

FINANCIAL STATEMENTS

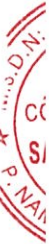
Quarter II/2026

SAO THANG LONG INVESTMENT JOINT STOCK COMPANY

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STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		37.695.189.288	36.505.590.939
I. Cash and cash equivalents	110	V.1	1.455.647.519	3.510.023.417
1. Cash	111		1.455.647.519	3.510.023.417
II. Short-term financial investments	120		33.700.676.403	31.000.676.403
1. Held-to-maturity investments	123		33.700.676.403	31.000.676.403
III. Short-term receivables	130		2.386.676.907	1.853.154.786
1. Short-term trade receivables	131	V.3	306.457.800	306.457.800
2. Short-term prepayments to suppliers	132	V.4	37.500.000	37.500.000
3. Other short-term receivables	135	V.5	2.042.719.107	1.509.196.986
IV. Other current assets	160		152.188.459	141.736.333
1. Short-term deferred expenses	161	V.6	-	2.850.000
2. Deductible value added tax	162		152.188.459	138.886.333
B. LONG-TERM ASSETS	200		365.344.217.295	365.227.004.459
VI. Long-term financial investments	260		365.326.961.057	365.217.871.302
1. Investments in joint ventures, associates	262		310.155.998.833	310.155.998.833
2. Equity investment in other entities	263		56.000.000.000	56.000.000.000
3. Provision for long-term financial investments	264		(829.037.776)	(938.127.531)
VII. Other long-term assets	270		17.256.238	9.133.157
1. Long-term deferred expenses	271	V.6	17.256.238	9.133.157
TOTAL ASSETS	270		403.039.406.583	401.732.595.398

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		682.757.846	1.059.516.013
I. Current liabilities	310		682.757.846	1.059.516.013
1. Short-term trade payables	311	V.7	189.263.652	185.557.733
2. Taxes and payables to the State	314	V.8	100.577.852	223.308.791
3. Payables to employees	315		59.560.592	294.243.739
4. Other short-term payables	320	V.9	333.355.750	356.405.750
D. OWNER'S EQUITY	400	V.10	402.356.648.737	400.673.079.385
1. Owner's contributed capital	411		323.000.000.000	323.000.000.000
- Common shares with voting rights	411a		323.000.000.000	323.000.000.000
2. Share premium	412		113.603.333	113.603.333
3. Shares repurchased from oneself	415		(437.449.533)	(437.449.533)
4. Investment and Development Fund	418		291.971.737	291.971.737
5. Retained earnings	420		79.388.523.200	77.704.953.848
- Retained earnings accumulated to the end of the previous period	420a		77.569.353.848	75.477.187.514
- Retained earnings of the current period	420b		1.819.169.352	2.227.766.334
TOTAL RESOURCES	440		403.039.406.583	401.732.595.398

Ninh Binh, 20 July 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Phuong



Nguyen Thi Phuong



Ngo Van Phuong

SAO THANG LONG INVESTMENT JOINT STOCK COMPANY
INCOME STATEMENT

For the accounting period from January 1, 2026 to June 30, 2026

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Unit: VND

ITEMS	Code	Notes	Quarter II/2026	Quarter II/2025	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
1. Revenue from sale of goods and rendering of services	01		-		-	
2. Deductible items	02		-		-	
3. Net revenue from goods sold and services rendered (10 = 01-02)	10		-		-	
4. Cost of goods sold	11		-		-	
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		-		-	
6. Profit/loss from the sale and liquidation of investment property	21					
7. Financial income	22	VI.1	2.101.954.382	2.325.924.616	2.790.779.905	3.243.270.153
8. Financial expenses	23	VI.2	(109.089.755)	247.441.468	(109.089.755)	501.477.049
In which: Interest expense	24		-	-	-	
9. Selling expenses	25		-	-	-	
10. General & administration expenses	26	VI.3	383.020.525	759.469.148	989.191.856	1.419.093.203
11. Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		1.828.023.612	1.319.014.000	1.910.677.804	1.322.699.901
12. Other income	31			250.000		250.000
13. Other expenses	32	VI.4	4.693.220	318.295	4.693.225	1.244.222
14. Other profit (40 = 31 - 32)	40		(4.693.220)	(68.295)	(4.693.225)	(994.222)
15. Total accounting profit before tax (50 = 30 + 40)	50		1.823.330.392	1.318.945.705	1.905.984.579	1.321.705.679
16. Current Corporate income tax expense	51	VI.6	70.284.389	(551.995)	86.815.227	
17. Deferred Corporate income tax expense	52		-	-	-	
18. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		1.753.046.003	1.319.497.700	1.819.169.352	1.321.705.679
19. Basic earnings per share	70		54,4	41,0	56,5	41,0

