

**DAKLAK WATER SUPPLY JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 176/2026/CV-DWC

Dak Lak, July 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to provisions of Clause 3, Article 14 of the Ministry of Finance's Circular No. 96/2020/TT-BTC dated 16 November 2020 guiding the disclosure of information on the securities market, Daklak Water Supply Joint Stock Company shall disclose financial statements in the second quarter of 2026 to Hanoi Stock Exchange as follows:

1. Name of organization: DAKLAK WATER SUPPLY JOINT STOCK COMPANY

- Securities code: DWC
- Address: No. 339 Ton Duc Thang, Tan An Ward, Dak Lak Province, Vietnam
- Phone number: 02623 852619
- Disclosed by: Ms. Nguyen Thi Thuy Hang - Chief accountant
- Email: hangnguyen210990@gmail.com Phone number: 0935797007

2. Disclosed information:

- Financial Statements Quarter 2/2026
 - ☒ Separate financial statements (The listed entity does not have subsidiaries and superior accounting units with affiliated units);
 - ☐ Consolidated financial statements (The listed entity with subsidiaries);
 - ☐ General financial statements (The listed entity has its own accounting unit under its own accounting apparatus).
- Cases subject to explanation of causes:
 - + The auditor gives an unqualified opinion on the financial statements (for the financial statements that have been reviewed/audited):
 - ☐ Yes
 - ☒ No

Written explanation in case of yes:

☐ Yes

☐ No

+ After-tax profit in the reporting period has a difference before and after the audit of 5% or more, carrying forward loss to profit or vice versa (for audited financial statements in 2024):

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

+ Profit after enterprise income tax in the income statement of the reporting period varies from 10% or more compared to the same period in the previous year:

☒ Yes

☐ No

Written explanation in case of yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is lost, carried forward from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of yes:

☐ Yes

☐ No

This document was published on the website of Daklak Water Supply Joint Stock Company on July 20, 2026 at link: <http://dakwaco.com.vn/>.

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

DISCLOSER

Attachments:

- *Financial Statements Quarter 2/2026*
- *Written explanation*



Nguyen Thi Thuy Hang

STATEMENT OF FINANCIAL POSITION
As of June 30, 2026
(Applicable to businesses meeting the going concern assumption)

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
A- SHORT-TERM ASSETS	100		413.910.686.197	364.899.862.741
I. Cash and cash equivalents	110		311.021.764.934	180.688.950.389
1. Cash	111		311.021.764.934	180.688.950.389
2. Cash equivalents	112		-	-
II. Short-term financial Investments	120		5.250.000.000	85.250.000.000
1. Trading securities	121		-	-
2. Provision for impairment of trading securities (*)	122		-	-
3. Short-term investments held until maturity	123		5.250.000.000	85.250.000.000
4. Provision for short-term investments held until maturity (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
III. Short-term receivables	130		52.745.899.086	49.655.438.474
1. Short-term receivables from customers	131		9.716.367.254	9.675.582.541
2. Prepayment to short-term suppliers	132		6.332.906.556	6.571.137.482
3. Short-term intercompany receivables	133		-	-
4. Payments due according to the construction contract schedule	134		-	-
5. Other short-term receivables	135		41.524.905.913	38.236.999.088
6. Provision for doubtful short-term receivables (*)	136		(4.828.280.637)	(4.828.280.637)
7. Assets awaiting processing	137		-	-
IV. Inventory	140		32.719.988.681	30.620.943.902
1. Inventory	141		32.719.988.681	30.620.943.902
2. Provision for inventory devaluation (*)	142		-	-
V. Short-term biological assets	150		-	-
1. Livestock raised for short-term, one-time production	151		-	-
2. Crops grown seasonally or for short-term, single-harvest production	152		-	-
3. Provision for short-term losses of biological assets (*)	153		-	-
VI. Other current assets	160		12.173.033.496	18.684.529.976
1. Short-term deferred expenses	161		-	-
2. Deductible VAT	162		12.173.033.496	18.684.529.976
3. Taxes and other amounts due to the State	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B - LONG-TERM ASSETS	200		466.950.378.986	498.919.447.907
I. Long-term receivables	210		-	-
1. Long-term accounts receivable from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Business capital in subsidiaries	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other short-term assets	215		-	-
7. Provision for doubtful long-term receivables (*)	216		-	-

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
II. Fixed Assets	220		445.809.455.670	477.696.381.285
1. Tangible Fixed Assets	221		444.275.279.461	475.657.255.286
- Original Cost	222		1.216.551.357.344	1.201.173.218.823
- Accumulated Depreciation (*)	223		(772.276.077.883)	(725.515.963.537)
2. Fixed Assets under Financial Lease	224		-	-
- Original Cost	225		-	-
- Accumulated Depreciation (*)	226		-	-
3. Intangible Fixed Assets	227		1.534.176.209	2.039.125.999
- Original Cost	228		7.521.634.545	7.521.634.545
- Accumulated Depreciation (*)	229		(5.987.458.336)	(5.482.508.546)
III. Long-Term Biological Assets	230		-	-
1. Livestock for periodic production	231		-	-
a) Livestock for periodic production not yet at maturity	232		-	-
b) Livestock for periodic production reaching maturity	233		-	-
- Original Cost	234		-	-
- Accumulated Depreciation (*)	235		-	-
2. Livestock for one-time production (long-term)	236		-	-
3. Crops for seasonal or one-time production (long-term)	237		-	-
4. Provision for long-term biological asset losses (*)	238		-	-
IV. Investment Properties	240		-	-
- Original Cost	241		-	-
- Accumulated Depreciation (*)	242		-	-
V. Long-Term Work-in-Progress Assets	250		5.855.888.790	6.162.961.843
1. Long-Term Work-in-Progress Production and Business Costs	251		-	-
2. Long-Term Work-in-Progress Construction Costs	252		5.855.888.790	6.162.961.843
VI. Long-Term Financial Investments	260		-	-
1. Investment in Subsidiaries	261		-	-
2. Investment in Joint Ventures and Associates	262		-	-
3. Equity Investments in Other Entities	263		-	-
4. Provision for Long-Term Investment Losses in Other Entities (*)	264		-	-
5. Long-Term Investments Held to Maturity	265		-	-
6. Provision for Long-Term Investments Held to Maturity (*)	266		-	-
VI. Other Long-Term Assets	270		15.285.034.526	15.060.104.779
1. Long-term prepaid expenses	271		15.285.034.526	15.060.104.779
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies, and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		880.861.065.183	863.819.310.648
C - LIABILITIES	300		411.486.617.188	453.614.264.090
I. Short-term Liabilities	310		77.646.205.747	119.747.977.249
1. Short-term accounts payable to suppliers	311		3.701.706.227	5.460.184.150
2. Short-term advances from customers	312		698.093.353	655.098.661
3. Dividends and profits payable	313		793.700.000	-
4. Short-term taxes and other amounts payable to the State	314		10.619.747.142	13.572.121.109
5. Payable to employees	315		6.788.350.001	7.779.551.646
6. Short-term accrued expenses	316		6.995.280.196	5.698.349.954
7. Short-term intercompany payables	317		-	-
8. Short-term construction contract payments	318		-	-

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320		13.168.077.520	26.567.951.657
11. Short-term loans and financial lease liabilities	321		31.214.122.164	56.347.590.928
12. Short-term provisions for liabilities	322		-	-
13. Reward and welfare fund	323		3.667.129.144	3.667.129.144
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-Term Liabilities	330		333.840.411.441	333.866.286.841
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other amounts payable to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables for working capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		2.768.099.343	2.416.999.343
9. Long-term loans and financial lease liabilities	339		331.072.312.098	331.449.287.498
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term provisions for liabilities	343		-	-
14. Science and technology development fund	344		-	-
D - EQUITY	400		469.374.447.995	410.205.046.558
1. Owner's Contributions	411		315.200.000.000	315.200.000.000
- Common Voting Shares	411a		315.200.000.000	315.200.000.000
- Preferred Shares	411b		-	-
2. Capital Surplus	412		-	-
3. Convertible Bond Options	413		-	-
4. Other Owner's Capital	414		-	-
5. Shares Repurchased from the Owner (*)	415		-	-
6. Revaluation Differences of Assets	416		-	-
7. Exchange Rate Differences	417		-	-
8. Development Investment Fund	418		-	-
9. Other Funds of Owner's Capital	419		-	-
10. Undistributed Net Profit	420		154.174.447.995	95.005.046.558
- Accumulated Undistributed Net Profit up to the end of the previous period	420a		124.108.122.264	15.965.366.932
- Undistributed Net Profit for this period	420b		30.066.325.731	79.039.679.626
TOTAL CAPITAL (440 = 300 + 400)	440		880.861.065.183	863.819.310.648

