories	141		13.910.509.640	17.744.059.982
2. Allowance for inventories (*)	149		(8.644.765.978)	(8.644.765.978)
<b>V. Allowance for inventories</b>	<b>150</b>	<b>13a</b>	<b>1.540.706.952</b>	<b>414.512.192</b>
1. Short-term prepaid expenses	151		415.277.318	299.206.948
2. Value added tax deductibles	152		1.089.230.061	93.011.596
3. Taxes and other receivables from the State budget	153		36.199.573	22.293.648
<b>LONG-TERM ASSETS</b>	<b>200</b>		<b>117.611.343.612</b>	<b>116.759.802.530</b>
<b>I. Long-term receivables</b>	<b>210</b>	<b>7b</b>	<b>119.638.560</b>	<b>114.638.560</b>
1. Other long-term receivables	216		2.283.710.360	2.278.710.360
2. Long-term allowance for doubtful debts (*)	219		(2.164.071.800)	(2.164.071.800)
<b>II. Fixed assets</b>	<b>220</b>		<b>74.942.052.067</b>	<b>82.400.159.701</b>
1. Tangible fixed assets	221	9	74.942.052.067	82.400.159.701
- Cost	222		252.312.657.398	243.316.348.879
- Accumulated depreciation (*)	223		(177.370.605.331)	(160.916.189.178)
2. Intangible fixed assets	227	10	-	-
- Cost	228		660.245.455	660.245.455
- Accumulated amortisation (*)	229		(660.245.455)	(660.245.455)
<b>IV. Long-term assets in progress</b>	<b>240</b>	<b>11</b>	<b>18.418.884.394</b>	<b>9.338.768.754</b>
1. Construction in progress	242		18.418.884.394	9.338.768.754
<b>V. Long-term financial investments</b>	<b>250</b>	<b>12</b>	<b>6.417.572.918</b>	<b>6.417.572.918</b>
1. Investments in subsidiaries	251		8.000.000.000	8.000.000.000
2. Allowances for long-term investments (*)	254		(1.582.427.082)	(1.582.427.082)
<b>VI. Other long-term assets</b>	<b>260</b>		<b>17.713.195.673</b>	<b>18.488.662.597</b>
1. Other long-term assets	261	13b	17.713.195.673	18.488.662.597
<b>TOTAL ASSETS</b>	<b>270</b>		<b>297.263.164.643</b>	<b>289.334.357.997</b>



## SEPARATE BALANCE SHEET

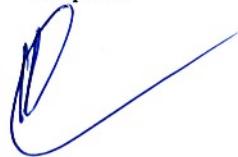
As at 31 December 2025

(Next)

Unit:VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
<b>LIABILITIES</b>	<b>300</b>		<b>28.052.259.699</b>	<b>36.547.142.456</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>23.150.510.544</b>	<b>30.680.410.733</b>
1. Short-term trade payables	311	14	6.226.590.612	3.582.874.587
2. Short-term advances from customers	312	16	1.054.496.740	1.612.432.013
3. Taxes and amounts payable to the State budget	313	15	2.812.843.763	2.160.874.333
4. Payables to employees	314		8.303.467.200	7.914.831.264
5. Short-term accrued expenses	315	17a	800.218.998	10.929.632.168
6. Short-term accrued expenses	319	18	1.693.645.168	1.826.494.083
7. Short-term borrowings and finance lease liabilities	320	19	451.092.401	1.686.641.401
8. Short-term provisions	321		-	-
9. Bonus and welfare fund	322		1.808.155.662	966.630.884
<b>II. Long-term liabilities</b>	<b>330</b>		<b>4.901.749.155</b>	<b>5.866.731.723</b>
1. Long-term accrued expenses	333	17b	601.737.439	711.144.319
2. Other long-term payables	337		195.000.000	27.000.000
3. Long-term borrowings and finance lease liabilities	338	19	4.105.011.716	5.128.587.404
<b>EQUITY</b>	<b>400</b>		<b>269.210.904.944</b>	<b>252.787.215.541</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>20</b>	<b>268.323.443.385</b>	<b>251.899.753.982</b>
1. Owner's contributed capital	411		200.000.000.000	200.000.000.000
- Ordinary shares with voting rights	411a		200.000.000.000	200.000.000.000
2. Share premium	412		14.651.406	14.651.406
3. Investment and development fund	418		20.702.879.402	17.365.329.402
4. Retained earnings	421		47.605.912.577	34.519.773.174
- Retained earnings/(losses) accumulated to the prior year end	421a		7.059.843.174	1.239.885.502
- Retained earnings/(losses) of the current year	421b		40.546.069.403	33.279.887.672
<b>II. Other resources and funds</b>	<b>430</b>	<b>21</b>	<b>887.461.559</b>	<b>887.461.559</b>
1. Subsidised funds	431		887.461.559	887.461.559
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>297.263.164.643</b>	<b>289.334.357.997</b>

Preparer



Le Nguyen Viet

Chief Accountant



Pham Dinh Tung

Quang Ngai, January 29, 2026

General Director



Nguyen Dang Do

## STATEMENT OF INCOME

(Full form)

Quarter IV/2025

From 01/01/2025 to 31/12/2025

ITEMS	Code	Note	Quarter IV/2025			Cumulative from the beginning of the year to the end of this quarter		
			Quarter IV/2025	Quarter IV/2024	Quarter IV/2025	Quarter IV/2024	Quarter IV/2025	Quarter IV/2024
1. Gross revenue from goods sold and services rendered	01	2	3	4	5	6	7	114,165,281,775
2. Deductions	02	22	28,405,982,916	28,317,253,781	114,597,165,226			
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		28,405,982,916	28,317,253,781	114,597,165,226			114,165,281,775
4. Cost of goods sold and services rendered	11	23	19,994,792,380	15,574,065,916	59,836,756,730			55,132,663,795
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		8,411,190,536	12,743,187,865	54,760,408,496			59,032,617,980
6. Financial income	21	24	1,832,611,987	838,451,557	5,664,175,137			3,445,374,883
7. Financial expenses	22	25	41,685,655	263,743,732	288,467,868			852,954,873
- In which: Interest expense	23		58,217,118	263,743,732	288,467,868			456,354,534
8. Selling expenses	25	26	1,121,423,951	982,649,360	4,055,094,228			4,939,612,170
9. General and administration expenses	26	27	(1,794,272,206)	3,297,036,947	5,041,450,877			14,824,290,606
10. Net operating profit(30 = 20 + (21 - 22) - (25 + 26)}	30		10,874,965,123	9,038,209,383	51,039,570,660			41,861,135,214
11. Other income	31	28	-		1,019,414			
12. Other expenses	32	29	89,536,603	28,846,536	118,465,578			31,968,822
13. Other losses (40 = 31 - 32)	40		(89,536,603)	(28,846,536)	(117,446,164)			(31,968,822)
14. Accounting profit before tax (50=30+40)	50		10,785,428,520	9,009,362,847	50,922,124,496			41,829,166,392
15. Current corporate income tax expense	51	30	2,253,387,431	1,893,613,916	10,376,055,093			8,549,278,720
16. Deferred corporate tax expense	52							
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		8,532,041,089	7,115,748,931	40,546,069,403			33,279,887,672
18. Basic earnings per share (*)	70							
19. Earnings per share decline (*)	71							