PREPARER

Phuong

Nguyen Thi Phuong

CHIEF ACCOUNTANT

Phuong

Nguyen Thi Phuong

Ninh Binh, 20 July 2026

GENERAL DIRECTOR



Ngô Văn Phuong

Notes to the financial statements are an integral part of this report

CASH FLOW STATEMENT

(Under indirect method)

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Notes	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Profit before tax	01		1.905.984.579	1.321.705.679
2. Adjustments for:				
- Provision	03		(109.089.755)	501.477.049
- Gain/loss from investing activities	05		(2.790.779.905)	(3.243.270.153)
3. Operating profit before changes in working capital	08		(993.885.081)	(1.420.087.425)
- Increase (-), decrease (+) in receivables	09		(63.302.126)	(701.920.089)
- Increase (+), decrease (-) in payables (Other than interest payable, Corporate income tax payable)	11		(384.126.203)	1.772.572.120
- Increase (-), decrease (+) in deferred expenses	12		(5.273.081)	(1.066.650)
- Business income tax paid	15		(215.047.191)	(193.000.000)
Net cash flow from operating activities	20		(1.661.633.682)	(543.502.044)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Loans granted, purchases of debt instruments of other entities	23		(2.700.000.000)	-
2. Collection of loans, proceeds from sales of debt instruments of other entities	24		-	399.323.597
3. Interest, dividends and profits received	27		2.307.257.784	3.294.695.737
Net cash flow from investing activities	30		(392.742.216)	3.694.019.334
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash flow during the period (50 = 20+ 30 + 40)	50		(2.054.375.898)	3.150.517.290
Cash and cash equivalents at the beginning of the period	60		3.510.023.417	1.686.599.228
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	1.455.647.519	4.837.116.518

Ninh Binh, 20 July 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Phuong



Nguyen Thi Phuong



Ngo Van Phuong

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment:**

Sao Thang Long Investment Joint Stock Company was established from the equitization of Nam Dinh Educational Book and Equipment Company, a subsidiary of Vietnam Education Publishing House according to Decision No. 8588/QĐ-BGD&ĐT-TCCB dated 29 December 2004 by the Minister of Education and Training and renamed from Nam Dinh Educational Book and Equipment Company under Decision No. 24/2017/QĐ-HDQT dated 28 December 2017. The Company operates under the first Business Registration Certificate No. 0600004422 dated 05 January 2005 issued by the Ninh Binh Department of Finance, the 14th amended certificate on 12 September 2025.

The company's head office is located at 13 Minh Khai street, Nam Dinh Ward, Ninh Binh Province, Vietnam.

The Company's registered charter capital is VND 323,000,000,000, the contributed charter capital as at 31 March 2026 is VND 323,000,000,000.

2. Business lines

The Company's principal activities are:

- Real estate business; construction finishing works; investment consultancy activities; retail business;
- Wholesale of other household goods: Wholesale of textbooks, other books, and stationery; Wholesale of educational equipment, teaching aids, maps, CDs and other educational publications;
- Retail sale of books, newspapers, magazines and stationery in specialized stores;
- Publishing books;
- Publishing of newspapers, magazines and periodicals;
- Wholesale of beverages.

3. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal financial year beginning on 01 January and ending on 31 December annually.