Approved, July 20, 2026

CREATOR
(Signature, full name)



Nong Be Duy

CHIEF ACCOUNTANT



Nguyen Thi Thuy Hang

LEGAL REPRESENTATIVE



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc

STATEMENT OF INCOME

Accounting period from April 1, 2026 to June 30, 2026

Unit: VND

Indicator	Code number	Note	This quarter of this year	This time last year	Cumulative figures from the beginning of the year to the end of this quarter (This year)	Cumulative figures from the beginning of the year to the end of this quarter (Previous year)
1	2	3	4	5		
1. Revenue from sales of merchandises and services rendered	01		95.719.527.479	87.937.937.531	182.436.667.262	166.162.519.696
2. Revenue deductions	02		43.960.675	44.935.558	62.800.438	51.619.954
3. Net revenue from sales of merchandises and services rendered (10 = 01 – 02)	10		95.675.566.804	87.893.001.973	182.373.866.824	166.110.899.742
4. Costs of goods sold	11		38.168.744.418	37.047.365.448	68.540.326.666	66.849.072.044
5. Gross profit from sales of merchandises and services rendered (20 = 10-11)	20		57.506.822.386	50.845.636.525	113.833.540.158	99.261.827.698
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-	-	-
7. Revenue from financing activity	22		574.165.941	133.219.281	629.047.531	161.121.154
8. Financial expenses	23		5.275.570.969	11.418.480.621	10.387.171.582	21.873.507.760
– Of which: Interest expense	24		5.275.570.969	4.675.762.555	10.387.171.582	10.913.235.253
9. Selling expenses	25		12.859.678.224	12.005.103.375	25.399.464.635	23.752.615.420
10. General administration expenses	26		6.769.638.912	10.048.915.535	13.396.977.047	16.537.857.732
11. Net profit from operating activity {30=20 + (21-22) – (25+26)}	30		33.176.100.222	17.506.356.275	65.278.974.425	37.258.967.940
12. Other income	31		695.650.596	664.841.980	1.324.555.743	1.243.357.012
13. Other expenses	32		4.725.854	7.009.116	5.257.807	7.954.564
14. Other profit (40 = 31 – 32)	40		690.924.742	657.832.864	1.319.297.936	1.235.402.448
15. Total accounting profit before tax (50 = 30 + 40)	50		33.867.024.964	18.164.189.139	66.598.272.361	38.494.370.388
16. Current corporate income tax expense	51		3.800.946.180	1.985.133.157	7.428.870.924	4.204.619.896
17. Deferred corporate income tax expense	52		-	-		
18. Profit after corporate income tax (60 = 50 – 51 -52)	60		30.066.078.784	16.179.055.982	59.169.401.437	34.289.750.492
19. Basic earnings per share (*)	70		954	513	1.877	1.088
20. Declining earnings per share (*)	71		954	513	1.877	1.088

(*) Applicable only to joint-stock companies

Prepared, day 20 month 07 year 2026

Prepared by
(Signature, full name)



Nong Be Duy

Chief Accountant
(Signature, full name)



Nguyen Thi Thuy Hang

Chairman of the Board



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc

CASH FLOW STATEMENT
(Indirect method)
Accounting period from April 1, 2026 to June 30, 2026

Unit: VND

Target	Code	Note	Cumulative figures from the beginning of the year to the end of this quarter (This year)	Cumulative figures from the beginning of the year to the end of this quarter (Last year)
1	2	3	4	5
I. Cash flow from operating activities				
1. Profit Before Tax	01		33.867.271.911	18.164.189.139
2. Profit before tax				
- Depreciation of fixed assets and investment properties	02		23.680.287.022	24.305.396.743
- Provisions	03			
- Gains and losses from exchange rate differences resulting from the revaluation of monetary items denominated in foreign currencies.	04		4.701.405.028	11.285.261.334
- Profit and loss from investment and financial activities	05		411.245.829	(6.742.718.066)
- Borrowing costs	06		(5.275.570.969)	(4.675.762.555)
- Other adjustments	07		-	-
3. Profit from business operations before changes in working capital	08		57.384.638.821	42.336.366.595
- Increase or decrease in accounts receivable	09		137.752.651.604	154.667.920.482
- Increase or decrease in inventory	10		(4.143.235.762)	(5.233.791.229)
- Increases and decreases in liabilities (excluding interest payable and corporate income tax payable)	11		(8.744.013.114)	6.161.811.476
- Increase or decrease in deferred expenses	12		(258.231.904)	(241.273.888)
- Increase or decrease in trading securities	13		-	-
- Borrowing costs paid	14		(9.637.542.151)	(10.873.923.293)
- Corporate income tax already paid	15			
- Other income from business operations	16		38.179.914.278	37.720.272.350
- Other expenses for business operations	17		(8.801.807.902)	(8.371.048.852)
Net cash flow from operating activities	20		201.732.373.870	216.166.333.641
II. Cash flow from investing activities				
1. Expenses for purchasing and constructing fixed assets and other long-term assets	21			
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22		3.803.704	17.222.222
3. Money spent on loans and purchasing debt instruments from other entities	23			
4. Proceeds from loan repayments and resale of debt instruments from other entities	24		-	-
5. Funds spent on investment and capital contributions to other entities	25			
6. Recovered investment capital contributed to other entities	26			
7. Interest income from loans, dividends, and distributed profits	27		42.790.660	13.089.832

Target	Code	Note	Cumulative figures from the beginning of the year to the end of this quarter (This year)	Cumulative figures from the beginning of the year to the end of this quarter (Last year)
1	2	3	4	5
<i>Net cash flow from investing activities</i>	30		46.594.364	30.312.054
III. Cash flow from financing activities				
1. Proceeds from issuing shares and receiving capital contributions from owners	31			
2. Payment of capital contributions to owners, repurchase of issued shares	32			
3. Money received from borrowing	33		346.121.053.557	
4. Loan principal repayment	34		(377.331.162.166)	(35.003.087.110)
5. Principal repayment of a financial lease	35		-	-
6. Dividends and profits paid to owners	36		-	-
<i>Net cash flow from financing activities</i>	40		(31.210.108.609)	(35.003.087.110)
Net cash flow during the period (50 = 20+30+40)	50		170.568.859.625	181.193.558.585
Cash and cash equivalents at the beginning of the period	60		145.702.905.309	25.831.242.760
The impact of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		316.271.764.934	207.024.801.345

Prepared, day 20 month 07 year 2026

Prepared by
(Signature, full name)

Nong Be Duy

Chief Accountant
(Signature, full name)

Nguyen Thi Thuy Hang

Chairman of the Board



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc

**DAK LAK WATER SUPPLY JOINT STOCK
COMPANY**

**No. 339 Ton Duc Thang Street,
Tan An Ward, Dak Lak Province**

Form B 09 - DN

**(Attached to Circular No. 99/2025/TT-BTC dated October 27,
2025 of the Minister of Finance)**

NOTES TO THE FINANCIAL STATEMENTS

Second quarter of 2026

I. Characteristics of the Enterprise's Operations

1. Capital Ownership Form

Dak Lak Water Supply Joint Stock Company, formerly Dak Lak Water Supply and Construction Investment Company Limited, was equitized according to Decision 3514/QĐ-UBND dated December 26, 2018, of the People's Committee of Dak Lak province. The company operates under Business Registration Certificate No. 6000175995, initially registered on June 27, 2006, issued by the Department of Planning and Investment of Dak Lak province.