Quang Ngai, January 29, 2026

GENERAL DIRECTOR

CHIEF ACCOUNTANT

Preparer



Le Nguyen Viet



Pham Dinh Tung



Nguyen Dang Do

SEPARATE CASH FLOW STATEMENT

Indirect method

From 01/01/2025 to 31/12/2025

Unit:VND

Accumulated from the beginning of the year  
to the end of this quarter

ITEMS	Codes	Notes	Current year	Prior year
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Profit before tax	01		50.922.124.496	41.829.166.392
2. Adjustments for:			6.210.845.133	18.185.320.874
- Depreciation and amortisation of fixed assets and investment properties	02		16.454.416.153	16.093.443.347
- Allowances and provisions	03		(4.867.863.751)	5.080.897.876
- (Gains)/losses from investing activities	05		(5.664.175.137)	(3.445.374.883)
- Interest expense	06		288.467.868	456.354.534
3. Operating profit before changes in working capital	08		57.132.969.629	60.014.487.266
- Change in receivables	09		19.604.954.565	(212.519.763)
- Change in inventories	10		3.833.550.342	2.763.647.534
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(8.509.574.660)	(13.675.875.839)
- Change in prepaid expenses	12		659.396.554	(251.225.996)
- Interest paid	14		(288.467.868)	(567.134.275)
- Corporate income tax paid	15		(9.449.278.720)	(9.847.590.198)
- Other cash outflows	17		(3.112.855.222)	(949.800.600)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>59.870.694.620</b>	<b>37.273.988.129</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Acquisition and construction of fixed assets and other long-term assets	21		(18.076.424.159)	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(10.899.461.643)	(68.265.887.023)
4. Cash outflow for lending, buying debt instruments of other entities	24		-	62.381.404.986
5. Equity investments in other entities	25		-	(2.026.764.000)
7. Interest earned, dividends and profits received	27		5.664.175.137	3.117.908.213
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(23.311.710.665)</b>	<b>(4.793.337.824)</b>
<b>III. Net cash flows from investing activities</b>				
3. Proceeds from borrowings	33		-	-
4. Repayment of borrowings	34		(2.259.124.688)	(1.997.477.688)
6. Dividends and profits paid	36		(19.662.484.560)	(7.907.846.000)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>(21.921.609.248)</b>	<b>(9.905.323.688)</b>
<b>Net increase/(decrease) in cash for the period</b>	<b>50</b>		<b>14.637.374.707</b>	<b>22.575.326.617</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>66.493.434.657</b>	<b>43.918.108.040</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>		<b>81.130.809.364</b>	<b>66.493.434.657</b>

Preparer

Le Nguyen Viet

Chief Accountant

Pham Dinh Tung

Quang Ngai, January 29, 2020



Nguyen Dang Do

## NOTES TO THE SEPARATE FINANCIAL

### STATEMENTS Q4/2025 *(This explanation is a*

*constituent part and should be read concurrently with the Financial Statements)*

Form No. B 09 - DN

Promulgated under Circular No.

200/2014/TT-BTC

dated 22/12/2014 of the Ministry of Finance

#### 1. Operational characteristics

##### 1.1. General overview

Quang Ngai Water Supply, Sewerage and Construction Joint Stock Company (hereinafter referred to as the "Company") was established on the basis of equitization of a State-owned enterprise (Quang Ngai Water Supply, Sewerage and Construction Co., Ltd.) under Decision No. 152/QD-UBND dated 03/02/2010 of the People's Committee of Quang Ngai Province. The company is an independent accounting unit, operating under the Joint Stock Company Enterprise Registration Certificate No. 4300326264 dated 24/02/2010 of the Department of Planning and Investment of Quang Ngai Province, the Law on Enterprises, the Company's Charter and relevant legal regulations. Since its establishment, the Company has adjusted the Business Registration Certificate 5 times and the latest adjustment was on 15/01/2025.

The company has traded ordinary shares on the UPCOM market at the Hanoi Stock Exchange under Decision No. 854/QD-SGDHN dated 19/12/2016 with the stock code QNW.

##### 1.2. Main business areas: Clean water supply, construction and commercial business.

##### 1.3. Business Scope

- Water exploitation, treatment and supply;
- Construction of public-utility works: Investment in the construction of water supply and drainage works – Construction and installation of 22/15KV power system for water supply works;
- Construction of other civil technical works: Construction of water supply and drainage works;
- Installation of water supply, drainage, heater and air conditioning systems: Installation of water supply and drainage systems;
- Wholesale of other materials and installation equipment in construction: Trading in equipment for installation of water supply and drainage systems;
- Architectural activities and related technical consultancy: Design of technical infrastructure works (water supply and drainage);
- For conditional business lines, enterprises only operate when they meet the conditions prescribed by law.

##### 1.4. Corporate Structure

The company currently has 2 subsidiaries:

- Dung Quat Water Supply Co., Ltd.;
- Quang Ngai Infrastructure Construction Company Limited.

#### 2. Accounting policies and regulations applied at the company

##### 2.1 Accounting period, currency used in accounting

The Company's annual accounting period according to the calendar year starts from 01/01 and ends on 31/12 every year.

## EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

This Quarterly Financial Report is prepared for the accounting period starting from January 1, 2025 to December 31, 2025.