4. The total number of employees to 31 March 2026: 03 persons.**5. Enterprise structure****5.1. List of subsidiaries**

List of affiliated units without legal status and dependent accounting

Name	Address
Branch of Sao Thang Long Investment Joint Stock Company in Hanoi	The former address before the merger was: No. 19, Alley 158, Nguyen Van Cu Street, Bo De Ward, Long Bien District, Hanoi City The address after the merger is: No. 19, Alley 158, Nguyen Van Cu Street, Long Bien Ward, Hanoi City

5.2. As at 30 June 2026, the Company has two (02) associates as follows:

Company's name and address	Main activities	Capital Contribution Ratio	Ownership Ratio	Voting rights ratio
Nam Dinh Educational Book and Equipment Joint Stock Company	Trading education books and Equipment	48.31%	48.31%	48.31%

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND*

<i>Company's name and address</i>	<i>Main activities</i>	<i>Capital Contribution Ratio</i>	<i>Ownership Ratio</i>	<i>Voting rights ratio</i>
Cho Mo Joint Stock Company	Construction, installation, real estate business, freight transportation	49,00%	49,00%	49,00%

II. ACCOUNTING PERIOD AND REPORTING CURRENCY**1. Accounting Period**

The Company's accounting period begins on 01 January and ends on 31 December annually.

2. Currency unit used in accounting

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME**1. Applicable Accounting Regime**

The company applies the Vietnamese Corporate Accounting System as guided by Circular No. 99/2025/TT-BTC issued by the Ministry of Finance of Vietnam on October 27, 2025.

2. Disclosure of compliance with Vietnamese Accounting Standards and regime

We conducted our accounting, preparation and presentation of the financial statements in accordance with Vietnamese Accounting Standards and other relevant statutory regulations. The financial statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the Notes to the financial statements complies with the material principles in Vietnamese Accounting Standard No. 21 - Presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES**1. Principles for recording cash and cash equivalents**

Cash comprises cash on hand, demand deposit.

Cash equivalents include time deposits and short-term investments with an original term of no more than three months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not carry significant conversion risk.

2. Principles for accounting financial investments**Principles for accounting trading securities**

Trading securities include stocks and bonds listed on the stock market; securities and other financial instruments held for trading purposes (including securities with a maturity of more than 12 months purchased and sold for profit).

Trading securities are recorded at cost, including purchase price plus (+) purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees, and banking charges. The original cost of trading securities is determined based on the fair value of the payments at the time of transactions. The time to recognize trading securities is the time when investors have ownership rights, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership in accordance with the law.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND*

Provision for devaluation of trading securities is made for a possible loss in value when there is firm evidence that the market value of securities held by the Company for trading purposes is impaired from book value. Provision is made based on the market value of trading securities at the time of preparation of the financial statements.

2. Principles for accounting financial investments (continued)**Principles of recording financial investments in subsidiaries, joint ventures, associates**

The investments in subsidiaries are recognized when the Company holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

The investment in joint ventures is recorded when the Company holds joint control over these companies' financial and operating policies. When the Company ceases to control these companies, the investment will be written down.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies and has considerable influence over their decisions on financial and operating policies.

Investments in subsidiaries, joint ventures, associates are initially recognized at the historical cost and will not be adjusted thereafter for changes in investors' share of net assets of the investee. The historical cost comprises purchase cost and directly attributable expenses to the investment. In a case where the investment is a non-monetary assets, the investment fee is recognized under the fair value of these assets at the date of occurrence.

Provision for loss of investments in subsidiaries, joint ventures, and associates is made when the investee suffers from loss leading to possible loss of capital of investor or the value of the investments in subsidiaries, joint ventures, associates is devalued. The basis for making provisions is based on the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without subsidiaries).

Principles for recording equity investments in other entities

Equity investments in other entities are the investments in other entities' equity instruments but the Company has no control or joint control and has insignificant influence over the investee.