On June 27, 2019, the company received its 5th amended Business Registration Certificate approving the conversion into a joint stock company.

On July 17, 2025, the company received its 8th amended Business Registration Certificate from the Enterprise Management Department – Department of Finance of Dak Lak province regarding the change of its head office information. 1. The Company's charter capital is VND 315,200,000,000 (Three hundred fifteen billion two hundred million dong).

Total number of shares: 31,520,000 shares, par value VND 10,000/share.

The Company's head office is located at: 339 Ton Duc Thang Street, Tan An Ward, Dak Lak Province.

2. Business Field.

The Company's business field is water production and supply.

3. Business Activities.

According to Business Registration Certificate No. 6000175995 issued by the Department of Planning and Investment of Dak Lak Province, the Company's main business activities include:

- Water extraction, treatment and supply;
- Construction of public works;
- Construction of other civil engineering works./.

4. Normal production and business cycle.

The Company's normal production and business cycle does not exceed 12 months.

5. Characteristics of the business's operations during the fiscal year that affect the financial statements.

In the fiscal year ending December 31, 2025, there were no activities that significantly affected the indicators on the Company's financial statements.

6. Business structure

- List of subsidiaries;
- List of joint ventures and associated companies;
- List of affiliated units.

7. Number of employees at the end of the fiscal year or average number of employees during the fiscal year.

As of March 31, 2026, the total number of employees of the Company is 309 people.

8. Statement on the comparability of information in the Financial Statements: If the Financial Statements are not comparable, a clear explanation and justification for the incomparability between the information of the reporting period and the information of the comparative period must be provided in the Notes to the Financial Statements of the enterprise.

9. Explanation of other information in the Financial Statements as required by relevant laws such as corporate law, securities law, etc.,...

II. Accounting Period and Currency Used in Accounting

1. The Company's accounting period begins on January 1st and ends on December 31st of each year.

2. The currency used in accounting is the Vietnamese Dong (VND) because the majority of receipts and disbursements are conducted in VND.

III. Applicable Accounting Standards and Regulations

1. Accounting System Applied

The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance guiding the Enterprise Accounting System.

The Company applies Vietnamese Accounting Standards, Circulars guiding the Enterprise Accounting System, and other Circulars guiding the implementation of Accounting Standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

2. Statement on Compliance with Vietnamese Accounting Standards and the Accounting System

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, guiding circular, and the currently applied accounting system.

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong (in cases where the accounting currency differs from Vietnamese Dong); Impact (if any) of converting financial statements from foreign currency to Vietnamese Dong.

2. Types of exchange rates applied in accounting

- Transactions arising in foreign currency are converted at the exchange rate on the date the transaction occurs. The balances of monetary items denominated in foreign currency at the end of the fiscal year are converted at the exchange rate on that date.

Exchange rate differences arising during the year from foreign currency transactions are recognized as financial income or financial expenses. Exchange rate differences resulting from the revaluation of monetary items denominated in foreign currency at the end of the fiscal year, after offsetting increases and decreases, are recognized as financial income or financial expenses.

3. Principles for determining the effective interest rate (effective rate) used for discounting cash flows.

4. Principles for recognizing cash and cash equivalents.

Cash includes cash on hand, demand deposits, and cash in transit. Cash equivalents are short-term investments with a recovery or maturity date of no more than 3 months from the date of investment, which are easily convertible into a defined amount of cash and do not involve significant conversion risk at the time of reporting.

5. Principles for accounting for financial investments.

Investments Held to Maturity

An investment is classified as held to maturity when the Company intends and is able to hold it to maturity. Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred stock that the issuer is obligated to repurchase at a certain point in the future, and loans held to maturity for the purpose of collecting periodic interest, and other investments held to maturity.

Investments held to maturity are initially recognized at cost, including the purchase price and related transaction costs. After initial recognition, these investments are recognized at their recoverable value. Interest income from investments held to maturity after the date of purchase is recognized in the Income Statement on an accrual basis. Interest earned before the Company takes possession is deducted from the original cost at the time of purchase.

When there is conclusive evidence that part or all of the investment may be unrecoverable and the amount of loss can be reliably determined, the loss is recognized as a financial expense in the year and directly deducted from the investment value.

6. Accounting Principles for Accounts Receivable

Accounts receivable are presented at their book value less provisions for doubtful accounts.

Accounts receivable from customers, prepayments to suppliers, intercompany receivables, and other receivables at the reporting date are classified as short-term assets if:

- They have a recovery or payment term of less than one year (or within one business cycle);
- They have a recovery or payment term of more than one year (or over one business cycle) and are classified as long-term assets.

Provision for Doubtful Accounts

Provision for doubtful accounts represents the expected loss of the value of accounts receivable that are likely to be unpaid by customers at the time of preparing the financial statements.

7. Principles of Inventory Accounting

Inventory is valued at cost. If the net realizable value is lower than the cost, it must be valued at the net realizable value. The cost of inventory includes the direct material costs, direct labor costs, and manufacturing overhead costs incurred to bring the inventory to its current location and condition. The net realizable value is determined by the estimated selling price minus the costs to complete and the marketing, sales, and distribution costs incurred.

The net realizable value is the estimated selling price of the inventory in the normal course of business minus the estimated costs to complete and the estimated costs necessary for its sale.

Inventory value is calculated using the weighted average method and accounted for using the perpetual inventory method.

Provisions for inventory devaluation are established for each inventory item whose cost is greater than its net realizable value. For services in progress, the provision for impairment is calculated separately for each service type with its own price. Increases and decreases in the inventory impairment provision balance that need to be set aside at the end of the fiscal year are recorded in the cost of goods sold.

8. Accounting principles and depreciation of tangible fixed assets (including perennial plants for periodic production, working animals), intangible fixed assets, leased fixed assets, and investment properties.

Tangible Fixed Assets

Tangible fixed assets are expressed at their original cost less accumulated depreciation. The original cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the point when the asset is ready for use. Costs incurred after initial recognition are only added to the original cost of the fixed asset if these costs are certain to increase future economic benefits from the use of that asset. Expenses that do not meet the above conditions are recognized as production and business expenses in the period.

When tangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and the profit or loss arising from the liquidation is recognized as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The number of years for different types of tangible fixed assets is as follows:

<u>Types of fixed assets:</u>	<u>Number of years</u>
Buildings and structures	05 - 25
Machinery and equipment	05 - 10
Transportation and transmission equipment	07 - 30
Management equipment and tools	05 - 10

Intangible Fixed Assets

Intangible fixed assets are represented at their original cost less accumulated depreciation. The original cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the point it is ready for use. The Company's intangible fixed assets include:

Software

The value of computer software that is not an accessory to hardware is amortized using the straight-line method over 3 years.

Groundwater Exploitation Rights

Groundwater exploitation rights are recorded at their original cost and amortized using the straight-line method over 3-20 years according to the term of the rights granted.

9. Accounting Principles for Biological Assets.

10. Accounting Principles for Business Cooperation Contracts.

11. Accounting Principles for Deferred Expenses.

Short-term prepaid expenses are expenses allocated over a 12-month period, including operating expenses awaiting allocation relative to revenue in 2025.

Long-term prepaid expenses include actual expenses incurred but related to the business results of multiple financial years.

The Company's prepaid expenses include the following:

Tools and Equipment

Tools and equipment put into use are allocated to costs using the straight-line method with an allocation period of no more than 3 years.

Measuring Subscription Costs

Measuring subscription costs are recorded at cost and allocated over a 5-year inspection cycle.

12. Accounting Principles for Accounts Payable to Suppliers.

Accounts payable to suppliers, intercompany payables, other payables, and loans at the reporting date are classified as short-term liabilities if:

- They have a payment term of less than one year or within one business cycle.
- They have a payment term of more than one year or more than one business cycle.

13. Accounting Principles for Dividends and Profits.

Profits after corporate income tax are distributed to shareholders after the allocation of funds in accordance with the Company's Articles of Association and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and a dividend payment notice is issued.

