

Số/ Number: 22 /CBTT-QNW

Quảng Ngãi, ngày 27 tháng 07 năm 2026
Quang Ngai, July 27, 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 Cấp thoát nước và Xây dựng Quảng Ngãi thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 1 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

In accordance with Clauses 3 and 4 of Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Quang Ngai Water Supply and Construction Joint Stock Company hereby discloses its financial statements for the second quarter of 2026 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 Website: capnuocqni.com.vn

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

- BCTC quý 2 năm 2026/ Financial report for the second quarter of 2026:

- ☐ 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);



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- ☐ 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 2026)/ 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

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Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 27/07/2026 tại đường dẫn: <https://capnuocqni.com.vn/quan-he-co-dong/bao-cao-tai-chinh/>. This information was published on the Company's website on July 27, 2026 at the link: <https://capnuocqni.com.vn/quan-he-co-dong.html/>.

Tài liệu đính kèm/ Attached documents:

- BCTC/ financial report;



Đại diện tổ chức/ Organization representative

Người đại diện theo Pháp luật/ Legal

Representative

Giám đốc/Director



Nguyễn Đăng Đơ



**QUANG NGAI WATER SUPPLY SEWERAGE AND
CONSTRUCTION JOINT STOCK COMPANY**

Tax code : 4300326264

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

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**CONSOLIDATED FINANCIAL
STATEMENTS
QUARTER II/2026**

The report includes:

- Statement of financial position
- Statements of performance
- Statements of cash flow
- Notes to financial statements

Quang Ngai, July 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Quarter II/2026

As of June 30, 2026

Unit: VND

Opening balance

ASSETS	Code	Note	Closing balance	Opening balance
SHORT-TERM ASSETS	100		212.170.151.653	189.012.626.218
I. Cash and cash equivalents	110	3	102.913.607.660	81.579.906.839
1. Cash	111		8.712.971.301	3.652.507.241
2. Cash equivalents	112		94.200.636.359	77.927.399.598
II. Short-term investments	120	4	81.520.761.410	82.652.050.024
1. Short-term investments held until maturity	123		81.520.761.410	82.652.050.024
III. Short-term receivables	130		17.021.292.873	15.072.704.743
1. Short-term trade receivables	131	5	13.190.128.392	11.905.039.338
2. Short-term advances to suppliers	132	6	1.514.703.620	1.464.137.259
3. Other short-term receivables	135	7a	5.332.088.228	4.719.155.513
4. Provision for doubtful short-term receivables	136		(3.016.065.076)	(3.016.065.076)
5. Short-term allowance for doubtful debts (*)	137		437.709	437.709
IV. Inventories	140	8	10.062.727.337	8.078.500.243
1. Inventories	141		18.915.006.099	16.930.779.005
2. Allowance for inventories (*)	142		(8.852.278.762)	(8.852.278.762)
V. Other short-term assets	160	13a	651.762.373	1.629.464.369
1. Short-term deferred costs	161		269.371.346	241.842.358
2. deductible value-added tax	162		53.419.584	1.146.490.814
3. Taxes and other amounts due to the State	163		328.971.443	241.131.197
LONG-TERM ASSETS	200		109.100.553.377	112.425.716.608
I. Long-term receivables	210		119.638.560	119.638.560
1. Other long-term receivables	215	7b	2.283.710.360	2.283.710.360
2. Provision for long-term doubtful receivables (*)	216		(2.164.071.800)	(2.164.071.800)
II. Fixed assets	220		68.765.910.739	75.400.241.516
1. Tangible fixed assets	221	9	68.765.910.739	75.400.241.516
- Cost	222		254.355.104.953	253.111.172.953
- Accumulated depreciation (*)	223		(185.589.194.214)	(177.710.931.437)
2. Intangible fixed assets	227	10	-	-
- Cost	228		660.245.455	660.245.455
- Accumulated amortisation (*)	229		(660.245.455)	(660.245.455)
IV. Long-term assets in progress	250	11	22.589.029.146	18.993.945.166
1. Construction in progress costs	252		22.589.029.146	18.993.945.166
VI. Other long-term assets	270		17.625.974.932	17.911.891.366
1. Long-term prepaid expenses	271	12	17.625.974.932	17.911.891.366
2. Goodwill	279	15	-	-
TOTAL ASSETS	280		321.270.705.030	301.438.342.826