The investments are stated at the historical cost including the purchase price and costs directly attributable to the investment. In case of the investments in non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

Regarding the investments the Company holds for a long time (not trading securities) and has insignificant influences over the investees, provision for the loss will be made as follows:

- + If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market values of the shares.
- + If it is impossible to determine the investments' fair value at the reporting date, the provision will be made based on the loss that the investee suffers. The basis for making provision for loss of investments is the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without a subsidiary).

3. Principle for recording trade receivables and other receivables

Principle for recording receivables: At cost less provision for doubtful receivables.

The classification of the receivables as trade receivables, internal receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND*

Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

4. Principles for recognizing deferred expenses

Deferred expenses are all expenses that incurred but relate to the operating results of several accounting periods.

Method of allocating deferred expenses: The determining and allocating deferred expenses into the operating cost of each period is on a straight-line basis. Based on the nature and level of each expense, the allocation term is defined as follows: short-term deferred expenses should be allocated within 12 months; long-term deferred expenses should be allocated over 12 months.

5. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

Liabilities that meet the definition of monetary items denominated in foreign currencies are revalued at the end of the period when preparing financial statements.

The Company classifies liabilities into trade payables, internal payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent rules.

6. Principles for recording borrowings

Borrowings are total amounts the Company owes to banks, organizations, financial companies and other parties (excluding borrowings in the form of bond issuances or preferred stock issuances which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail for each debtor, creditor, loan agreement and type of borrowed assets.

7. Principles for recording accrued expenses

Accrued expenses are amounts that have to be paid for goods, services that the Company has received from the suppliers in the period but has not yet been paid out due to lack of invoices, accounting documents and accrued interest payables are recorded as operating cost in the reported period.

The accounting of accrued expenses into operating cost in the period must comply with the matching principle between revenue and expenses incurred in the period. The incurred expenses must be settled with prepaid expenses, the difference will be reversed or recorded in expenses.

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NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND***8. Principles of recording owner's equity****Principles for recording owner's contributed capital**

The owner's capital is the amount contributed by members and supplemented from post-tax profit from operating activities. The owner's equity will be recorded at the contributed capital by cash or assets in the early establishment period or additional mobilization to expand the operation.

The owners' capital is the amount initially contributed by members and supplemented by shareholders. Owner's capital is recorded at the contributed capital by cash or assets calculated at the par value of shares issued in the early establishment period or additional mobilization to expand the operation.

Principles for recording undistributed profit:

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Meeting of Shareholders.

9. Principles and methods for recording revenues and other income**Principles and methods for recording revenue from services rendered**

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of the completed works at the end of the period. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the provided service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract result cannot be determined reliably, revenue will only be recognized at the recoverable extent of the recognized costs.

Principles and methods for recording financial income

Financial income reflects income from interest on deposits, which is recognized based on time and actual interest rates in each period.

Income arising from interests, royalties, distributed dividends and profit shall be recognized if they simultaneously satisfy the two (2) conditions below 1. It is possible to obtain economic benefits from that transactions; 2. Income is determined with relative certainty.

- Interest income is recognized based on time and actual interest rates in each period.
- Royalties are recognized on an accrual basis in accordance with the contract.

Distributed dividends and profits are recognized when the shareholders is entitled to receive dividends or capital-contributing parties are entitled to receive profits from the equity investments.

When an amount that has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND***10. Principles and methods of recording the cost of goods sold**

Cost of goods sold is the cost of products, goods, and services, investment properties, production cost of construction products (for construction enterprises) sold in the period; expenses related to trading the investment properties; and other expenses recorded in the cost of goods sold or recorded as a decrease in the cost of goods sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on matching principles. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

11. Principles and methods for recording financial expenses

Financial expenses include expenses or losses related to the financial investments, lending and borrowing cost, equity investments in joint ventures, associates, loss from the transfer of short-term securities, expenses for trading securities...; Provision for the devaluation of financial investment, loss from selling foreign currencies, foreign exchange loss, and other financial expenses.

Financial expenses are recorded in detail by their content of actual expenses incurred in the period and determined reliably when there is reliable evidence of these expenses.