14. Principles for recognizing accrued expenses.

Accrued expenses include actual expenses that have not yet been incurred but are provisioned in advance to production and business expenses during the period to ensure that when the expenses are actually incurred, they do not cause a sudden increase in production and business expenses, based on the principle of matching revenue and expenses. When these expenses are incurred, if there is a difference with the amount provisioned, the accountant will make an additional or reduced expense entry corresponding to the difference.

15. Principle of Recognizing Revenue Deferred Allocation.

Recognition is based on the matching principle, recording the amount received in advance for multiple periods as a liability, then gradually allocating it to operating revenue (Accounts 511, 515) corresponding to the obligation to perform or the service provision period.

16. Principle of Accounting for Provisions for Liabilities.

These are only recognized when there is a current liability (from a past event), a high probability of reducing economic benefits (to be paid), and a reliable estimate. The core principle is prudence, accurate provisioning of expenses, and reversal of unused provisions.

17. Principle of Accounting for Deferred Corporate Income Tax.

18. Principle of Recognizing Loans and Financial Leases.

Net profit after corporate income tax is distributed to shareholders after the allocation of funds according to the Company's Articles of Association and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as interest from the revaluation of contributed assets, interest from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and a dividend payment notice is issued.

19. Principles for recognizing and capitalizing borrowing costs.

20. Principles for recognizing convertible bonds.

21. Principles for recognizing equity:

- Principles for recognizing owner's capital contributions, capital surplus, convertible bond options, and other owner's capital;
- Principles for recognizing revaluation differences of assets;
- Principles for recognizing exchange rate differences;
- Principles for recognizing undistributed profits.

22. Principles and Methods for Recognizing Revenue and Other Income:

Revenue from the Sale of Goods and Finished Products

Revenue from the sale of goods and finished products is recognized when the following conditions are simultaneously met:

- The company has transferred the majority of the risks and benefits associated with ownership of the product or goods to the buyer.
- The company no longer retains the right to manage the goods as the owner or the right to control the goods.
- The revenue is determined with reasonable certainty.
- The company has obtained or will obtain economic benefits from the sales transaction.
- The costs related to the sales transaction can be determined.

Revenue from the Provision of Services

- Revenue from a service transaction is recognized when the outcome of that transaction can be reliably determined. If the service is performed over multiple periods, the revenue recognized in the period is based on the results of the work completed as of the end of the financial year. The outcome of a service transaction is determined when all of the following conditions are met:

- Revenue is determined with reasonable certainty.
- There is a likelihood of obtaining economic benefits from the service transaction.
- The portion of work completed at the end of the fiscal year can be determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Interest

Interest is recognized on an accrual basis, determined on the balances of deposit accounts and the actual interest rate for each period.

23. Accounting principles for revenue deductions.

Each type is accounted for separately, in accordance with the nature of the transaction, and a closing balance is made at the end of the period to determine the business results.

24. Accounting principles for cost of goods sold.

Focus on accurately recording costs corresponding to recognized revenue, truthfully reflecting the cost of finished goods, merchandise, etc.

25. Principles of accounting for financial expenses.

Adhere to the accrual basis, matching (revenue corresponding to expenses), prudence, recording in the correct period, detailed classification (interest expense, exchange rate loss, investment), and accounting at the correct time of occurrence.

26. Principles of accounting for selling expenses and administrative expenses.

The principle of matching, prudence, and accurately reflecting the economic nature at the time of occurrence or accrual. Expenses must be accounted for in detail, transferred at the end of the period to determine business results, and exclude unreasonable expenses.

27. Principles of accounting for the sale and liquidation of fixed assets and investment properties.

Assets must be reduced, and income (Account 711) and expenses (Account 811) must be recorded under other income/expenses, instead of business operations. The remaining value is determined by the original cost minus accumulated depreciation, and the profit/loss difference must be transferred to determine the business results.

28. Principles and methods for recognizing current corporate income tax expense (including supplementary corporate income tax expense as stipulated by global minimum tax regulations), and deferred corporate income tax expense.

29. Other accounting principles and methods.

V. Additional information for items presented in the Statement of Financial Position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the business but not subject to restrictions on use	30/06/2026	01/01/2026
- Cash	149.562.528	105.838.599
- Demand deposits	287.114.704.391	180.583.111.790
- Cash in transit	23.757.498.015	0
- Cash equivalents	0	80.000.000.000
Total	311.021.764.934	260.688.950.389

2. Financial Investments

Investments held until maturity

Target	30/06/2026			01/01/2026		
	Original price	Recoverable value	Reserve value	Original price	Recoverable value	Reserve value
- Short-term	5.250.000.000	5.250.000.000	0	5.250.000.000	5.250.000.000	0
+ Time deposits (details of each short-term time deposit account for 10% or more of the total short-term time deposit value)	5.250.000.000	5.250.000.000	0	5.250.000.000	5.250.000.000	0
Total	5.250.000.000	5.250.000.000	0	5.250.000.000	5.250.000.000	0

3. Accounts receivable from customers

Target	30/06/2026		01/01/2026	
	Book value	Reserve value	Book value	Reserve value
Short-term accounts receivable from customers				
- Details of customer receivables accounting for 10% or more of total receivables	5.217.668.526		4.908.175.669	
+ Water bills from Buon Ma Thuot Branch	1.415.480.287		1.105.987.430	

+ Water bills from Buon Ma Thuot Branch	1.360.297.046		1.360.297.046	
+ Dak Nong Water Supply and Drainage & Urban Management Company	1.251.674.741		1.251.674.741	
+ Tuy Phuoc Electrical Construction Joint Stock Company (Phu My Construction Company)	1.190.216.452		1.190.216.452	
- Other customer receivables	4.498.698.728		4.767.406.872	
Total	9.716.367.254		9.675.582.541	

4. Other short-term receivables

Target	30/06/2026		01/01/2026	
	Book value	Reserve value	Giá trị ghi sổ	Book value
+ Payments made on behalf of others	62.529.000		62.529.000	
+ Other receivables	41.426.628.227		38.034.669.200	
Total	41.489.157.227		38.097.198.200	

5. Assets awaiting processing (Details of each type of missing asset)

Target	30/06/2026		01/01/2026	
	Quantity	Value	Quantity	Value
a) Cash;	0	0	0	0
b) Inventory;	0	0	0	0
c) Fixed assets;	0	0	0	0
d) Other assets.	0	0	0	0
Total	0	0	0	0

Businesses must provide further clarification regarding the timeframe within which they will identify the causes of each type of pending asset shortage, the results of handling pending assets in the previous period's Statement of Financial Position (those processed in this period and those not processed in this period), and the reasons why pending assets were reflected in the previous period's Statement of Financial Position but not processed in this period, etc.

6. Non-performing loans

Target	30/06/2026			01/01/2026		
	Original debt value	Recoverable value	Debtor	Original debt value	Recoverable value	Debtor
- Total value of overdue or non-overdue receivables and loans (including details of the overdue period and the value of overdue receivables and loans for each party if the receivables for each party account for 10% or more of the total overdue debt)	0	0	0	0	0	0
- Likelihood of recovering overdue receivables	0	0	0	0	0	0
Total	0	0	0	0	0	0

- Explanation of penalties, late payment interest, etc., arising from accounts receivable that are uncollectible and therefore not recognized as revenue by the business.