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Quarter II/2026

As of June 30, 2026

(Next)

RESOURCES	Code	Note	Closing balance	Unit: VND Opening balance
LIABILITIES	300		59.565.277.155	30.500.456.527
I. Short-term liabilities	310		55.286.169.571	25.906.968.659
1. Short-term trade payables	311	13	5.712.160.852	6.604.815.244
2. Short-term advances from customers	312	16	2.331.850.111	1.067.954.740
3. Dividends and profits must be paid.	313	18b	25.892.060.922	572.192.100
4. Short-term taxes and other payments to the government	314	14	5.415.811.655	2.801.796.877
5. Workers must be paid.	315		6.838.424.114	9.341.033.066
6. Short-term liabilities	316	17a	660.823.313	807.040.816
7. Short-term unearned revenue	319		887.461.559	887.461.559
8. Other short-term payables	320	18a	2.043.309.352	1.181.772.349
9. Short-term loans and financial leases	321	19	759.353.688	759.353.688
10. Bonus and welfare fund	323		4.744.914.005	1.883.548.220
II. Long-term liabilities	330		4.279.107.584	4.593.487.868
1. Long-term costs	334	17b	547.033.999	601.737.439
2. Other long-term payables	338		315.000.000	195.000.000
3. Long-term loans and financial leases	339	19	3.417.073.585	3.796.750.429
EQUITY	400	20	261.705.427.875	270.937.886.299
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		38.659.184.402	20.702.879.402
4. Retained earnings	420		20.429.450.612	47.667.766.022
- Retained earnings/(losses) accumulated to the prior year end	420a		839.203.361	7.764.823.492
- Retained earnings/(losses) of the current year	420b		19.590.247.251	39.902.942.530
5. Non-controlling shareholder interests	429		2.602.141.455	2.552.589.469
TOTAL RESOURCES	440		321.270.705.030	301.438.342.826

Preparer

Chief Accountant

Quang Ngai, July 27, 2026

General Director



Thai Thi Huong



Pham Dinh Tung



Nguyễn Đăng Do

CONSOLIDATED STATEMENT OF PERFORMANCE

(Full form)

Quarter II/2026

From 01/01/2026 to 30/06/2026

ITEMS	Code	Note	Quarter II/2026		Cumulative from the beginning of the year to the end of this quarter	
			Quarter I/2026	Quarter II/2026	Quarter I/2026	Quarter II/2026
1. Gross revenue from goods sold and services rendered	2	3				
2. Deductions	01	21	30,979,407,137	31,654,229,558	57,999,220,386	57,723,567,448
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	02					
4. Cost of goods sold and services rendered	10		30,979,407,137	31,654,229,558	57,999,220,386	57,723,567,448
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	11	22	15,668,060,768	14,371,614,420	30,025,187,769	28,339,215,029
6. Financial income	20		15,311,346,369	17,282,615,138	27,974,032,617	29,384,352,419
7. Financial expenses	22	23	2,403,047,897	1,428,317,442	4,460,476,261	2,544,541,564
- In which: Interest expense	23	24	57,584,321	20,101,693	114,535,484	162,537,635
8. Selling expenses	24		57,584,321	20,101,693	114,535,484	162,537,635
9. General and administration expenses	25	25	1,167,033,028	1,194,857,240	2,360,416,565	2,170,934,358
10. Net operating profit (30 = 20 + (21 - 22) - (25 + 26))	26	26	2,704,302,382	2,394,075,566	5,281,982,440	5,101,167,055
11. Other income	30		13,785,474,535	15,101,898,081	24,677,574,389	24,494,254,935
12. Other expenses	31	27	-	-	-	1,019,414
13. Other losses (40 = 31 - 32)	32	28	3,186,080	984,253	5,731,805	27,614,631
14. Accounting profit before tax (50 = 30 + 40)	40		(3,186,080)	(984,253)	(5,731,805)	(26,595,217)
15. Current corporate income tax expense	50		13,782,288,455	15,100,913,828	24,671,842,584	24,467,659,718
16. Deferred corporate tax expense	51	29	2,854,132,594	3,105,449,109	5,032,043,347	4,988,901,780
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	52		10,928,155,861	11,995,464,719	19,639,799,237	19,478,757,938
18. Net profit after tax of the parent company	60		10,878,603,875	11,995,464,719	19,590,247,251	19,439,526,616
19. Profit after tax of non-controlling shareholders	61		49,551,986		49,551,986	39,231,322
20. Basic earnings per share (*)	62		543,93	599,77	979,51	971,98
21. Earnings per share decline (*)	70					
	71					

Unit: VND

PREPARER

Thai Thi Huong

CHIEF ACCOUNTANT

Pham Dinh Tung

Quang Ngai, APRIL 27, 2026
GENERAL DIRECTOR

NGUYEN DANG DO
QUANG NGAI

As at June 30, 2026

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

ITEMS	Code	Note	the end of this quarter	
			First quarter of 2026	First quarter of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		24.671.842.584	24.467.659.718
2. Adjustments for:			3.532.322.000	5.479.753.327
- Depreciation of fixed assets and investment properties	02		7.878.262.777	7.861.964.109
- Allowances and provisions	03		-	
- (Gain)/loss from investing and financial activities	05		(4.460.476.261)	(2.544.541.564)
- Interest expense	06		114.535.484	162.330.782
3. Operating profit before changes in working capital	08		28.204.164.584	29.947.413.045
- Change in receivables	09		(943.357.146)	(4.932.979.188)
- Change in inventories	10		(1.977.575.434)	(3.541.623.492)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(1.545.230.692)	(4.636.226.604)
- (Increase)/decrease in prepaid expenses	12		258.387.446	565.798.267
- Interest paid	14		(114.535.484)	(159.726.600)
- Corporate income tax paid	15		(2.343.549.789)	(1.571.136.472)
- Other cash outflows	17		(221.404.715)	(309.570.500)
Net cash flows from operating activities	20		21.316.898.770	15.361.948.456
II. CASH FLOWS FROM INVESTING ACTIVITIES				
- Acquisition and construction of fixed assets and other long-term assets	21		(4.839.015.980)	(2.462.279.357)
- Cash outflow for lending, buying debt instruments of other entities	23		1.131.288.614	(6.372.006.729)
- Cash recovered from lending, selling debt instruments of other entities	24			
- Interest earned, dividends and profits received	27		4.460.476.261	2.630.879.507
Net cash flows from investing activities	30		752.748.895	(6.203.406.579)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
- Principal repayments	34		(379.676.844)	(689.207.844)
- Repayment of finance lease liabilities	35			
- Dividends and profits paid	36		(356.270.000)	
Net cash flows from financing activities	40		(735.946.844)	(689.207.844)
Net increase/(decrease) in cash for the period	50		21.333.700.821	8.469.334.033
Cash and cash equivalents at the beginning of the period	60		81.579.906.839	68.664.721.196
Cash and cash equivalents at the beginning of the period	70		102.913.607.660	77.134.055.229

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Quang Ngai, July 27, 2026

General Director



Nguyen Dang Do

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2026

Form B 09 - DN
Attached to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of
Finance

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

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/QĐ-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/QĐ-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



EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

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

This particular quarterly financial report is prepared for the accounting period beginning January 1, 2026 and ending June 30, 2026.

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 Corporate Accounting System as guided by Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance and the Vietnamese 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;

EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

- 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.

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</u> (years)
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.

EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

Depreciation

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</u> <u>(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.

EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

For general loans, the amount of borrowing expenses eligible for capitalization in the accounting period 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;

EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

- ✓ 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.
- 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

EXPLANATION OF THE FINANCIAL STATEMENTS (continued)

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

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 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	Opening balance
	VND	VND
Cash on hand	159.211.218	44.958.536
Cash in banks	8.553.760.083	3.607.548.705
Cash equivalents	94.200.636.359	77.927.399.598
Total	102.913.607.660	81.579.906.839

(*) 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	
	Carrying value	Fair value	Carrying value	Fair value
	VND	VND	VND	VND
Term bank deposits (**)	81.520.761.410	81.520.761.410	82.652.050.024	82.652.050.024
Total	81.520.761.410	81.520.761.410	82.652.050.024	82.652.050.024

(**) These are term deposits at commercial banks with maturities ranging from 6 months to 12 months, bearing interest rates from 4.75% to 7% per annum

5. TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
Danang Infrastructure Investment and Development Joint Stock Company (TCCG)	737.234.483	737.234.483
VSIP QUANG NGAI CO., LTD.	797.970.216	797.970.216
Receivables from municipal water supply	8.520.010.625	6.424.012.125
Others	3.134.913.068	3.945.822.514
Total	13.190.128.392	11.905.039.338

6. ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
Short-term		
THIEN HAI THAI NGUYEN COMPANY LIMITED (*)	-	-
Others	1.514.703.620	1.464.137.259
Total	1.514.703.620	1.464.137.259

(*): 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 m³/day to 45,000 m³/day'.

7. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a. Short-term	5.332.088.228		4.719.155.513	-
Advance	538.644.079	-	357.301.079	-
Mortgages, collateral, deposits (*)	3.505.348.000	-	3.505.348.000	-
Other receivables (**)	1.288.096.149		856.506.434	-
b. Long-term	2.283.710.360	2.164.071.800	2.283.710.360	2.164.071.800
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	-	119.638.560	-
Total	7.615.798.588	2.164.071.800	7.002.865.873	2.164.071.800

8. INVENTORIES

	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	12.579.252.565	8.852.278.762	10.653.806.745	8.852.278.762
Tools	78.706.945	-	41.909.134	-
Work in progress (*)	6.257.046.589	-	6.235.063.126	-
Total	18.915.006.099	8.852.278.762	16.930.779.005	8.852.278.762

9. TANGIBLE FIXED ASSETS

See Appendix 1

10. INTANGIBLE FIXED ASSETS

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

- 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>	<i>22.589.029.146</i>	<i>18.993.945.166</i>
Project 45,000m3/day	10.828.820.385	10.386.701.521
Urban water supply development project	11.185.147.989	8.032.182.873
Others	575.060.772	575.060.772
Total	22.589.029.146	18.993.945.166

12. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term	269.371.346	241.842.358
- Tools and equipment pending allocation	269.371.346	241.842.358
b. Long-term	17.625.974.932	17.911.891.366
- Land rent (*)	16.937.876.878	17.104.815.142
- Groundwater exploitation license fee	308.989.170	411.073.116
- Tools and equipment pending allocation	379.108.884	396.003.108
Total	17.895.346.278	18.153.733.724

(*) 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.

13. TRADE PAYABLES

	Closing balance		Opening balance	
	Value	Amount payable	Value	Amount payable
	VND	VND	VND	VND
Quang Ngai Irrigation Works Exploitation One-Member Limited Liability Company	1.023.854.400	1.023.854.400	870.190.200	870.190.200
Hoang Vu Chemical Trading Company Limited	302.427.270	302.427.270	337.855.500	337.855.500
SC Construction Design and Inspection Joint Stock Company Limited	94.438.209	94.438.209	94.438.209	94.438.209
Minh Anh Equipment and Supplies Co., Ltd.	790.525.111	790.525.111	1.555.733.802	1.555.733.802
Thien Hai Thai Nguyen Co., Ltd.	1.502.252.583	1.502.252.583	1.502.252.583	1.502.252.583
Others	1.998.663.279	1.998.663.279	2.244.344.950	2.244.344.950
Total	5.712.160.852	5.712.160.852	6.604.815.244	6.604.815.244

14. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

See appendix 3:

15. GOODWILL

	Closing balance	Opening balance
	VND	VND
Goodwill	-	-

16. ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Short-term		
Phu Dai Phat Construction and Trading Company Limited	400.000.000	400.000.000
Others	1.931.850.111	667.954.740
Total	2.331.850.111	1.067.954.740

17. ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term payable expenses	660.823.313	807.040.816
- Interest expense		
- Grace period fee	54.703.440	54.704.040
- Others	606.119.873	752.336.776
b. Long-term	547.033.999	601.737.439
- Interest	547.033.999	601.737.439
Total	1.207.857.312	1.408.778.255

18. OTHER PAYABLES

	Closing balance	Opening balance
	VND	VND
a. Short term	2.043.309.352	1.181.772.349
Surplus assets pending resolution	665.400.604	665.400.604
Union dues	63.191.202	86.523.959
Social insurance	249.543.940	27.579.000
Health insurance	50.820.460	3.756.000
Unemployment insurance	21.808.360	2.128.000
Accept short-term deposits and bets	1.000.000	1.000.000
Other payables	991.544.786	395.384.786
Total	2.043.309.352	1.181.772.349

17b. DIVIDENDS AND PROFITS PAYABLE

- Dividends and profits must be paid	25.892.060.922	572.192.100
Total	25.892.060.922	572.192.100

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	133.270.120.000	66,64%	145.090.120.000	72,5%
People's Committee of Quang Ngai province	46.711.880.000	23,36%	46.711.880.000	23,4%
Other organizations and individuals	20.018.000.000	10,01%	8.198.000.000	4,1%
Total	200.000.000.000	100%	200.000.000.000	100%

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

	First quarter of 2026	First quarter of 2025
	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	-	-
- Closing capital	200.000.000.000	200.000.000.000
d. Shares	Closing balance	Opening balance
Authorised shares	20.000.000	20.000.000
Issued shares	20.000.000	20.000.000
- Ordinary shares	20.000.000	20.000.000
Number of shares outstanding	20.000.000	20.000.000
- Ordinary shares	20.000.000	20.000.000

* Par value of outstanding shares: 10.000 VND/share

e. Non-controlling Interest

	Closing balance	Opening balance
	VND	VND
Non-controlling Interest	2.602.141.455	2.552.589.469

f. Enterprise funds

	Closing balance	Opening balance
	VND	VND
- Development Fund	38.659.184.402	20.702.879.402

21. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period	Prior period
	VND	VND
- Construction revenue	477.562.165	2.807.561.570
- Revenue from clean water supply	57.201.833.270	54.615.073.162
- Other revenue	319.824.951	300.932.716
Total	57.999.220.386	57.723.567.448

22. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period	Prior period
	VND	VND
- Cost of construction activities	397.775.259	2.275.593.152
- Cost of clean water supply	29.627.412.510	26.063.621.877
- Other cost of goods	-	-
- Provision/Reversal of Inventory Valuation Provision	-	-
Total	30.025.187.769	28.339.215.029

23. FINANCIAL INCOME

	Current period	Prior period
	VND	VND
- Deposit interest, loan interest	4.460.476.261	2.544.541.564
Total	4.460.476.261	2.544.541.564

24. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
- Loan interest	114.535.484	162.537.635
Total	114.535.484	162.537.635

25. SELLING EXPENSES

	Current period	Prior period
	VND	VND
- Cost of raw materials	498.541.062	510.206.095
- Labor costs	1.363.236.512	1.351.871.760
- Outsourcing service costs	426.287.863	191.854.311
- Other expenses in cash	72.351.128	117.002.192
Total	2.360.416.565	2.170.934.358

26. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period	Prior period
	VND	VND
- Raw materials and tools expenses	-	140.708.446
- Labour costs	3.458.470.200	3.111.064.912
- Depreciation of fixed assets	83.971.506	83.808.072
- Provision expenses	-	-
- Taxes, fees and charges	121.335.488	94.691.943
- External service expenses	215.938.264	229.970.161
- Other cash expenses	1.402.266.982	1.440.923.521
Total	5.281.982.440	5.101.167.055

27. OTHER INCOME

	Current period	Prior period
	VND	VND
Others	-	1.019.414
Total	-	1.019.414

28. OTHER EXPENSE

	Current period	Prior period
	VND	VND
- Other expense	5.731.805	27.614.631
Total	5.731.805	27.614.631

29. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period	Prior period
	VND	VND
Corporate income tax expense of Holding Company	5.001.073.356	4.964.382.204
Corporate income tax expense at subsidiaries	30.969.991	24.519.576
Total current corporate income tax expense	5.032.043.347	4.988.901.780

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

a. Information for interested parties

Related parties	Relationship
HOANG THINH DAT CORPORATION	Parent company
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 period	Prior period
	VND	VND
HOANG THINH DAT CORPORATION		
Payment (Dividend payment to parent company)		

The income of the Board of Directors and Management Board up to the second quarter of 2026 is as follows

	Nội dung	Current period
		VND
Mr. Hoang Van Duong	Board of Directors	99.360.000
Ms. Tran Thi Chieu	Board of Directors	86.940.000
Ms. Ngo Thi Phuong Thao	Board of Directors	86.940.000
Mr. Hoang Van Thang	Salary, remuneration of the Board of Directors	266.940.000
Mr. Nguyen Dang Do	Salary, remuneration of the Board of Directors	296.940.000
Total		837.120.000

In addition to the explanations with related parties explained in the above sections, the Board of Directors commits not to have transactions with other related parties.

Preparer



Thai Thi Huong

Chief Accountant



Pham Dinh Tung

Quang Ngai, July 27, 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	Unit: VND Total
Cost					
Opening balance	35.608.632.331	18.135.015.995	199.296.024.627	71.500.000	253.111.172.953
Increase in the year	-	61.850.000	1.182.082.000	-	1.243.932.000
- Purchase in year		61.850.000	1.182.082.000		1.243.932.000
- Capital construction investment completed					-
- Reclassify					-
Closing balance	35.608.632.331	18.196.865.995	200.478.106.627	71.500.000	254.355.104.953
Accumulated Depreciation					
Opening balance	25.963.562.562	15.711.134.190	135.964.734.685	71.500.000	177.710.931.437
Increase in the year	569.216.778	550.805.334	6.758.240.665	-	7.878.262.777
- Depreciation during the year	569.216.778	550.805.334	6.758.240.665		7.878.262.777
Decreased in the year					-
Closing balance	26.532.779.340	16.261.939.524	142.722.975.350	71.500.000	185.589.194.214
Net book value					
Opening balance	9.645.069.769	2.423.881.805	63.331.289.942	-	75.400.241.516
Closing balance	9.075.852.991	1.934.926.471	57.755.131.277	-	68.765.910.739

Appendix 2:

14. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	Opening balance		Transactions during the period		Closing balance	
	Receivables	Payables	Amount payable	Amount paid	Receivables	Payables
Output Value-Added Tax (VAT)	22.493.931	190.206.599	3.034.125.495	3.164.203.335	22.513.000	60.147.828
Corporate Income Tax	-	2.314.512.551	5.032.043.347	2.343.549.789	-	5.003.006.108
Personal Income Tax	207.931.624	-	-	86.961.832	294.893.456	-
Resource Tax	-	156.130.323	1.809.834.965	1.771.758.746	-	194.206.542
Real Estate Tax, Land Rent	-	-	149.962.061	151.970.188	2.008.127	-
Other taxes	-	-	-	-	-	-
Fees, charges and other payable	10.705.642	140.947.404	3.852.045.533	3.833.392.979	9.556.860	158.451.177
(Environmental Protection Fee, Other	-	-	-	-	-	-
Total	241.131.197	2.801.796.877	13.878.011.401	11.351.836.869	328.971.443	5.415.811.655

Unit: VND

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 03

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
a. Short term						
Long-term debt due	759.353.688	759.353.688	379.676.844	379.676.844	759.353.688	759.353.688
+ QUANG NGAI - BINH DINH	759.353.688	759.353.688	379.676.844	379.676.844	759.353.688	759.353.688
REGIONAL DEVELOPMENT BANK						
BRANCH (1)						
b. Long-term						
+ QUANG NGAI - BINH DINH	3.417.073.585	3.417.073.585	-	379.676.844	3.796.750.429	3.796.750.429
REGIONAL DEVELOPMENT BANK	3.417.073.585	3.417.073.585		379.676.844	3.796.750.429	3.796.750.429
BRANCH (1)						
Total	4.176.427.273	4.176.427.273	379.676.844	759.353.688	4.556.104.117	4.556.104.117

Loan details:

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 June 30, 2026: VND 4,176,445,271, of which long-term debt due for payment is: VND 759,353,688.