12. Principles for accounting General and administrative expenses

General and Administrative expenses are general overhead costs including salary expenses of management staff (salary, wages, subsidies, etc.); social insurance, health insurance, union fee, unemployment insurance for management staff; expenses for office materials, labor instruments, fixed asset depreciation used for business management, land rental fee, license tax, provision for doubtful debts, external services (electricity, water, telephone,...); Other costs in cash (guests reception, customer workshop, etc.).

13. Principles and methods for recording current Corporate income tax expense

Current corporate income tax expense sets a basis for determining operating results after tax in the current fiscal year.

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

The tax payables to the State budget will be finalized with the tax office. The difference between the tax payables specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

14. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the company, key management personnel, including the Board of Directors, Board of Management, and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash	1.455.647.519	3.510.023.417
Cash on hand	1.305.196.564	1.318.735.064
Demand deposits	150.450.955	2.191.288.353
Total	1.455.647.519	3.510.023.417

2. Financial investments

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NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

2. Financial investments
a. Held-to-maturity investments

Short-term	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
- Loans						
Cho Mo Joint Stock Company	33.700.676.403	33.700.676.403		31.000.676.403	31.000.676.403	
Total	33.700.676.403	33.700.676.403	-	31.000.676.403	31.000.676.403	-
b. Investments in equity of other entities	30/06/2026			01/01/2026		
	Cost	Provision	Fair value	Cost	Provision	Fair value
- Investments in joint ventures, associates	310.155.998.833	(829.037.776)		310.155.998.833	(938.127.531)	
Cho Mo Joint Stock Company	306.127.500.000	-	(*)	306.127.500.000	(667.812.184)	(*)
Nam Dinh Educational Book and Equipment Joint Stock Company	4.028.498.833	(829.037.776)	(*)	4.028.498.833	(270.315.347)	(*)
- Equity investment in other entities	56.000.000.000	-		56.000.000.000	-	
Vinaconex Trading Development Joint Stock Company	56.000.000.000	-	(*)	56.000.000.000	-	(*)
Total	366.155.998.833	(829.037.776)		366.155.998.833	(938.127.531)	

Detailed information about the Company's subsidiaries, joint ventures, associates, and other company as at 30 June 2026 is as follows:

Company's name	Head office	Benefit ratio	Voting right ratio	Main business activities
Associates				
Nam Dinh Educational Book and Equipment Joint Stock Company	Ninh Binh	48.31%	48.31%	Trading textbooks
Cho Mo Joint Stock Company	Hanoi	49.00%	49.00%	Construction, installation, real estate business, freight transportation
Other company				
Vinaconex Trading Development Joint Stock Company	Hanoi	9.47%	9.47%	Trading real estate, land use rights of owners, users or lessee

(*) The company has not determined the fair value of these financial investments, since Vietnamese Accounting Standards and Corporate accounting regimes do not provide specific guidance.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

3. Trade receivables	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	306.457.800	-	306.457.800	-
Street Coffee Trading and Service Joint Stock Company	306.457.800	-	306.457.800	-
Total	306.457.800	-	306.457.800	-
4. Prepayments to suppliers	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	37.500.000	-	37.500.000	-
NVA Auditing Co., Ltd	37.500.000	-	37.500.000	-
Total	37.500.000	-	37.500.000	-
5. Other receivables	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term				
Cho Mo Joint Stock Company	1.351.582.646	-	868.060.525	-
Nam Dinh Educational Book and Equipment Joint Stock Company	336.136.461	-	336.136.461	-
Deposits, collaterals	5.000.000	-	5.000.000	-
Other receivables	350.000.000	-	300.000.000	-
Total	2.042.719.107	-	1.509.196.986	-
Receivables from related parties	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Cho Mo Joint Stock Company	1.351.582.646	-	868.060.525	-
Nam Dinh Educational Book and Equipment Joint Stock Company	336.136.461	-	336.136.461	-
Advances Mr Ngo Van Phuong	350.000.000	-	300.000.000	-
Total	2.037.719.107	-	1.504.196.986	-