7. Inventory:

Target	30/06/2026		01/01/2026	
	Original Price	Reserved	Original Price	Reserved
- Raw materials	29.539.458.975	0	27.431.803.909	0
- Tools and equipment	324.974.677	0	449.405.500	0

- Work-in-progress production costs	2.095.102.089	0	2.095.102.089	0
- Products	760.452.940	0	644.632.404	0
Total	32.719.988.681	0	30.620.943.902	0

8. Long-term work-in-progress assets

Target	30/06/2026		01/01/2026	
	Book value	Reserve value	Giá gốc	Book value
a) Long-term work-in-progress production and business costs (Details for each type, stating the reason why the production process of the work-in-progress asset was interrupted unusually)	0	0	0	0
Total	0	0	0	0
b) Work-in-progress construction (Details for projects accounting for 10% or more of the total construction value)	0	0	0	0
- Procurement	0	0	0	0
- Construction	5.855.888.790	0	6.162.961.843	0
- Periodic repair and maintenance	0	0	0	0
- Upgrading and renovation of fixed assets	0	0	0	0
This includes details of items accounting for 10% or more of the total:				
+ Water Supply Project for 3 Districts (EaKar - Buon Don - Krong Nang)	1.204.830.684			
+ Repair and maintenance work by Phan H. Chú from Road 10-3 to the bridge (section from KM0+220 to KM1+390...) Thanh Nhat Ward, Dak Lak	1.014.888.519			
+ Renovation and replacement of PVC pipes 42+60 = HDPE pipes 63 Ong I. Khiem.....N.H. Tho street (section from T.Q. Thao to P.N. Thach), Tan An Ward, Dak Lak	892.097.811			
+ Relocation of HDPE D63 and D140MM pipelines in Buon Nieng, M'Re, Hoa Xuan Commune, Buon Ma Thuot City, Dak Lak Province.	592.017.810			
Total	5.855.888.790	0	6.162.961.843	0

9. Increase and decrease in tangible fixed assets

Item	Houses, buildings	Machinery and equipment	Transportation and transmission	Management equipment and tools	Perennial plants, animals that work for the product	Other fixed assets	Total
Original Cost							
Beginning Balance	147.385.969.978	165.787.388.929	884.484.442.074	861.328.454		2.654.089.388	1.201.173.218.823
- Purchases during the year		5.058.354.381	10.124.022.925				15.182.377.306
- Completed capital construction investments	195.761.215						195.761.215
- Other increases							
- Transfer to investment properties							
- Disposal/Sale							
- Other decreases							
Item	147.581.731.193	170.845.743.310	894.608.464.999	861.328.454		2.654.089.388	1.216.551.357.344
Ending Balance Accumulated Depreciation Value							
Beginning Balance	97.628.137.278	108.381.675.691	516.130.911.778	749.955.280		2.625.283.510	725.515.963.537
- Depreciation during the year	3.966.076.122	10.926.901.359	31.851.317.847	13.514.550		2.304.468	46.760.114.346
- Other increases							
- Transfer to investment properties							
- Disposal/Sale							
- Other decreases							
Ending Balance	101.594.213.400	119.308.577.050	547.982.229.625	763.469.830		2.627.587.978	772.276.077.883
Remaining Value							
- As of the beginning of the year	49.757.832.700	57.405.713.238	368.353.530.296	111.373.174		28.805.878	475.657.255.286
- As of the end of the period	45.987.517.793	51.537.166.260	346.626.235.374	97.858.624		26.501.410	444.275.279.461

10. Increases and decreases in intangible fixed assets

Item	Software program	Other fixed assets	Total
Original cost			

Beginning balance	3.906.370.000	3.615.264.545	7.521.634.545
- Purchases during the year			
- Internal creations			
- Increases due to business combinations			
- Other increases			
- Liquidation/sale			
- Other decreases			
End-of-year balance	3.906.370.000	3.615.264.545	7.521.634.545
Accumulated Depreciation Value			
Beginning Balance	2.626.780.738	2.855.727.808	5.482.508.546
- Depreciation during the year	281.462.706	223.487.084	504.949.790
- Other increases			
- Disposal/Sale			
- Other decreases			
Ending Balance	2.908.243.444	3.079.214.892	5.987.458.336
Remaining Value			
- As of the beginning of the year	1.279.589.262	759.536.737	2.039.125.999
- As of the end of the year	998.126.556	536.049.653	1.534.176.209

11. Increase or decrease in leased fixed assets:

Item	Houses, buildings	Machinery and equipment	Transportation and transmission	...	Total
Original Cost	0	0	0	0	0
Beginning Balance	0	0	0	0	0
- Financial Leases during the year	0	0	0	0	0
- Purchase of leased assets	0	0	0	0	0
- Other Increases	0	0	0	0	0
- Return of leased assets	0	0	0	0	0
- Other Decreases	0	0	0	0	0
Ending Balance	0	0	0	0	0
Accumulated Depreciation Value	0	0	0	0	0
Beginning Balance	0	0	0	0	0
- Depreciation during the year	0	0	0	0	0
- Purchase of leased assets	0	0	0	0	0
- Other Increases	0	0	0	0	0
- Return of leased assets	0	0	0	0	0
- Other Decreases	0	0	0	0	0
Ending Balance	0	0	0	0	0
Remaining Value	0	0	0	0	0
- As of the first day of the year	0	0	0	0	0
- As of the last day of the year	0	0	0	0	0

- Additional lease payments are recognized as expenses in the year;

- Basis for determining additional lease payments;

- Lease extension clauses or the right to purchase the asset;

- Detailed explanation of the list of existing leased fixed assets with a value of 10% or more of the total value of the leased fixed assets.

12. Biological assets**12.1. Other biological assets, excluding animals that periodically reach maturity**

Criteria	30/06/2026		01/01/2026	
	Original Price	Recoverable Value	Original Price	Recoverable Value
1. Livestock for single-product production	0	0	0	0
a) Short-term livestock for single-product production	0	0	0	0
b) Long-term livestock for single-product production	0	0	0	0
2. Seasonal or single-product crops	0	0	0	0
a) Short-term seasonal or single-product crops	0	0	0	0
b) Long-term seasonal or single-product crops	0	0	0	0
3. Livestock for periodic production that have not reached maturity	0	0	0	0

- Description of biological assets accounting for 10% or more of the total biological asset value: nature and characteristics of each type of biological asset, accounting policies applied to each type of biological asset, etc.;

- Method of allocating care and cultivation costs during the period for parent biological assets, newly created biological assets, agricultural products, etc.;

- Method of depreciating biological assets;
- Useful life/depreciation rate of biological assets;
- Total book value and accumulated depreciation value at the beginning and end of the accounting period;
- Provisions for losses on biological assets (if any);
- Value of biological assets used as collateral or security for liabilities at the end of the period;
- Commitments for investment or purchase of biological assets;
- Changes such as disclosures regarding the fair value less costs of sale of observable and measurable biological assets (if any);
- Disclosures regarding other matters related to biological assets.

12.2. Animals that produce meat periodically reach maturity

Item	Group 1	Group 2			Total
Original Cost	0	0	0	0	0
Beginning Balance	0	0	0	0	0
- Financial Leases during the year	0	0	0	0	0
- Purchase of leased assets	0	0	0	0	0
- Other Increases	0	0	0	0	0
- Return of leased assets	0	0	0	0	0
- Other Decreases	0	0	0	0	0
Ending Balance	0	0	0	0	0
Accumulated Depreciation Value	0	0	0	0	0
Beginning Balance	0	0	0	0	0
- Depreciation during the year	0	0	0	0	0
- Purchase of leased assets	0	0	0	0	0
- Other Increases	0	0	0	0	0
- Return of leased assets	0	0	0	0	0
- Other Decreases	0	0	0	0	0
Ending Balance	0	0	0	0	0

Groups 1, 2,... are categorized by animal group for products that periodically reach maturity according to the business's classification.

13. Increase and decrease in investment properties:

Item	Beginning Balance	ncrease During the Year	Decrease During the Year	Ending Balance
a) Investment properties for lease	0	0	0	0
Original cost	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0
Accumulated depreciation	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0

Remaining value	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0
b) Investment properties held for appreciation	0	0	0	0
Original cost	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0
Loss due to depreciation	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0
Remaining value	0	0	0	0
- Land use rights	0	0	0	0
- House	0	0	0	0
- House and land use rights	0	0	0	0
- Infrastructure	0	0	0	0

- The remaining value at the end of the period of investment properties used as collateral for loans;

- The original cost of investment properties that have been fully depreciated but are still being leased or held awaiting appreciation;

- Detailed explanation of the list of existing and liquidated/sold investment properties during the period that account for 10% or more of the total investment property value;

- Explanation of data and other justifications.