The currency used to record accounting books and present financial statements is Vietnam Dong (VND).

### 2.2 Applicable accounting standards and regimes

The company applies the Vietnamese enterprise accounting regime guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and the Vietnam Accounting Standards System issued by the Ministry of Finance.

### 2.3 Cash and cash equivalents

Money includes: Cash at the fund, demand bank deposits, and money in transit.

Cash equivalents are short-term investments with a payback period of no more than 3 months from the date of investment, which are easily convertible into a specified amount of money and there is no risk of conversion into cash at the time of reporting.

### 2.4 Financial investments

Investments held to maturity include: Term bank deposits (including bills and promissory notes), bonds, preferred stocks that the issuer is required to redeem at a certain time in the future, loans, etc ... held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Investments in subsidiaries and associated joint ventures are initially recorded in the accounting books at the original price. After initial recognition, the value of these investments is determined according to the original price minus the provision for depreciation of the investment.

Dividends received in shares are only recorded in the number of shares received, not an increase in the value of investments and revenues from financial activities.

Provisions for depreciation of investments shall be made at the end of the year, specifically as follows:

- For business securities investments: the basis for setting aside is the difference between the principal price of the investments recorded in the accounting books greater than their market value at the time of making the provision.
- For investments in subsidiaries and associated joint venture companies: A provision for investment price reduction shall be made when the investee incurs losses, based on the financial statements of the subsidiary, joint venture or associate company at the time of setting up the provision.
- For investments held for a long time (not classified as business securities) and do not have a significant impact on the investee: if the investment in listed stocks or the fair value of the investment is determined to be reliable, the provision shall be based on the market value of the shares; if the investment cannot be reasonably valued at the time of reporting, the provision shall be based on the financial statement at the time of setting aside the provision of the investee party.
- For investments held until maturity: based on the recoverability to make a provision for bad debts in accordance with law.

### 2.5 Accounts receivable

Receivables include: Customer receivables and other receivables:

- Customer receivables are receivables of a commercial nature, arising from transactions of a commercial nature between the Company and the buyer;
- Other receivables are receivables that are not of a commercial nature, not related to purchase and sale transactions, internally.

Receivables are recorded at the principal price minus the provision for bad debts.



## EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

### 2.6 Inventory

Inventory is recorded at a lower price between the original price and the net realizable value.

The original price of inventory is calculated according to the weighted average method and accounted according to the regular declaration method with the value determined as follows:

- Raw materials and goods: including purchase costs, processing costs and other directly related costs incurred to obtain inventory at the current location and state;
- Finished products: including direct raw material costs, direct labor costs, and directly related general costs allocated based on normal operation levels.

The net achievable value is the estimated selling price minus the estimated cost of completing the inventory and the estimated cost required for their consumption.

Provisions for inventory price reduction shall be set aside for each item when the net realizable value of such item is less than the original price.

### 2.7 Tangible Fixed Assets

#### *Original cost*

Tangible fixed assets are reflected at historical cost minus accumulated depreciation.

The historical cost includes the purchase price and all costs incurred by the Company to acquire a tangible fixed asset up to the time of putting such fixed asset into a ready-to-use state. Expenses incurred after initial recognition shall only be recorded as an increase in the historical cost of tangible fixed assets if these expenses are certain to increase future economic benefits from the use of such assets. Expenses that do not satisfy the above conditions are recorded as expenses in the period.

#### *Depreciation*

Tangible fixed assets are depreciated in a straight line based on the estimated useful life of the asset. The depreciation time is in accordance with Circular No. 45/2013/TT-BTC dated 25/4/2013 of the Ministry of Finance. Specifically, as follows:

<u>Asset Class</u>	<u>Depreciation period (years)</u>
Houses and architectural objects	8 - 30
Machinery and equipment	6 - 10
Means of transport	10 – 25
Management Software	02
Instrument Management Equipment	6

### 2.8 Intangible fixed assets

#### *Original cost*

Intangible fixed assets are reflected at historical cost minus accumulated depreciation.

The historical cost of intangible fixed assets is the total costs that the Company must incur to acquire intangible fixed assets up to the time of putting such assets into a ready-to-use state.

#### *Depreciation*

## EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

Other intangible fixed assets are depreciated on a straight-line basis based on the asset's estimated useful life. The depreciation time is in accordance with Circular No. 45/2013/TT-BTC dated 25/4/2013 of the Ministry of Finance.

The depreciation time of intangible fixed assets at the Company is as follows:

<u>Asset Class</u>	<u>Depreciation period (years)</u>
Groundwater extraction rights	5

### ***2.9 Upfront costs***

Upfront costs are categorized into short-term upfront costs and long-term upfront costs. These are the actual costs that have been incurred but are related to the results of production and business activities of many periods. Major prepaid expenses at the Company:

- Exported tools and tools are allocated according to the straight-line method for a period of 2 to 3 years;
- Other prepaid expenses: Based on the nature and extent of the expenses, the Company shall select appropriate allocation methods and criteria during the time when economic benefits are expected to be generated.

### ***2.10 Liabilities***

Liabilities include: Payables to the seller and other payables:

- Seller payables are payables of a commercial nature, arising from transactions of a commercial nature between suppliers and the Company;
- Other payables are payables that are not of a commercial nature, not related to purchase and sale transactions, internally.

Liabilities are recorded at the original price, classified into short-term and long-term liabilities based on the remaining debt term at the end of the accounting period.

Liabilities are monitored in detail by the Company, by object, principal term, remaining debt term and in the original currency.

### ***2.11 Loans and financial lease liabilities***

Loans and financial lease liabilities are reflected at the principal price and classified into short-term and long-term liabilities based on the remaining debt term at the end of the accounting period.

Loans and financial lease liabilities are monitored in detail by the Company, according to loan contracts, principal terms, remaining debt terms and in the original currency.

#### *Borrowing costs*

Borrowing expenses include loan interest and other expenses incurred directly related to the Company's loans. Borrowing expenses shall be recorded in operating expenses in the incurred period, unless the conditions for capitalization are satisfied according to the provisions of the Accounting Standard "Borrowing expenses".

Borrowing expenses related to separate loans used only for the purpose of investment, construction or formation of a specific asset of the Company shall be capitalized in the historical cost of such assets. For general loans, the amount of borrowing expenses eligible for capitalization in the accounting period

## EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

shall be determined according to the capitalization ratio for weighted average accumulated expenses incurred for the investment in construction or production of such assets.