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NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

6. Deferred expenses	30/06/2026		01/01/2026	
Short-term deferred expenses	-		2.850.000	
Tools and instruments waiting for allocation	-		2.850.000	
Long-term deferred expenses	17.256.238		9.133.157	
Tools and instruments waiting for allocation	17.256.238		9.133.157	
Total	17.256.238		11.983.157	

7. Trade payables	30/06/2026		01/01/2026	
	Value	Recoverable amount	Value	Recoverable amount
Short-term	189.263.652	189.263.652	185.557.733	185.557.733
Cho Mo Joint Stock Company	180.718.030	180.718.030	180.718.030	180.718.030
Others	8.545.622	8.545.622	4.839.703	4.839.703
Total	189.263.652	189.263.652	185.557.733	185.557.733
Payables to related parties				
Cho Mo Joint Stock Company	180.718.030	180.718.030	180.718.030	180.718.030
Total	180.718.030	180.718.030	180.718.030	180.718.030

8. Taxes and payables to the State	01/01/2026	Payables in the period	Paid in the period	30/06/2026
Payables				
Corporate income tax	215.047.191	86.815.227	215.047.191	86.815.227
Personal income tax	8.261.600	27.260.366	21.759.341	13.762.625
Total	223.308.791	114.075.593	236.806.532	100.577.852

9. Other payables	30/06/2026	01/01/2026
Short-term		
Trade union fee	62.431.000	63.481.000
Deposits, collaterals	270.924.750	270.924.750
Other payables	-	22.000.000
Total	333.355.750	356.405.750

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

10. Owner's equity

a. Comparison table for changes in owner's equity

Items	Owner's contributed capital	Share premium	Investment and Development Fund	Treasury shares	Undistributed profit after tax	Total
Year 2025						
Balance as at 01/01/2025	323.000.000.000	113.603.333	291.971.737	(437.449.533)	76.045.288.178	399.013.413.715
Profit	-	-	-	-	2.227.766.334	2.227.766.334
Board of Directors' remuneration	-	-	-	-	(568.100.664)	(568.100.664)
Balance as at 31/12/2025	323.000.000.000	113.603.333	291.971.737	(437.449.533)	77.704.953.848	400.673.079.385
Year 2026						
Balance as at 01/01/2026	323.000.000.000	113.603.333	291.971.737	(437.449.533)	77.704.953.848	400.673.079.385
Profit	-	-	-	-	1.819.169.352	1.819.169.352
Board of Directors' remuneration	-	-	-	-	(135.600.000)	(135.600.000)
Balance as at 30/06/2026	323.000.000.000	113.603.333	291.971.737	(437.449.533)	79.388.523.200	402.356.648.737

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

10. Owners' equity (continued)

b. Owner's equity in detail	Capital contribution ratio	30/06/2026	01/01/2026
Shareholders	100,00%	323.000.000.000	323.000.000.000
Total	100%	323.000.000.000	323.000.000.000

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

	30/06/2026	01/01/2026
Owner's contributed capital	323.000.000.000	323.000.000.000
<i>At the beginning of the period</i>	323.000.000.000	323.000.000.000
<i>At the end of the period</i>	323.000.000.000	323.000.000.000
Distributed dividends, profit	-	-

d. Shares

	30/06/2026	01/01/2026
Number of registered shares	32.300.000	32.300.000
Number of registered shares sold out to public	32.300.000	32.300.000
<i>Common shares</i>	32.300.000	32.300.000
Number of treasury shares	81.000	81.000
<i>Common shares</i>	81.000	81.000
Number of shares in circulation	32.219.000	32.219.000
<i>Common shares</i>	32.219.000	32.219.000
<i>Par value of share in circulation: VND/share.</i>	10.000	10.000

e. Enterprise's funds

	30/06/2026	01/01/2026
Investment and Development Fund	291.971.737	291.971.737
Total	291.971.737	291.971.737

* Purpose of creating and utilizing funds

Investment and development fund is appropriated from the Company's profit after tax and used for expanding scale of production and business activities or in-depth investment of the Company.