14. Pending costs

Item	30/06/2026	01/01/2026
a) Short-term (details by expenditure item)	15.285.034.526	15.060.104.779
b) Long-term (details by expenditure item)		
Total	15.285.034.526	15.060.104.779

15. Other assets

Item	30/06/2026	01/01/2026
a) Short-term (detailed by item)		
b) Long-term (detailed by item)		
Total		

16. Loans and financial leases

Item	30/06/2026	During the year		01/01/2026
		Increase	Reduction	
a) Short-term loans	35.341.574.349			56.347.590.928
- Short-term loans	5.209.821.060			26.215.837.639

Military Commercial Joint Stock Bank – Dak Lak Branch	5.209.821.060	19.833.419.290	40.839.435.869	26.215.837.639
- Long-term loans due for repayment				30.131.753.289
Asian Development Bank	30.131.753.289			30.131.753.289
b) Long-term loans	331.449.287.498			331.449.287.498
Asian Development Bank	331.449.287.498			331.449.287.498
c) Loans from related parties	0			0
Total	366.790.861.847	19.833.419.290	40.839.435.869	387.796.878.426

d) Financial lease liabilities (detailed explanation by subject if the balance accounts for 10% or more of the total financial lease liability balance)

Term	30/06/2026			01/01/2026		
	Total financial lease payments	Paying rent interest	Repay the principal	Total financial lease payments	Paying rent interest	Repay the principal
1 year or less						
1 year to 5 years						
Over 5 years						
Financial lease liabilities from related parties						
Total						

d) Amount of overdue loans and financial leases that remain unpaid (provide detailed explanation by entity if the balance accounts for 10% or more of the total outstanding overdue loans and financial leases).

Term	30/06/2026		01/01/2026	
	Principal	Interest	Principal	Interest
- Loans				
- Financial lease liabilities				
- Reasons for overdue payments				
Total				

e) Loans and financial lease liabilities from related parties that are overdue but remain unpaid

Term	30/06/2026		01/01/2026	
	Principal	Interest	Gốc	Principal
- Loans	0	0	0	0
- Financial lease liabilities	0	0	0	0
- Reasons for overdue payments	0	0	0	0
Total	0	0	0	0

17. Payable to the seller

Term	30/06/2026	01/01/2026
a) Short-term payables to suppliers		
- Details for each entity accounting for 10% or more of the total amount payable:	1.790.485.100	383.965.100
+ Saigon Measurement Engineering Co., Ltd.	1.012.500.000	
+ Minh Hoa Investment Joint Stock Company Branch	394.020.000	0
+ Thinh Hung Underground Engineering Co., Ltd.	383.965.100	383.965.100

(XNTV)		
- Payables to other parties	1.911.221.127	5.076.219.050
Total	3.701.706.227	5.460.184.150
b) Long-term payables to suppliers (details similar to short-term)		0
Total		
c) Overdue debts not yet paid	...	0
- Details for each party accounting for 10% or more of the total overdue amount	...	0
- Other parties	...	0
Total	...	0
d) Payables to related parties (details for each party)	...	0

18. Dividends and profits must be returned.

Item	30/06/2026	01/01/2026
Dividends and profits payable	793.700.000	12.140.900.000

- Explanation of the payment deadline for dividends or profits in cash or non-monetary assets to shareholders, owners, etc.

- Dividends and profits that were committed to be paid but have exceeded the deadline and have not yet been paid by the enterprise to shareholders, owners, etc.

19. Taxes and other payments due to the government

Item	01/01/2026	Amount due during the year	Amount actually paid during the year	30/06/2026
a) Payable	13.572.121.109	24.480.688.760	27.433.062.727	10.619.747.142
- Short-term	13.572.121.109	24.480.688.760	27.433.062.727	10.619.747.142
+ Corporate income tax	9.866.378.729	7.428.870.924	9.866.378.729	7.428.870.924
+ Personal income tax	1.046.976.856	246.277.025	1.185.619.301	107.634.580
+ Resource tax	213.167.220	1.329.934.290	1.322.081.370	221.020.140
+ Land and property tax and land rent	0	0	0	0
+ Other taxes	0	5.044.208	5.044.208	0
+ Fees, charges and other amounts	2.445.598.304	15.470.562.313	15.053.939.119	2.862.221.498
- Long-term	0	0	0	0
Total	13.572.121.109	24.480.688.760	27.433.062.727	10.619.747.142
b) Receivable	18.684.529.976	6.511.496.480	6.511.496.480	12.173.033.496
- Short-term	18.684.529.976	6.511.496.480	6.511.496.480	12.173.033.496
+ Deductible VAT	18.684.529.976	6.511.496.480	6.511.496.480	12.173.033.496
- Long-term	0	0	0	0
Total	18.684.529.976	6.511.496.480	6.511.496.480	12.173.033.496

20. Costs payable

Item	30/06/2026	01/01/2026
a) Short-term	6.995.280.196	5.698.349.954
b) Long-term (detailed by expense item)	0	0
Total	6.995.280.196	5.698.349.954

21. Other payables

Item	30/06/2026	01/01/2026
a) Short-term	25.384.012.365	25.221.168.792
- Trade union funds	134.368.948	27.268.414
- Accepting short-term deposits and collateral.	2.768.099.343	2.416.999.343
- Other payables and accruals	13.089.233.273	25.193.900.378
Total	15.991.701.564	27.638.168.135
b) Long-term	0	0
- Long-term deposits and collateral received	0	0
c) Overdue debts (details of each item, clearly stating the reasons for overdue payments)	0	0

22. Revenue awaiting allocation

Item	30/06/2026	01/01/2026
a) Short-term (details of each item)	0	0
b) Long-term (details of each item)	0	0
c) Possibility of not fulfilling the contract with the customer (details of each item, reasons for inability to fulfill the contract with the customer)	0	0
Total	0	0

23. Bonds Issued**23.1. Ordinary Bonds (details by type)**

Item	30/06/2026	01/01/2026
a) Bonds Issued		
- Issued at Par Value		
- Issued at Discount		
- Issued at Premium		
Total		
b) Detailed Explanation of Bonds Held by Related Parties (by Bond Type)		
c) Bond Issuance Costs		
Total		

Businesses must provide detailed information on the issuance date; the number of each type of bond issued; the interest rate of the issued bonds; the principal term of the issued bonds according to each group of bonds issued at par value, with or without discount or premium; the method of allocating the discount or premium, bond issuance costs, etc.

23.2. Convertible Bonds:

Businesses must provide information on:

a) Convertible bonds at the beginning of the period:

- Issuance date, principal term and remaining term of each type of convertible bond;
- Number, par value, interest rate of each type of convertible bond;
- Conversion ratio to shares for each type of convertible bond;
- Discount rate used to determine the principal value of each type of convertible bond;
- Value of the principal and stock options of each type of convertible bond.

b) Additional convertible bonds issued during the period:

- Issuance date, principal term of each type of convertible bond;
- Number, face value, and interest rate of each type of convertible bond;

- Conversion ratio to shares for each type of convertible bond;
 - Discount rate used to determine the principal value of each type of convertible bond;
 - Value of the principal and stock options of each type of convertible bond.
- c) Convertible bonds converted to shares during the period:
- Number of each type of bond converted to shares during the period;
 - Number of additional shares issued during the period to convert bonds;
 - Value of the principal of convertible bonds added to equity.
- d) Convertible bonds that have matured but have not been converted to shares during the period:
- Number of each type of bond that has matured but has not been converted to shares during the period;
 - Value of the principal of convertible bonds repaid to investors.
- e) Convertible bonds at the end of the period:
- Original term and remaining term of each type of convertible bond;
 - The number, face value, and interest rate of each type of convertible bond;
 - The conversion ratio to shares for each type of convertible bond;
 - The discount rate used to determine the principal value of each type of convertible bond;
 - The principal value and the share option value of each type of convertible bond.
- e) Detailed explanation of convertible bonds held by related parties (the explanation content is similar to items a, b, c, d, and e above).

24. Preferred shares classified as liabilities:

- Par value;
- Issuer (management, officers, employees, other parties);
- Mandatory repurchase clause or the issuer must pay a fixed dividend regardless of the issuer's business results (Time, repurchase price, other basic terms in the issuance contract);
- Value repurchased during the period;
- Other disclosures.