The capitalization of borrowing costs will pause during periods when the investment, construction, or production of unfinished assets is interrupted, unless such interruption is necessary. The time of termination of the capitalization of borrowing costs is when the main activities necessary for the preparation of putting the unfinished asset into use or sale have been completed.

### ***2.12 Costs to be paid***

Accounts payable are recognized for future amounts payable in relation to goods and services received regardless of whether the Company has received the supplier's invoice or not.

### ***2.13 Equity***

The owner's contributed capital reflects the actual capital contributed by the shareholders.

#### ***Equity surplus***

The surplus of share capital reflects the difference between the issue price and the par value, direct costs related to the issuance of shares; The difference between the reissue price and the book value, direct costs related to the reissuance of treasury shares; The capital component of convertible bonds at maturity.

#### ***Profit Distribution***

Profit after corporate income tax shall be set aside for funds and distributed to shareholders according to the Decision of the General Meeting of Shareholders.

Dividends paid to shareholders do not exceed the amount of undistributed after-tax profit and take into account non-monetary items included in undistributed after-tax profit that may affect cash flow and dividend payability.

### ***2.14 Recognition of revenue and other income***

- Construction Contract Revenue
  - ✓ In case the construction contract stipulates that the contractor shall be paid according to the planned schedule, when the result of the construction contract performance is reliably estimated, the revenue and expenses of the construction contract shall be recorded in proportion to the completed work;
  - ✓ In case the construction contract stipulates that the contractor is paid according to the value of the performance volume, when the result of the construction contract performance is reliably estimated, the revenue and expenses of the contract shall be recorded in proportion to the part of the work completed in the period confirmed by the customer.
- Revenue from sales and provision of services is recognized when there is the possibility of obtaining economic benefits and can be definitively determined, and the following conditions are satisfied:
  - ✓ Sales revenue is recognized when significant risks and ownership of the product have been transferred to the buyer and there is no longer a significant possibility of changing the parties' decision on the selling price or the possibility of returning;
  - ✓ Revenue from providing services is recorded upon completion of services. In case services are performed in multiple accounting periods, the determination of turnover in each period shall be based on the service completion rate at the end of the accounting period.

## EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

- Revenue from financial activities is recorded when the revenue is determined to be relatively certain and there is a possibility of obtaining economic benefits from that transaction.
  - ✓ Interest is recorded on the basis of time and actual interest rate;
  - ✓ Dividends and profits are recognized when the Company is entitled to receive dividends or profits from capital contributions. Stock dividends are not recognized as financial revenue. Dividends received in relation to the pre-investment period are accounted for impairment of the investment.
- Other incomes are incomes outside the Company's production and business activities, which are recorded when they can be determined with relative certainty and are capable of obtaining economic benefits.

### 2.15 Turnover deductions

Sales deductions include trade discounts, sales discounts, and returned sales.

In case the revenue has been recorded in the previous period but after the end of the accounting period, the corresponding revenue deductions are incurred, the revenue reduction shall be recorded according to the following principles:

- If it arises before the time of issuance of financial statements, the revenue of the reporting period shall be adjusted to decrease;
- If it arises after the time of issuance of financial statements, the decrease in revenue of the following period shall be accounted for.

### 2.16 Cost of goods sold

The cost of consumer products, goods and services is recorded on time, in accordance with the principle of conformity with revenue and prudence.

Expenses in excess of the normal level of inventory and services provided shall be immediately recorded in the cost of goods sold in the period, not included in the cost of products and services.

### 2.17 Financial Costs

Financial expenses reflect expenses or losses related to financial investment activities: interest on loans, interest on deferred purchases, interest on lease of financial leased assets, discounts on payments to buyers, expenses and losses due to liquidation, etc. transfer of investments, provisions for depreciation of business securities, provision for investment losses in other units, losses incurred when selling foreign currencies, exchange rate losses and expenses of other investment activities.

### 2.18 Selling expenses, business management expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods or providing services.

Enterprise management expenses reflect the actual costs incurred related to the general management of the enterprise.

### 2.19 Current CIT expenses, deferred CIT expenses

Corporate income tax expenses include current income tax and deferred income tax.

Current income tax is a tax calculated based on taxable income in the period with the effective tax rate at the end of the accounting period. The difference between taxable income and accounting profits is

## **EXPLANATION OF THE FINANCIAL STATEMENTS (continued)**

*(This explanation is a constituent part and should be read concurrently with the Financial Statements)*

due to the adjustment of temporary differences between taxes and accounting as well as the adjustment of non-taxable or non-deductible income and expenses.

Deferred income tax is determined for the temporary differences at the end of the accounting period between the income tax basis of assets and liabilities and their book value for financial reporting purposes.

### **2.20 Financial instruments**

#### **Initial Recognition**

##### *Financial assets*

At the date of initial recognition, financial assets are recorded at the original price plus transaction costs directly related to the procurement of such financial assets. The Company's financial assets include: Cash, bank deposits, customer receivables, other receivables and financial investments.

##### *Financial liabilities*

At the date of initial recognition, financial liabilities are recorded at the original price plus transaction costs directly related to the issuance of such financial liabilities. The Company's financial liabilities include: Seller payables, expenses payable, other payables and loans.

#### **Re-evaluation after initial attribution**

Currently, there is no regulation on the re-evaluation of financial instruments after initial recognition.

### **2.21 Tax rates and fees for remittance to the Budget that the Company is applying**

- Corporate income tax: A tax rate of 20% applies.
- Other taxes and fees shall be paid in accordance with current regulations.

### **2.22 Stakeholders**

Parties are considered involved if one party has the ability (directly or indirectly) to control or have significant influence over the other party in decision-making on financial and operational policies.