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Financial income

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
Interest income from loans, deposits	701.954.382	925.924.616
Dividends and Distributed Profits	1.400.000.000	1.400.000.000
Total	2.101.954.382	2.325.924.616

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
2. Financial expenses		
Provision/Reversal of provision	(109.089.755)	247.441.468
Total	(109.089.755)	247.441.468
3. General and administrative expenses		
Staff cost	267.066.442	528.415.886
Office Supplies Expenses	4.615.847	9.388.453
External services	110.138.236	221.664.809
Other Cash Expenses	1.200.000	-
Total	383.020.525	759.469.148
4. Other expenses		
Others	4.693.220	318.295
Total	4.693.220	318.295
5. Business costs by factor		
Raw Materials	4.615.847	9.388.453
Labor cost	267.066.442	528.415.886
External services	110.138.236	221.664.809
Other Cash Expenses	1.200.000	-
Total	383.020.525	759.469.148
6. Current Corporate income tax expense		
1. Total accounting profit before tax	1.823.330.392	1.318.945.705
a. Adjustments to increase	4.693.220	318.295
- Non-deductible expenses	4.693.220	318.295
b. Adjustments to decrease	1.400.000.000	1.400.000.000
<i>Dividends and Distributed Profits</i>	<i>1.400.000.000</i>	<i>1.400.000.000</i>
<i>Lãi chênh lệch tỷ giá</i>		-
2. Loss carryforward	-	-
2. Assessable income	428.023.612	(80.736.000)
3. Corporate Income Tax rate	17%	20%
4. Adjustment to reduce corporate income tax due to impacts from previous quarters	(2.479.625)	(551.995)
Total current corporate income tax expense	70.284.389	(551.995)

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND***7. Financial risk management policies and objectives**

The risks from the financial instruments include market risk, credit risk, and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

7.1 Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks such as the risk of the stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, available-for-sale investments.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to change in the interest rate of the Company mainly relate to the borrowings and liabilities, cash and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still within the limit of its risk management.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's business.

The Company manages foreign exchange risk by considering current and expected market status when it outlines plans for future transactions in foreign currencies. The Company does not use any derivative instruments to prevent foreign exchange risks.

7.2 Credit risk

Credit risk is the risk that one party to a financial instrument or customer contract will cause a financial loss for the other party by failing to discharge an obligation. The Company bears credit risks from operating activities (mainly trade receivables) and from its financial activities including bank deposits, foreign exchange operations and other financial instruments.

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The Company mainly maintains deposits in big and prestigious banks in Vietnam. The Company realized that the concentration level of credit exposure to deposits is low.

7.3 Liquidity risk

Liquidity risk is the risk that arises from the difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference in maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers as sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to June 30, 2026**Unit: VND*

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with the contract which are not discounted:

As at 30 June 2026	<i>Less than 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Trade payables	189.263.652	-	-	189.263.652
Other payables	493.494.194	-	-	493.494.194
Total	682.757.846	-	-	682.757.846
As at 01 January 2026				
Trade payables	185.557.733	-	-	185.557.733
Other payables	873.958.280	-	-	873.958.280
Total	1.059.516.013	-	-	1.059.516.013

The Company has the ability to access capital sources and loans that are due within 12 months can be renewed with existing lenders.

Secured assets

The Company does not hold any secured assets of the third party as at 01 January 2026 and 30 June 2026.

8. Financial assets and liabilities

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short term.

The fair value of listed securities and financial debt instruments is determined at market value.

For investments in unlisted securities that are regularly traded, the fair value is determined as the average price provided by three independent securities companies at the end of the financial year.

The fair value of securities, financial investments for which fair value cannot be determined with certainty due to the absence of a high liquidity market for the securities, these financial investments are presented by book value.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

8. Financial assets and liabilities (continued)

The following table presents the book value and fair value of financial instruments presented in the Company's Financial Statements:

	Book value		Fair value	
	30/06/2026	01/01/2026	30/06/2026	01/01/2026
	Value	Provision	Value	Provision
Financial assets				
- Cash and cash equivalents	1.455.647.519	-	3.510.023.417	-
- Trade receivables	306.457.800	-	306.457.800	-
- Other receivables	2.042.719.107	-	1.509.196.986	-
- Short-term investments	33.700.676.403	-	31.000.676.403	-
- Long-term investments	56.000.000.000	-	56.000.000.000	-
TOTAL	93.505.500.829	-	92.326.354.606	-
Financial liabilities				
- Trade payables	189.263.652	-	185.557.733	-
- Other payables	270.924.750	-	292.924.750	-
TOTAL	460.188.402	-	478.482.483	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

VII. OTHER INFORMATION

1. Transaction with related parties

Significant transactions and balances with related parties during the period are as follows:

List of related parties with major transactions and balances during the period

Related parties	Relation
Nguyen Duc Hieu	Chairman of the Board of Directors
Ngo Van Phuong	Member of the Board of Directors, General Director, Authorized Information Disclosure Representative
Tran Minh Tuan	Member of the Board of Directors
Ha Quang Hung	Deputy General Director (dismissed on June 01, 2026)
Nguyen Thi Lan Huong	Head of the Supervisory Board
Nguyen Truong Son	Member of the Supervisory Board
Nguyen Thi Hue	Member of the Supervisory Board
Pham Thi Nhai	Person in charge of corporate governance (dismissed on April 9, 2026)
Ta Cong Loi	Person in charge of corporate governance (appointed April 9, 2026)
Tran Quoc Thuan	Chief Accountant (dismissed on March 31, 2026)
Nguyen Thi Phuong	Chief Accountant (appointed April 1, 2026)
Smart Invest Securities Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors The company has a Supervisory Board member acting as the authorized person for information disclosure.
Smartinvest Consulting and Management Co., Ltd	The company has the Chairman of the Board of Directors serving as the Chairman of the Members' Council
Dong A Hotel Group Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors
Hung Yen Petroleum Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors
Cho Mo Joint Stock Company	Associates
Nam Dinh Educational Book and Equipment Joint Stock Company	Associates
Tan Vinh Industrial Infrastructure Investment Joint Stock Company	The company has a member of the Board of Directors serving as the Chairman of the Board of Directors
ANN Holding Group Joint Stock Company	The company has a member of the Supervisory Board serving as the legal representative
Ao Gioi – Suoi Tien Tourism Joint Stock Company	The company has a member of the Board of Directors serving as the legal representative
Thien Hoang Joint Stock Company	The company has a shareholder holding 20% of the voting shares

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to June 30, 2026

Unit: VND

Transactions incurred in the period

Related parties

Purchase goods, services (VAT included)

Nam Dinh Educational Book and Equipment Joint
Stock Company

Loan Interest

Cho Mo Joint Stock Company

Income of the Board of Directors and Executive Board

Mr Nguyen Duc Hieu

Mr Ha Quang Hung

Income of the Supervisory Board and other key members

Mr Tran Quoc Thuan

Ms Nguyen Thi Phuong

Related parties

Loan receivables

Cho Mo Joint Stock Company

Other receivables

Nam Dinh Educational Book and Equipment Joint
Stock Company

Cho Mo Joint Stock Company

Advances Mr Ngo Van Phuong

Trade payables

Cho Mo Joint Stock Company

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
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2. Presentation of segment assets, revenue and results of operation

Revenue generated during the period is revenue from services rendered. Revenue and expenses mainly arise in Hanoi, so the Company does not prepare segment reports by geographical area and business sector.

3. Comparative information

Comparative figures in the financial statements are taken from the financial statements for the financial year ended 31 December 2025 audited by NVA Auditing Company Limited and The financial statements for the accounting period from January 1, 2025, to June 30, 2025, have been reviewed by NVA Auditing Company Limited.

4. Information on the going-concern operation

The Company will continue operating in the future.

Ninh Binh, 20 July 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Phuong



Nguyen Thi Phuong



Ngo Van Phuong