25. Provisions for liabilities

Item	01/01/2026	Provisions increased during the year	Provisions decreased during the year	30/06/2026
a) Short-term (Details by type of provision)				
Total				
b) Long-term (similar to short-term)				
Total				

- Businesses must provide information regarding legal or joint obligations, including estimated values (if any), related to environmental restoration, cleanup, restoration, and site return obligations.
- Provide detailed explanations of the total estimated costs incurred by the business for severance pay to employees as stipulated by labor laws.

26. Deferred income tax assets and deferred income tax liabilities

a) Deferred income tax assets

Item	30/06/2026	01/01/2026
- Corporate income tax rate used to determine the value of deferred income tax assets		
- Deferred income tax assets related to deductible temporary differences	...	...
- Deferred income tax assets related to unused tax losses	...	...
- Deferred income tax assets related to unused tax incentives	...	...

- Other decreases									
Year-end balance	315.200.000.000	0	0	0	0	0	154.174.447.995		469.374.447.995

b) Details of owner's capital contribution

Item	30/06/2026	01/01/2026
- Capital contribution of the parent company (if a subsidiary)	0	0
- Capital contribution of other entities	315.200.000.000	315.200.000.000
+ People's Committee of Dak Lak Province	113.472.000.000	113.472.000.000
+ Pham Thi Linh	78.181.000.000	78.181.000.000
+ Do Hoang Phuc	50.000.000.000	50.000.000.000
+ Do Hoang Phuong	58.352.000.000	58.352.000.000
+ Other shareholders	15.195.000.000	15.195.000.000
Total	315.200.000.000	315.200.000.000

c) Capital transactions with owners and dividend distribution, profit sharing

Item	30/06/2026	01/01/2026
- Owner's investment capital	315.200.000.000	315.200.000.000
+ Capital contributed at the beginning of the year	315.200.000.000	315.200.000.000
+ Capital contributed during the year	0	0
+ Capital contributed during the year	0	0
+ Capital contributed at the end of the year	315.200.000.000	315.200.000.000
- Dividends and profits distributed	0	31.520.000.000

d) Stocks

Item	30/06/2026	01/01/2026
- Number of shares registered for issuance	31.520.000	31.520.000
- Number of shares sold to the public	31.520.000	31.520.000
+ Common shares	31.520.000	31.520.000
+ Preferred shares (classified as equity)	0	0
- Number of shares repurchased (treasury shares, shares repurchased from oneself)	0	0
+ Common shares	31.520.000	31.520.000
+ Preferred shares (classified as equity)	0	0
- Number of shares outstanding	31.520.000	31.520.000
+ Common shares	31.520.000	31.520.000
+ Preferred shares (classified as equity)	0	0

* Par value of outstanding shares: VND 10,000/share.

d) Dividends and Profits

- Dividends and profits announced after the end of the accounting year:

+ Dividends and profits announced on common shares or charter capital:

+ Dividends announced on preferred shares:

+ Stock dividends:

+ Profits distributed to supplement the charter capital of the invested enterprise:

- Accumulated dividends on preferred shares not yet recognized:

- Explanation regarding why the enterprise is not allowed to use the entire amount of money it has collected from the public offering of shares that is currently frozen.

e) Reasons for the increase/decrease in items belonging to the enterprise's equity:

- Capital surplus;
- Convertible bond options;
- Development investment fund;
- Shares repurchased from itself;
- Other funds belonging to equity;

g) Income and expenses, profit or loss recognized directly in equity in accordance with specific Vietnamese Accounting Standards.

28. Revaluation Differences

Item	30/06/2026	01/01/2026
Reasons for the change between the beginning and end-of-year figures (in which cases was the revaluation carried out, which assets were revalued, according to which decision?...)	...	...

29. Exchange rate difference

Item	30/06/2026	01/01/2026
- Exchange rate differences arising from the conversion of financial statements prepared in foreign currency to VND	...	...
- Exchange rate differences arising from other causes (specify the cause)	...	...

30. Items outside the Statement of Financial Position

tem	30/06/2026	01/01/2026
a) Leased Assets: Total minimum future lease payments of non-cancellable operating leases for the following terms:	...	...
- 1 year or less	...	...
- 1 year to 5 years	...	...
- 5 years	...	...

- Businesses must disclose the quantity, type, characteristics, nature, lease term, etc., of each type or group of leased assets at the end of the accounting period.

b) Assets held in custody, consigned, processed, or entrusted for import/export

- Provide details on the value and reasons for large sums of cash and cash equivalents held by the business but not used due to legal restrictions or other constraints that the business must comply with.

- Provide detailed details on the nature, quantity, type, technical specifications, specifications, quality, etc., of each type of product, material, goods, or asset held in custody or processed, at the end of the accounting period. For logistics businesses, warehouse management must provide detailed information about the goods being held in custody, the rights and obligations of the parties involved in the safekeeping of those goods, and any significant risks associated with the goods being held in custody. If it is not possible to provide specific information about the goods being held in custody, the reason for this inability must be clearly stated and explained.

- Goods received for consignment, sale on consignment, agency sales, or import/export consignment: Businesses must provide detailed information about the quantity, type, specifications, and quality of each type of goods;

- Assets received as collateral or mortgage: Businesses must provide detailed information about each type of asset received as collateral or mortgage; each term and the subject of the collateral or mortgage;...

- Assets belonging to other entities found to be in excess during inventory.

c) Infrastructure assets not included in the state capital component of the enterprise: The enterprise must provide details on the original cost and accumulated depreciation as prescribed by relevant laws.

d) Assets of the enterprise used as collateral or mortgage: The enterprise must provide detailed details for each type of asset used as collateral or mortgage; each term and the recipient of the collateral or mortgage, etc.

e) Foreign currencies of all kinds: The enterprise must provide detailed details on the quantity of each type of foreign

currency in its original currency.

Monetary gold: The enterprise must present the quantity in domestic units.

Precious metals and gemstones: The enterprise must provide detailed details on the original cost, quantity, and type of precious metals and gemstones.

f) Non-performing loans written off: The enterprise must provide detailed details on the value (in original currency and VND) of non-performing loans written off within 10 years from the date of writing off, for each entity and the reason for writing off the non-performing loan.

g) Interest on deferred or installment payments when purchasing assets: The enterprise must disclose the number of deferred or installment payment periods; the total interest payable; the amount of interest paid; and the remaining interest payable when purchasing assets on deferred or installment payments.

h) Interest on deferred or installment payments when selling assets: The enterprise must disclose the number of deferred or installment payment periods; the total interest receivable; the amount of interest collected; and the remaining interest receivable when selling assets on deferred or installment payments.

i) Other information on items outside the Financial Statements to provide useful information to users of the report.

31. The value of assets held by the enterprise from other parties but whose use is restricted due to legal limitations, or liabilities that the enterprise is obligated to pay under contractual agreements or legal regulations (e.g., assets under BCC contracts, funds frozen when a public company issues/offers shares to raise capital from shareholders, etc.).

Item	This quarter	Last quarter
Assets		
- Cash and cash equivalents	...	...
- Accounts receivable	...	...
- Inventory	...	...
- Fixed assets	...	...
- Investment properties	...	...
- Other assets	...	...
Total	...	...
Liabilities		
- Accounts payable to suppliers	...	...
- Loans payable	...	...
- Accrued expenses	...	...
- Other payables	...	...
Total	...	...

32. Other information that the business deems necessary to explain or clarify further to provide useful information to users:

- Explanation of information regarding the basis for determining the value of non-monetary assets that are donated or gifted;
- Other information.