3. CASH AND CASH EQUIVALENTS	Closing balance VND	Opening balance VND
Cash on hand	13.186.989	4.868.876
Cash in banks	3.190.222.777	4.174.364.678
Cash equivalents	77.927.399.598	62.314.201.103
+ Term deposits (*)	77.927.399.598	62.314.201.103
<b>Total</b>	<b>81.130.809.364</b>	<b>66.493.434.657</b>

(\*) Term deposit contract of less than or equal to 3 months at Commercial Bank, interest rate from 4.4% - 4.75%/year, interest paid at the end of the term

#### 4. FINANCIAL INVESTMENTS

	Closing balance		Opening balance		Unit: VND
	Carrying value	Fair value	Carrying value	Fair value	
Term bank deposits	77.032.050.024	77.032.050.024	66.132.588.381	66.132.588.381	
<b>Total</b>	<b>77.032.050.024</b>	<b>77.032.050.024</b>	<b>66.132.588.381</b>	<b>66.132.588.381</b>	

(\*\*) These are term deposits at commercial banks with maturities ranging from 6 months to 12 months, bearing interest rates from 4,75% to 5,2% per annum

#### 5. TRADE RECEIVABLES

	Closing balance		Opening balance		VND
	Value	VND	Value	VND	
<b>a. Short-term trade receivables</b>					
Receivables from municipal water supply	7.139.219.065		6.018.933.618		
Le Phan Trading & Construction Joint Stock Company	69.551.000		69.551.000		
THIEN HAI THAI NGUYEN COMPANY LIMITED	443.134.000		275.203.871		
Thanh Phat Consulting and Construction Company Limited	523.992.000		523.992.000		
VSIP QUANG NGAI CO., LTD.	797.970.216		829.409.570		
Others	2.332.124.016		3.486.073.760		
<b>Total</b>	<b>11.305.990.297</b>		<b>11.203.163.819</b>		

#### 6. ADVANCES TO SUPPLIERS

	Closing balance		Opening balance		VND
	Value	VND	Value	VND	
<b>a. Short-term</b>					
THIEN HAI THAI NGUYEN COMPANY LIMITED (*)	1.772.947.730		22.724.265.452		
Others	-		21.505.125.629		
<b>Total</b>	<b>1.772.947.730</b>		<b>22.724.265.452</b>		

(\*): This is an advance payment to Thien Hai Thai Nguyen Company limited. for the implementation of the project 'Expansion of Quang Ngai City Water Supply System, increasing capacity from 20,000 m<sup>3</sup>/day to 45,000 m<sup>3</sup>/day".

#### 7. OTHER RECEIVABLES

	Closing balance		Opening balance		VND
	Value	VND	Value	VND	
<b>a. Short-term</b>	<b>4.521.615.308</b>		<b>4.292.596.775</b>		
Advance	297.670.915	-	262.236.835	-	
Mortgages, collateral, deposits (*)	3.505.348.000	-	3.505.348.000	-	
Other receivables (**)	718.443.139		524.858.686	-	
Other payable (account balance 3388)	153.254		153.254	-	
<b>b. Long-term</b>	<b>2.283.710.360</b>		<b>2.278.710.360</b>		
Other receivables (**)	2.164.071.800	2.164.071.800	2.164.071.800	2.164.071.800	
Long-term deposit and bet	119.638.560	-	114.638.560	-	
<b>Total</b>	<b>6.805.325.668</b>		<b>6.571.307.135</b>		<b>2.164.071.800</b>

**Detail**

**(\*) Mortgages, collateral, deposits short-term bet**

These are deposits at organizations to perform contracts. Including:

	<b>Closing balance</b> VND	<b>Opening balance</b> VND
Department of Planning and Investment of Quang Ngai province - SKHDT(Project for the expansion of the Quang Ngai City water supply system)	3.495.000.000	3.495.000.000
Deposit to implement other projects	10.348.000	10.348.000
<b>Total</b>	<b>3.505.348.000</b>	<b>3.505.348.000</b>

**(\*\*): Other receivables include:**

	<b>Closing balance</b> VND	<b>Opening balance</b> VND
<b>Short-term</b>		
Term deposit interest receivable	718.443.139	524.858.686
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY	718.443.139	504.391.502
Other receivables	-	20.467.184
<b>Long-term</b>		
Dung Quat Economic Zone Water Supply System Project Management Board	2.164.071.800	2.164.071.800
Other	700.000.000	700.000.000
<b>Total</b>	<b>1.464.071.800</b>	<b>1.464.071.800</b>
<b>2.882.514.939</b>	<b>2.688.930.486</b>	

<b>C. Receivables from related parties</b>	<b>Relationship</b>	<b>Closing balance</b> VND	<b>Opening balance</b> VND
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE	Subsidiary	-	-

**8. INVENTORIES**

	<b>Closing balance</b>		<b>Opening balance</b>	
	<b>Historical cost</b> VND	<b>Provision</b> VND	<b>Historical cost</b> VND	<b>Provision</b> VND
Raw materials	10.538.158.526	8.644.765.978	13.913.773.201	8.644.765.978
Tools	41.976.817	-	55.215.787	-
Work in progress (*)	3.330.374.297	-	3.775.070.994	-
<b>Total</b>	<b>13.910.509.640</b>	<b>8.644.765.978</b>	<b>17.744.059.982</b>	<b>8.644.765.978</b>

**9. TANGIBLE FIXED ASSETS**

See Appendix 1

**10. INTANGIBLE FIXED ASSETS**

<b>Item</b>	<b>Water management software</b>	<b>Groundwater exploitation rights</b>	<b>Total</b>
		VND	VND
<b>Cost</b>			
<b>Opening balance</b>	194.000.000	466.245.455	660.245.455
Increase in the year	-	-	-
Decreased in the year	-	-	-
<b>Closing balance</b>	<b>194.000.000</b>	<b>466.245.455</b>	<b>660.245.455</b>
<b>Accumulated Depreciation</b>			
<b>Opening balance</b>	194.000.000	466.245.455	660.245.455
Increase in the year	-	-	-
<i>- Depreciation during the year</i>			
Decreased in the year	-	-	-
<b>Closing balance</b>	<b>194.000.000</b>	<b>466.245.455</b>	<b>660.245.455</b>
<b>Net book value</b>			
<b>Opening balance</b>	-	-	-
<b>Closing balance</b>	-	-	-

- The net book value of intangible fixed assets mortgaged for loans: VND 0
- Cost of intangible fixed assets at the end of the year, fully depreciated but still in use: VND 660.245.455

#### 11. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
<i>Construction in progress</i>	<b>18.418.884.394</b>	<b>9.338.768.754</b>
Project 45,000m3/day	14.454.239.824	3.566.551.106
Urban water supply development project	3.964.644.570	5.772.217.648
<b>Total</b>	<b>18.418.884.394</b>	<b>9.338.768.754</b>

#### 12. FINANCIAL INVESTMENTS

See appendix 2:

#### 13. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
<b>a. Short-term</b>		
- Tools and equipment pending allocation	415.277.318	299.206.948
<b>b. Long-term</b>		
- Land rent (*)	17.713.195.673	18.488.662.597
- Groundwater exploitation license fee	17.104.815.142	17.438.691.670
- Tools and equipment pending allocation	411.073.116	615.241.006
<b>Total</b>	<b>197.307.415</b>	<b>434.729.921</b>
	<b>18.128.472.991</b>	<b>18.787.869.545</b>

(\*) According to the Land Use Rights Lease Contract with VSIP Quang Ngai Company Limited dated August 20, 2014 regarding the lease of land lot No. 78, land rent is paid according to the contract; the lease term is 68 years (from August 20, 2014 to April 22, 2082); the total land rent is VND 20.665.800.000.

#### 14. TRADE PAYABLES

	Closing balance		Opening balance	
	value	Amount payable	value	Amount payable
	VND	VND	VND	VND
EURO GREEN PLASTIC JOINT STOCK COMPANY	227.386.967	227.386.967	-	-
SURVEY, DESIGN & INSPECTION JOINT STOCK COMPANY	94.438.209	94.438.209	607.465.209	607.465.209
QUANG NGAI IRRIGATION AND DRAINAGE MANAGEMENT ONE PARTNER LIMITED COMPANY	870.190.200	870.190.200	723.020.400	723.020.400
MINH ANH EQUIPMENT SUPPLIES COMPANY LIMITED	1.555.733.802	1.555.733.802	229.177.543	229.177.543
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY	-	-	-	-
HOANG MAI PLASTIC CORPORATION	-	-	57.585.600	57.585.600
Others	3.478.841.434	3.478.841.434	1.965.625.835	1.965.625.835
<b>Total</b>	<b>6.226.590.612</b>	<b>6.226.590.612</b>	<b>3.582.874.587</b>	<b>3.582.874.587</b>

C. Payable to related parties	Relationship	Closing balance	Opening balance
		VND	VND
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE	Subsidiary	-	-

#### 15. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

See appendix 3:

**16. ADVANCES FROM CUSTOMERS**

**Short-term**  
Phu Dai Phat Construction and Trading Company Limited  
AN DIEN PHAT QUANG NGAI COMPANY LIMITED  
Others  
**Total**

	Closing balance	Opening balance
	VND	VND
	1.054.496.740	1.612.432.013
Phu Dai Phat Construction and Trading Company Limited	400.000.000	400.000.000
AN DIEN PHAT QUANG NGAI COMPANY LIMITED	-	385.031.000
Others	654.496.740	827.401.013
<b>Total</b>	<b>1.054.496.740</b>	<b>1.612.432.013</b>

**17. ACCRUED EXPENSES**

**a. Short-term payable expenses**

- Interest expense
- Grace period fee
- Other

**Total**

	Closing balance	Opening balance
	VND	VND
	246.545.714	77.123.451
- Interest expense	191.842.274	22.419.411
- Grace period fee	54.703.440	54.704.040
- Other	553.673.284	10.852.508.717
<b>Total</b>	<b>800.218.998</b>	<b>10.929.632.168</b>

	Closing balance	Opening balance
	VND	VND
	601.737.439	711.144.319
- Interest	601.737.439	711.144.319
<b>Total</b>	<b>1.401.956.437</b>	<b>11.640.776.487</b>

**18. OTHER PAYABLES**

Surplus assets pending resolution  
Union dues  
Receive deposits, short-term bets  
Other payables

	Closing balance	Opening balance
	VND	VND
	664.322.434	665.341.848
Surplus assets pending resolution	62.337.459	42.030.126
Union dues	1.000.000	1.000.000
Receive deposits, short-term bets	965.985.275	1.118.122.109
<b>Total</b>	<b>1.693.645.168</b>	<b>1.826.494.083</b>

**19. LOANS AND OBLIGATIONS UNDER FINANCE LEASES**

See appendix 4:

**20. OWNER'S EQUITY**

**b. Details of owner's capital contribution**

	Closing balance	Ratio	Opening balance	Ratio
	VND	%	VND	%
HOANG THINH DAT CORPORATION	145.090.120.000	73%	145.090.120.000	73%
People's Committee of Quang Ngai province	46.711.880.000	23%	46.711.880.000	23%
Other organizations and individuals	8.198.000.000	4%	8.198.000.000	4%
<b>Total</b>	<b>200.000.000.000</b>	<b>100%</b>	<b>200.000.000.000</b>	<b>100%</b>

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

	Current year	Prior year
	VND	VND
Owner's investment capital		
- Opening capital	200.000.000.000	200.000.000.000
- Increase in capital during the fiscal year	-	-
- Decrease in capital during the fiscal year	-	-
<b>- Closing capital</b>	<b>200.000.000.000</b>	<b>200.000.000.000</b>

**d. Shares**

	Closing balance	Opening balance
	VND	VND
Authorised shares	20.000.000	20.000.000
Issued shares	20.000.000	20.000.000
- <i>Ordinary shares</i>	20.000.000	20.000.000
Number of shares outstanding	20.000.000	20.000.000
- <i>Ordinary shares</i>	20.000.000	20.000.000

\* Par value of outstanding shares: 10.000 VND/share

**f. Enterprise funds**

	Closing balance	Opening balance
	VND	VND



- Development Fund	20.702.879.402	17.365.329.402
<b>21. FUNDING SOURCE</b>	<b>Current year</b>	<b>Prior year</b>
Last year's funding source carried over	887.461.559	887.461.559
- Remaining funds at the end of the year (*)	<b>887.461.559</b>	<b>887.461.559</b>
(*) Environmental protection fee from before 2019		
<b>22. REVENUE FROM GOODS SOLD AND SERVICES RENDERED</b>	<b>Current year</b>	<b>Prior year</b>
- Construction revenue	2.905.266.891	1.975.923.875
- Revenue from clean water supply	111.077.554.511	111.597.123.636
- Other revenue	614.343.824	592.234.264
<b>Total</b>	<b>114.597.165.226</b>	<b>114.165.281.775</b>
<b>23. COST OF GOODS SOLD AND SERVICES RENDERED</b>	<b>Current year</b>	<b>Prior year</b>
- Cost of construction activities	2.021.155.098	1.091.134.865
- Cost of clean water supply	57.811.513.632	54.301.465.393
- Provision/Reversal of Inventory Valuation Provision		(259.936.463)
- Other cost of goods	4.088.000	
<b>Total</b>	<b>59.836.756.730</b>	<b>55.132.663.795</b>
<b>24. FINANCIAL INCOME</b>	<b>Current year</b>	<b>Prior year</b>
- Deposit interest, loan interest	5.664.175.137	3.445.374.883
<b>Total</b>	<b>5.664.175.137</b>	<b>3.445.374.883</b>
<b>25. FINANCIAL EXPENSES</b>	<b>Current year</b>	<b>Prior year</b>
- Loan interest	288.467.868	456.354.534
- Provision for investment impairment	-	396.600.339
<b>Total</b>	<b>288.467.868</b>	<b>852.954.873</b>
<b>26. SELLING EXPENSES</b>	<b>Current year</b>	<b>Prior year</b>
- Cost of raw materials	836.985.071	1.170.894.664
- Labor costs	2.504.442.246	2.875.815.425
- Outsourcing service costs	452.059.040	698.371.818
- Other expenses in cash	261.607.871	194.530.263
<b>Total</b>	<b>4.055.094.228</b>	<b>4.939.612.170</b>
<b>27. GENERAL AND ADMINISTRATIVE EXPENSES</b>	<b>Current year</b>	<b>Prior year</b>
- Cost of raw materials, tools	18.330.403	184.364.566
- Labor costs	5.929.366.635	5.573.630.236
- Fixed asset depreciation expense	280.265.524	167.943.012
- Contingency costs	(4.867.863.751)	4.944.234.000
- Taxes, fees	102.790.792	249.843.147
- Expenses for external services	497.876.528	643.450.164
- Others expenses by cash	3.080.684.746	3.060.825.481
<b>Total</b>	<b>5.041.450.877</b>	<b>14.824.290.606</b>



**28. OTHER INCOME**

	Current year	Prior year
	VND	VND
- Other	1.019.414	-
<b>Total</b>	<b>1.019.414</b>	<b>-</b>

**29. OTHER EXPENSE**

	Current year	Prior year
	VND	VND
- Other expense	118.465.578	31.968.822
<b>Total</b>	<b>118.465.578</b>	<b>31.968.822</b>

**30. CURRENT CORPORATE INCOME TAX EXPENSES**

Content	Current year	Prior year
	VND	VND
Total net profit before tax	50.922.124.496	41.829.166.392
Adjustments increase	958.150.972	917.227.209
- <i>Late payment penalties for taxes and insurance</i>	28.322.731	3.626.229
- <i>Non-executive Board of Directors allowances</i>	625.320.000	607.500.000
- <i>Invalid expenses</i>	304.508.241	306.100.980
Taxable income for corporate income tax	51.880.275.468	42.746.393.601
<b>Current corporate income tax expense (20% tax rate)</b>	<b>10.376.055.094</b>	<b>8.549.278.720</b>
Adjustments based on the tax inspection report	-	-
<b>Corporate Income Tax Expenses Q2 2025</b>	<b>10.376.055.094</b>	<b>8.549.278.720</b>

**31. EVENTS AFTER BALANCE SHEET DATE**

No material events have occurred after the end of the reporting period that require adjustments or disclosure in this separate financial statement.

**32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES**

**a. Information for interested parties**

Related parties	Relationship
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY	Subsidiary
Mr. Hoang Van Duong	Chairman of the Board
Ms. Tran Thi Chieu	Board Member
Ms. Ngo Thi Phuong Thao	Board Member
Mr. Hoang Van Thang	Member of Board of Directors and Deputy Director of the company
Mr. Nguyen Dang Do	Member of the Board of Directors and Director of the Company

**b. Related Party Transactions**

	Current year	Prior year
	VND	VND
<b>QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY</b>		
Construction works	3.854.031.901	802.656.890
<b>* Board of Directors and Management Board's income in 2025 is as follows:</b>		
Mr. Hoang Van Duong	Board of Directors	185.280.000
Ms. Tran Thi Chieu	Board of Directors	81.060.000
Ms. Ngo Thi Phuong Thao	Board of Directors	162.120.000
Mr. Hoang Van Thang	Salary, remuneration of the Board of Directors	522.120.000
Mr. Nguyen Dang Do	Salary, remuneration of the Board of Directors	582.120.000
<b>Total</b>		<b>1.532.700.000</b>

Apart from the information presented above, during the period the Company had no material events that required presentation or disclosure in the Financial Statements.

Preparer



Le Nguyen Viet

Chief Accountant



Pham Dinh Tung

Quang Ngai, January 29, 2026

General Director

Nguyen Dang Do



Appendix 1:  
9. TANGIBLE FIXED ASSETS

Item	Buildings and structures	Machinery and equipment	Means of transportation	Other tangible fixed assets	Total
Cost					
Opening balance	35.608.632.331	17.634.648.588	190.001.567.960	71.500.000	243.316.348.879
Increase in the year	-	123.037.037	8.873.271.482	-	8.996.308.519
- Purchase in year			8.873.271.482		8.996.308.519
- Capital construction investment completed			-		-
- Reclassify			-		-
Decreased in the year	-	-	-		-
Closing balance	35.608.632.331	17.757.685.625	198.874.839.442	71.500.000	252.312.657.398
Accumulated Depreciation					
Opening balance	24.816.609.472	14.045.344.937	121.982.734.769	71.500.000	160.916.189.178
Increase in the year	1.146.953.089	1.124.044.713	19.747.777.498	-	22.018.775.300
- Depreciation during the year	1.146.953.089	1.124.044.713	19.747.777.498	-	22.018.775.300
Decreased in the year			5.564.359.147		5.564.359.147
Closing balance	25.963.562.561	15.169.389.650	136.166.153.120	71.500.000	177.370.605.331
Net book value					
Opening balance	10.792.022.859	3.589.303.651	68.018.833.191	-	82.400.159.701
Closing balance	9.645.069.770	2.588.295.975	62.708.686.322	-	74.942.052.067

1/21/2024

**Quang Ngai Water Supply, Drainage and Construction Joint Stock Company**  
 No. 17 Phan Chu Trinh Street, Cam Thanh Ward, Quang Ngai Province

**Appendix 2:**  
**12. FINANCIAL INVESTMENTS**

Unit: VND

**SEPARATE BALANCE SHEET**  
 for Q4 2025

Company	Closing balance			Opening balance	
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)
<b>Investment in subsidiary</b>					
DUNG QUAT WATER SUPPLY LIMITED COMPANY	8,000,000,000	-	(1,582,427,082)	8,000,000,000	-
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY	3,000,000,000	-	-	3,000,000,000	-
<b>Total</b>	<b>8,000,000,000</b>	<b>-</b>	<b>(1,582,427,082)</b>	<b>8,000,000,000</b>	<b>-</b>
					<b>(1,582,427,082)</b>

(\*) As of the date of the financial statements, the Company has not determined the fair value for disclosure in the financial statements because there are no quoted market prices for these financial instruments and the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently do not provide guidance on how to calculate the fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying value.

Details of investments as at 31/12/2025 are as follows:

Company	Place of establishment and operation	Rate of Benefit ratio	Voting rights ratio	Main business activities
DUNG QUAT WATER SUPPLY LIMITED COMPANY	29 Le Khiết, Cam Thanh Ward, Quang Ngai Province	100%	100%	Water exploitation, treatment and supply
QUANG NGAI CONSTRUCTION INSTALLATION INFRASTRUCTURE LIMITED COMPANY	427/21 Le Loi, Nghia Lo Ward, Quang Ngai Province	100%	100%	Construction of water supply and drainage works



Appendix 3:

15. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

Unit: VND

	Opening balance		Transactions during the period		Closing balance	
	Receivables	Payables	Amount payable	Amount paid	Receivables	Payables
Output Value-Added Tax (VAT)	22.293.648	-	8.024.865.236	8.025.065.519	22.493.931	-
Corporate Income Tax	-	1.534.760.101	10.376.055.093	9.449.278.720	-	2.461.536.474
Personal Income Tax	-	-	1.195.977.006	1.141.382.768	-	54.594.238
Resource Tax	-	208.296.681	3.504.080.768	3.556.247.126	-	156.130.323
Real Estate Tax, Land Rent	-	-	107.178.825	107.178.825	-	-
Other taxes	-	-	6.000.000	6.000.000	-	-
Fees, charges and other payables (Environmental Protection Fee, Other Fees,...)	-	417.817.551	7.521.717.104	7.812.657.569	13.705.642	140.582.728
<b>Total</b>	<b>22.293.648</b>	<b>2.160.874.333</b>	<b>30.735.874.032</b>	<b>30.097.810.527</b>	<b>36.199.573</b>	<b>2.812.843.763</b>

The Company's tax settlement will be subject to tax authority review. Due to the application of tax laws and regulations to various types of transactions, which can be interpreted in different ways, the tax amounts presented in these financial statements may be adjusted based on the tax authority's decision.

Appendix 4:

19. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Closing balance			Occurred during the year			Opening balance	
	Value	Number of debtors	Increase	Reduce	Value	Number of debtors		
<b>a. Short term</b>	<b>451,092.401</b>	<b>451,092.401</b>			<b>643,898.844</b>	<b>1,879,447.844</b>	<b>1,686,641.401</b>	<b>1,686,641.401</b>
<b>Long-term debt due</b>	<b>451,092.401</b>	<b>451,092.401</b>			<b>643,898.844</b>	<b>1,879,447.844</b>	<b>1,686,641.401</b>	<b>1,686,641.401</b>
+ QUANG NGAI - BINH DINH REGIONAL DEVELOPMENT BANK BRANCH (1)								
+ Quang Ngai Provincial Development Investment Fund (2)	(308,261.287)	(308,261.287)			264,222.000	1,499,771.000	927,287.713	927,287.713
<b>b. Long-term</b>	<b>4,105,011.716</b>	<b>4,105,011.716</b>			<b>-</b>	<b>1,023,575.688</b>	<b>5,128,587.404</b>	<b>5,128,587.404</b>
+ QUANG NGAI - BINH DINH REGIONAL DEVELOPMENT BANK BRANCH (1)								
+ Quang Ngai Provincial Development Investment Fund (2)	3,796,768.429	3,796,768.429					4,556,122.117	4,556,122.117
<b>Total</b>	<b>4,561,104.117</b>	<b>4,556,104.117</b>			<b>643,898.844</b>	<b>2,903,023.532</b>	<b>6,815,228.805</b>	<b>6,815,228.805</b>

Loan details:

(1) ODA capital credit contract No. 02/07/TDNN dated February 15, 2007, with the following detailed terms:

- + Total loan amount: Not more than 2,262,919.41 Euro; Contract term: 25 years; Loan interest rate: 5%/year; Loan source: ODA of the Italian government;
- + Loan purpose: Expanding the water supply system of Quang Ngai town, Quang Ngai province, capacity 20,000 m3/day and night;
- + Loan contract balance as of December 31, 2025: VND 4,556,104,117, of which long-term debt due for payment is: VND 759,353,688.

(2) Includes 2 Credit Contracts:

- Credit contract No. 01/2017/HDDT-QDTPT dated January 20, 2017, with the following detailed terms:
  - + Maximum loan amount: 5,600,000,000 VND; Loan interest rate: 7%/year; Loan term: Maximum 120 months from the date of receiving the first disbursement
  - + Loan purpose: Implement the project of Water supply pipeline from Tinh Phong Industrial Park to VSIP area and Booster pumping station;
  - + Loan security forms: Water supply pipeline from Tinh Phong Industrial Park to VSIP Area.
  - + The balance of the loan contract as of December 31, 2025 is: VND 0, of which the long-term debt due for payment is: VND 0.
- Credit contract No. 02/2017/HDDT-QDTPT dated May 25, 2017, with the following detailed terms:
  - + Maximum loan amount: 10,000,000,000 VND; Loan interest rate: 7%/year; Loan purpose: Developing water supply network in 2016;
  - + Loan security forms: Including 18 water supply pipelines according to Future Formation Asset Mortgage Contract No. 02/2017/HDTc-QDTPt dated May 25, 2017.
  - + The balance of the loan contract as of December 31, 2025 is: VND 0, of which the long-term debt due for payment is: VND 0.