VII. Additional information for items presented in the Statement of Income

Unit: VND

1. Total revenue from sales and services

Item	This quarter of this year	This quarter of last year
a) Revenue	95.719.527.479	87.937.937.531
- Revenue from the sale of products and goods (excluding revenue from the sale and liquidation of investment properties)	95.719.527.479	87.937.937.531
- Revenue from the provision of services (excluding construction services)	0	0
- Revenue from construction services	0	0
+ Revenue from construction services generated during the period	0	0

+ Total cumulative revenue from construction services recognized up to the end of the accounting period	0	0
- Revenue from subsidies and price support	0	0
- Other revenue	0	0
Total	95.719.527.479	87.937.937.531
b) Revenue from related parties (details for each party)	0	0

2. Revenue deductions

Item	This quarter of this year	This quarter of last year
- Trade discounts	0	0
- Sales rebates	0	0
- Sales returns	43.960.675	44.935.558
Total	43.960.675	44.935.558

3. Cost of goods sold

Item	This quarter of this year	This quarter of last year
- Cost of goods sold (excluding the remaining value and costs of selling and liquidating investment properties)	38.168.744.418	37.047.365.448
- Cost of services provided (including construction services)	0	0
- Value of inventory lost during the period	0	0
- Value of each type of inventory lost beyond the standard during the period	0	0
- Production costs exceeding normal levels directly included in the cost of goods sold	0	0
- Provision for inventory devaluation, provision for devaluation of biological assets	0	0
- Amounts recorded as reductions in the cost of goods sold	0	0
Total	38.168.744.418	37.047.365.448

4. Profit/loss from the sale and liquidation of investment properties.

Item	This quarter of this year	This quarter of last year
- Revenue from the sale and liquidation of investment properties	0	0
- Remaining value of investment properties	0	0
- Costs incurred in the sale and liquidation of investment properties	0	0
- Profit/loss from the sale and liquidation of investment properties	0	0

5. Financial operating revenue

Item	This quarter of this year	This quarter of last year
- Interest on deposits and loans	574.165.941	133.219.281
- Profit from the sale or liquidation of financial investments	0	0
- Dividends and profits distributed in cash or non-monetary assets	0	0
- Exchange rate gains	0	0
- Interest on deferred or installment sales	0	0
- Payment discounts received	0	0
- Other financial operating revenue	0	0
Total	574.165.941	133.219.281

6. Financial costs

Item	This quarter of this year	This quarter of last year
- Borrowing costs	5.275.570.969	4.675.762.555
- Losses from the sale or liquidation of financial investments	0	0
- Exchange rate losses	0	6.742.718.066
- Interest on deferred or installment purchases	0	0
- Discounts payable	0	0
- Provisions for impairment of trading securities and provisions for investment losses in other entities	0	0
- Costs of unsuccessful bond and stock issuances	0	0
- Other financial expenses	0	0
- Amounts reducing financial expenses	0	0
Total	5.275.570.969	11.418.480.621

7. Other income

Item	This quarter of this year	This quarter of last year
- Liquidation and sale of fixed assets	0	0
- Profit from revaluation of assets when contributing capital	0	0
- Fines collected	0	0
- Tax reductions	0	0
- Amounts received as support, sponsorship, gifts, or donations recorded as other income	0	0
- Other amounts	695.650.596	664.841.980
Total	695.650.596	664.841.980

8. Other expenses

Item	This quarter of this year	This quarter of last year
- Remaining value of fixed assets and costs of liquidation and sale of fixed assets	0	0
- Losses due to revaluation of assets when contributing capital	0	0
- Penalties	0	0
- Other expenses	4.725.854	7.009.116
Total	4.725.854	7.009.116

9. Selling expenses and administrative expenses

Item	This quarter of this year	This quarter of last year
a) Business management expenses incurred during the period:	6.769.638.912	10.048.915.535
- Details of items accounting for 10% or more of total business management expenses	2.073.100.770	2.540.932.727
+ Depreciation	1.104.389.736	1.105.895.265
+ Pay for other expenses	968.711.034	1.435.037.462
- Other business management expenses	4.696.538.142	7.507.982.808
b) Selling expenses incurred during the period:	12.859.678.224	12.005.103.375
- Details of items accounting for 10% or more of total selling expenses	10.626.736.417	10.327.281.709

+ Depreciation	10.626.736.417	10.327.281.709
- Other selling expenses	2.232.941.807	1.677.821.666
c) Reductions in selling expenses and business management expenses:	0	0
- Reversal of provisions for product, goods, and construction warranty	0	0
- Reversal of provisions for restructuring and other provisions	0	0
- Other reductions	0	0

10. Production and business costs by element

Item	This quarter of this year	This quarter of last year
- Raw material and supplies costs	4.944.958.517	3.363.886.991
- Labor costs	9.110.249.831	8.096.240.200
- Depreciation costs of fixed assets	11.956.897.341	12.885.061.770
- Costs of outsourced services	1.920.025.383	442.220.000
- Other cash expenses	821.545.304	893.143.934
Total	28.753.676.376	25.680.552.895

11. Corporate income tax expense

Item	This quarter of this year	This quarter of last year
- Pre-tax accounting profit	33.867.024.964	18.164.189.139
- Tax calculated at the current corporate income tax rate	...	...
Adjustments (depending on the specific characteristics of the business, explain the adjustments accordingly):	...	...
- Non-taxable income	...	...
- Non-deductible expenses	...	...
- Provisions for shortfalls/excesses from previous years	...	...
...	...	...
Corporate Income Tax Expense	3.800.946.180	1.985.133.157
Current Corporate Income Tax Expense	3.800.946.180	1.985.133.157
Deferred Corporate Income Tax Expense (**)	...	...
Corporate Income Tax Expense (*)	3.800.946.180	1.985.133.157

(**) Deferred Corporate Income Tax Expense	This quarter of this year	This quarter of last year
- Deferred corporate income tax expense arising from taxable temporary differences	...	...
- Deferred corporate income tax expense arising from the reversal of deferred income tax assets	...	...
- Deferred corporate income tax income arising from deductible temporary differences	(...)	(...)
- Deferred corporate income tax income arising from unused tax losses and tax credits	(...)	(...)
- Deferred corporate income tax income arising from the reversal of deferred income tax payable	(...)	(...)
- Total deferred corporate income tax expense	...	...

VIII. Thông tin bổ sung cho các khoản mục trình bày trong Báo cáo lưu chuyển tiền tệ

IX. Other Information

1. Contingent liabilities, commitments and other financial information:
2. Events occurring after the end of the accounting year:
3. Information on related parties (in addition to information already disclosed in the sections above).
4. Presentation of assets, revenue, and business results by segment (by business sector or geographic area) as prescribed by Vietnamese Accounting Standard No. 28 - Segment Reporting
 - (1):...
 - (2):...
5. Comparative information (changes in information in the Financial Statements of previous accounting periods):
6. Information on the fulfillment of the going concern assumption applicable in cases where the Board of Directors determines that there exist events or conditions that may cast substantial doubt on the entity's ability to continue as a going concern. In that case, the disclosures to the company's financial statements must:
 - Fully describe the principal events or conditions that give rise to substantial doubt about the company's ability to continue operating and the plans of the Board of Directors to address these events or conditions;
 - Clearly state the uncertainties that the Board of Directors is aware of relating to the events or conditions that may give rise to substantial doubt about the company's ability to continue operating;
 - The conclusion of the Board of Directors on whether or not there are material uncertainties relating to the company's ability to continue operating, thereby determining whether or not the company can recover its assets and pay its liabilities in the normal course of its business.
7. Disclosures on significant assumptions and estimates, including:
 - a) The nature of the assumptions or uncertainties of the estimates;
 - b) Reasons and amounts that may be affected by assumptions or uncertainties in the estimates;
 - c) Assessment of the likelihood of different scenarios occurring;
 - d) Measures/solutions that the Board of Directors intends to implement to mitigate the impact on items in the Financial Statements if uncertainty may occur in the following fiscal year.
8. Other measures/solutions

X. Amendments and additions to the form, names and content of indicators of the Financial Statements compared to the Financial Statement form prescribed by the Ministry of Finance (if any)

- Names of indicators that have been amended or supplemented according to regulations: ...
- Content of indicators that have been amended or supplemented according to regulations:
- Reasons for change:...

Prepared, day 20 month 07 year 2026

Prepared by
(Signature, full name)

Nong Be Duy

Chief Accountant
(Signature, full name)

Nguyen Thi Thuy Hang

Chairman of the Board
(Signature, full name, seal)



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc