

**SOUTH BOOKS AND EDUCATIONAL EQUIPMENT
JOINT STOCK COMPANY**

REVIEWED INTERIM FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026



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SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

MANAGEMENT'S REPORT

Management of South Books and Educational Equipment Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the accompanying reviewed interim financial statements of the Company for the six-month period ended 30 June 2026.

Members of the Board of Directors, the Internal Audit Committee, the Supervisory Committee and Management during the period and on the date of this report include:

Board of Directors

<u>Full name</u>	<u>Position</u>	
Ms. Do Thi Mai Anh	Chairman	Appointed on 22 April 2026
Mr. Nguyen Thanh Anh	Chairman	Dismissed on 22 April 2026
Ms. Nguyen Thi Thu Hang	Member	
Mr. Tran Le Quang	Member	Dismissed on 22 April 2026
Mr. Vu Ba Hoa	Independent member	
Mr. Do Ngoc Son	Member	Appointed on 22 April 2026
Mr. Pham Van Dung	Member	Appointed on 22 April 2026

Internal Audit Committee

<u>Full name</u>	<u>Position</u>	
Mr. Tran Le Quang	Head	Dismissed on 29 April 2026
Ms. Man Minh Hue	Head	Appointed on 29 April 2026
Mr. Do Quang Trung	Member	
Mr. Pham Duy Khanh	Member	Appointed on 29 April 2026

Supervisory Committee

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Thanh Huu	Head
Mr. Nguyen Ngoc Minh	Member
Mr. Pham Duy Khanh	Member

Management

<u>Full name</u>	<u>Position</u>	
Mr. Pham Van Dung	General Director	Appointed on 22 April 2026
Ms. Do Thi Mai Anh	General Director	Dismissed on 22 April 2026
Mr. Pham Canh Toan	Deputy General Director	
Mr. Tran Le Quang	Deputy General Director	Dismissed on 30 June 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Pham Van Dung, General Director.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the interim financial statements of each period which give a true and fair view of the interim financial position of the Company and the results of its operations and its cash flows. In preparing these interim financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;

MANAGEMENT'S REPORT (CONTINUED)

- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the interim financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim financial position of the Company and ensure that the interim financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements. Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Company has complied with the above requirements in preparing these interim financial statements.

AUDITOR

The accompanying interim financial statements were reviewed by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Ward, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: www.ecovis.com/vietnam/audit).

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2026 and the results of its interim operations and its interim cash flows for the six-month accounting period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

For and on behalf of management



Pham Van Dung

General Director

Ho Chi Minh City, 08 August 2026

No: 345/2026/BCSX-E.AFA

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: Shareholders
Board of Directors and Management
SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of South Books and Educational Equipment Joint Stock Company (hereinafter referred to as “the Company”) prepared on 08 August 2026 as set out from page 5 to page 41, which comprise the interim financial position statement as at 30 June 2026, and the interim income statement, and interim cash-flow statement for the six-month period then ended, and notes to the interim financial statements

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements and for such internal control as Management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Company as at 30 June 2026, and of its interim financial performance and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements.

**REVIEW OF INTERIM FINANCIAL INFORMATION PERFORMED
BY THE INDEPENDENT AUDITOR OF THE ENTITY (CONTINUED)**

Emphasis of Matter

We draw attention to the matter presented by the Company in (*) of Note 4.6 to the financial statements, relating to the provision for inventory obsolescence recognized in connection with the adoption of a unified nationwide textbook set from the 2026–2027 academic year pursuant to Decision No. 3588/QĐ-BGDĐT dated 26 December 2025 issued by the Ministry of Education and Training. Our conclusion is not modified in respect of this matter.



Kim Van Viet

Deputy General Director

Audit Practice Registration Certificate

No. 1486-2023-240-1

Authorized person

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited

Danang City, 08 August 2026

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

Form B 01a - DN

 (Issued under the Circular No. 99/2025/TT-BTC
dated 27 October 2025 by Ministry of Finance)

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	100		277,016,266,390	113,856,795,776
I. Cash and cash equivalents	110	4.1	3,727,081,649	7,789,918,158
1. Cash	111		3,727,081,649	6,778,194,565
2. Cash equivalents	112		-	1,011,723,593
II. Current financial investments	120		-	-
III. Current account receivables	130		153,610,010,097	13,788,566,231
1. Trade receivables	131	4.2	154,928,456,482	14,733,959,920
2. Advances to suppliers	132	4.3	70,000,000	-
3. Other current receivables	135	4.4	389,375,949	650,077,927
4. Provision for doubtful debts	136	4.5	(1,777,822,334)	(1,595,471,616)
IV. Inventories	140	4.6	117,972,446,562	90,452,790,765
1. Inventories	141		142,899,598,152	106,824,921,282
2. Provision for decline in value of inventories	142		(24,927,151,590)	(16,372,130,517)
V. Current biological assets	150		-	-
VI. Other current assets	160		1,706,728,082	1,825,520,622
1. Current deferred expenses	161	4.7	757,246,429	478,035,569
2. Value added tax deductible	162		468,786,218	85,062,208
3. Tax and other receivables from the state budget	163	4.8	480,695,435	1,262,422,845
B. NON-CURRENT ASSETS	200		27,053,572,492	27,600,513,443
I. Non-current account receivables	210		14,814,913,266	14,814,913,266
1. Other non-current receivables	215	4.4	14,814,913,266	14,814,913,266
2. Provision for doubtful non-current receivables	216		-	-
II. Fixed assets	220		902,431,544	1,075,576,739
1. Tangible fixed assets	221	4.9	902,431,544	1,075,576,739
Cost	222		6,955,368,843	6,740,501,157
Accumulated depreciation	223		(6,052,937,299)	(5,664,924,418)
2. Intangible fixed assets	227		-	-
III. Non-current biological assets	230		-	-
IV. Investment property	240		-	-
V. Non-current assets in progress	250		43,178,451	43,178,451
1. Non-current work in process	251		-	-
2. Construction in progress	252	4.11	43,178,451	43,178,451
VI. Non-current financial investments	260		2,706,892,933	2,838,465,639
1. Investments in associates, joint-ventures	262	4.10	3,329,000,000	3,329,000,000
2. Provision for loss of long-term investments	264		(622,107,067)	(490,534,361)
VII. Other non-current assets	270		8,586,156,298	8,828,379,348
1. Non-current deferred expenses	271	4.7	8,586,156,298	8,828,379,348
2. Other non-current assets	274		-	-
TOTAL ASSETS	280		304,069,838,882	141,457,309,219

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

Form B 01a - DN

(Issued under the Circular No. 99/2025/TT-BTC
dated 27 October 2025 by Ministry of Finance)

INTERIM BALANCE SHEET (CONTINUED)

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		229,350,341,520	66,124,968,422
I. Current liabilities	310		229,350,341,520	66,124,968,422
1. Trade payables	311	4.12	216,108,074,324	61,680,253,296
2. Advances from customers	312	4.13	33,196,321	54,074,847
3. Payables to employees	315	4.14	5,675,823,204	1,902,637,029
4. Accrued expenses	316	4.15	1,408,598,007	8,931,136
5. Other current payables	320	4.16	819,208,505	244,190,117
6. Current loans and obligations under finance leases	321	4.17	3,000,000,000	-
7. Bonus and welfare fund	323		2,305,441,159	2,234,881,997
II. Non-current liabilities	330		-	-
D. OWNER'S EQUITY	400	4.18	74,719,497,362	75,332,340,797
1. Owner's contributed capital	411		44,050,000,000	44,050,000,000
Ordinary shares carrying voting rights	411a		44,050,000,000	44,050,000,000
Preference shares	411b		-	-
2. Share premiums	412		59,410,000	59,410,000
3. Investment and development fund	418		28,747,208,234	30,747,208,234
4. Retained earnings	420		1,862,879,128	475,722,563
Beginning accumulated retained earnings	420a		273,222,563	-
Retained earnings of the current period	420b		1,589,656,565	475,722,563
TOTAL RESOURCES	440		304,069,838,882	141,457,309,219



Phạm Văn Dũng

General Director

Ho Chi Minh City, 08 August 2026

Nguyen Mai Hoa

Chief Accountant

Huynh Thi My Duyen

Preparer

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

Form B 02a - DN

(Issued under the Circular No. 99/2025/TT-BTC
dated 27 October 2025 by Ministry of Finance)

INTERIM INCOME STATEMENT
For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from selling goods and rendering services	01	5.1	270,323,012,061	185,812,913,337
2. Revenue deductions	02	5.2	589,665,024	331,011,086
3. Net revenue from selling goods and rendering services	10		269,733,347,037	185,481,902,251
4. Cost of sales	11	5.3	244,034,604,527	159,153,953,766
5. Gross profit from selling goods and rendering services	20		25,698,742,510	26,327,948,485
6. Profit/loss from the sale and disposal of investment properties	21		-	-
7. Financial income	22	5.4	131,600,394	283,672,702
8. Financial expense	23	5.5	593,400,768	47,776,841
Of which, interest expense	24		31,500,000	31,384,813
9. Selling expense	25	5.6	14,115,078,109	15,552,244,852
10. General and administration expense	26	5.7	8,406,507,439	7,035,718,401
11. Operating profit/(loss)	30		2,715,356,588	3,975,881,093
12. Other income	31	5.8	177,642,941	227,258,214
13. Other expense	32	5.9	61,946	219,185,050
14. Net other income/(loss)	40		177,580,995	8,073,164
15. Accounting profit/(loss) before tax	50		2,892,937,583	3,983,954,257
16. Current corporate income tax expense	51	5.11	621,999,634	817,016,538
17. Deferred corporate income tax expense	52		-	-
18. Net profit/(loss) after tax	60		2,270,937,949	3,166,937,719
19. Basic earnings per share	70	4.18.5	361	467
20. Diluted earnings per share	71	4.18.6	361	467



Pham Van Dung
General Director

Ho Chi Minh City, 08 August 2026

Nguyen Mai Hoa
Chief Accountant

Huynh Thi My Duyen
Preparer

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

Form B 03a - DN

((Issued under the Circular No. 99/2025/TT-BTC
dated 27 October 2025 by Ministry of Finance))

INTERIM CASH FLOW STATEMENT

(Direct method)

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from customers	01		119,970,872,869	103,952,569,079
2. Cash paid to suppliers	02		(116,400,420,658)	(31,570,849,128)
3. Cash paid to employees	03		(7,071,659,959)	(7,429,233,278)
4. Interest paid	04		-	(31,384,813)
5. Corporate income tax paid	05		-	(1,100,517,017)
6. Other cash inflows from operating activities	06		641,340,338	1,201,160,787
7. Other cash outflows from operating activities	07		(1,917,149,410)	(2,922,563,641)
Net cash from operating activities	20		(4,777,016,820)	62,099,181,989
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(214,867,686)	(14,814,815)
2. Interest and dividends received	27		131,547,997	175,434,620
Net cash from investing activities	30		(83,319,689)	160,619,805
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	3,000,000,000	6,152,929,554
2. Repayment of borrowings	34	6.2	-	(6,152,929,554)
3. Dividends paid	36		(2,202,500,000)	(4,845,500,000)
Net cash from financing activities	40		797,500,000	(4,845,500,000)
NET INCREASE/(DECREASE) IN CASH	50		(4,062,836,509)	57,414,301,794
Cash and cash equivalents at beginning of period	60		7,789,918,158	10,748,162,221
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD	70		3,727,081,649	68,162,464,015



Phạm Văn Dũng
General Director

Ho Chi Minh City, August 2026

Nguyen Mai Hoa
Chief Accountant

Huynh Thi My Duyen
Preparer

NOTES TO THE INTERIM FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

South Books and Educational Equipment Joint Stock Company (hereinafter referred to as "the Company") has been incorporated in accordance with the Business Registration Certificate No, 0309902130 dated 02 April 2010 granted by Ho Chi Minh City's Department of Planning and Investment and other amended certificates thereafter with the latest one dated 18 May 2026.

The Company was approved for listing its common shares on the Hanoi Stock Exchange under Decision No, No, 219/QĐ-SGDHN dated 20 April 2015, issued by the Hanoi Stock Exchange, with the stock code SMN, The first trading day of the SMN stock code was 14 July 2015.

The charter capital as stipulated in the Business Registration Certificate is VND 44,050,000,000.

The Company's registered head office is at 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam.

The number of employees as at 30 June 2026 was 65 (31 December 2025: 58).

1.2. Business field

Production and trading of books and educational equipment.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the main Company's business activities comprise:

- Wholesale of other household products, Details: Wholesale of books, newspapers, journals ((with legally permitted content), stationery, Wholesale of beds, cabinets, tables, chairs and similar furniture items;
- Retail sale of books, newspapers, magazines and stationary in specialized stores, Details: Retail sale of books, newspapers, magazines (with legally permitted content) and stationary in specialized stores;
- Retail sale of music and video recordings (including blank tapes and discs) in specialized stores (with legally permitted content);
- Retail sale of games and toys in specialized stores (excluding toys harmful to character education, children's health, or those affecting security, social order, and safety);
- Manufacture of office machinery and equipment (except computers and peripheral equipment), Details: Manufacture of teaching aids and school equipment (not manufactured at the headquarters);
- Other professional, scientific and technical activities n,e,c, Details: Editing and compiling books; translation (excluding book publishing);
- Retail sale of other goods not elsewhere classified.

1.4. Normal operating cycle

The Company's normal operating cycle is carried out for a time period of 12 months.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

1.5. The Company's structure

The Company's has 2 associates as at 30 June 2026 were as follows:

Name	Address	Voting rights	Per cent capital	Per cent interest
Associates:				
BR - VT Province School Book and Equipment Joint Stock Company	500D Binh Gia Street, Tam Thang Ward, Ho Chi Minh City, Vietnam	35%	35%	35%
Binh Duong Educational Book and Equipment Joint Stock Company	No, 88, Tran Binh Trong Street, Thu Dau Mot Ward, Ho Chi Minh City, Vietnam	21%	21%	21%

2. BASIS OF PREPARATION**2.1. Accounting standards, accounting system**

The accompanying interim financial statements, expressed in Vietnamese Dong ("VND"), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

The accompanying interim financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

2.3. Accounting period

The Company's financial year is from 01 January to 31 December.

These interim financial statements are prepared for the six-month period ended on 30 June 2026,

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

3. SIGNIFICANT ACCOUNTING POLICIES**3.1. Changes in accounting policies**

The accounting policies applied by the Company in preparing the interim financial statements are consistently applied with those used in the preparation of the financial statements for the financial year ended 31 December 2025, except for the changes resulting from the adoption of new accounting guidance under Circular No. 99/2025/TT-BTC dated 27 October 2025 as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the application of the Accounting System for Enterprises, which is effective from 01 January 2026 and applicable to financial years beginning on or after 1 January 2026. Circular 99 replaces the regulations on the Accounting System for Enterprises issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 75/2015/TT-BTC dated 18 May 2015, Circular No. 53/2016/TT-BTC dated 21 March 2016 and Circular No. 195/2012/TT-BTC dated 15 November 2012 issued by the Ministry of Finance.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

The Company has applied the changes in accounting policies prescribed under Circular 99 that affect the Company using the non-retrospective adjustment method in accordance with the guidance in Clause 1, Article 30 of Circular 99.

3.2. Use of estimates

The preparation of the interim financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial period ended 30 June 2026. Although these estimates are based on Management's best knowledge of all relevant information available at the date when the interim financial statements are prepared, this does not prevent actual figures differing from estimates.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.4. Financial investments

Equity investments in other entities

Investments in associates

Investments are classified as investments in associates when the Company directly or indirectly holds from 20% to under 50% of the voting shares of the investee without any other agreement.

Investments in associates are accounted for under the cost method which comprise the purchase price plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of the investments is measured at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as finance income when the shareholder's right to receive payment is established.

Recognition principles of provision for investment impairment loss

Provision for investment impairment loss is made when there is any certain evidence that there will be an impairment in the value of these investments at the reporting date.

The difference between the required balance and the existing balance of provision for investment impairment loss is recognised as financial expenses in the income statement.

3.5. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provision for doubtful debts

As of the date of preparing the interim financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For overdue receivables, the provision rates are as follows:

- 30% of the value for receivables overdue from 6 months to less than 1 year;
- 50% of the value for receivables overdue from 1 year to less than 2 years;
- 70% of the value for receivables overdue from 2 years to less than 3 years;
- 100% of the value for receivables overdue for 3 years or more.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.6. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value,

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition, The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories, Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method.

Provision for decline in value of inventories

As of the date of preparing the interim financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

Inventories are written down to net realizable value on an item-by-item basis, For services being rendered, provision is made in respect of each service for which a separate selling price will be charged.

3.7. Tangible fixed asset

Tangible fixed assets are measured at cost less accumulated depreciation,

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost, The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use, Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2026</u>
▪ Machinery and equipment	2 - 6 years
▪ Motor vehicles	6 years
▪ Office equipment	3 years

3.8. Leases

Leases classification

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating leases

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

3.9. Deferred expenses

Deferred expenses are classified as current and non-current based on their original term. Deferred expenses mainly comprise costs of tools and supplies, rental expenses, and non-deductible VAT on self-produced goods; which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as Deferred expenses and amortised to the income statement:

- Land and infrastructure lease expenses are allocated over the lease term;
- Tools and supplies are amortised to the income statement over 1 to 3 years;
- Other prepayments: Based on the nature and volume of each expense, the Company applies the proper amortization method over the period in which economic benefits are generated in relation to that expense.

3.10. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

3.11. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.12. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the interim income statement when incurred.

3.13. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents, These expenses are recognised as operating expenses of the reporting period.

3.14. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premium

Share premium is recognized at the difference between the issue price and the par value of shares.

Dividends

Dividends are recognized as a liability on the date when the Company has no right to refuse the obligation to distribute dividends and profits in cash to shareholders.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the General annual meeting of shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

3.15. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable, In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably, When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

Income from investments

Income from investments is recognised in the income statement corresponding to the per cent interest of the Company.

3.16. Deductions

Deductions include sale returns and allowances,

Deductions arising in the reporting period from consumption of products, goods and services are recognised as decreases in revenue in that period; Deductions arising after the end of the reporting period but prior to issuing the interim financial statements for the reporting period are recognised as decreases in revenue of the reporting period; Deductions arising after the end of the reporting period and after issuing the interim financial statements for the reporting period are recognised as decreases in revenue of the next period.

3.17. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, which are sold in the period in accordance with the matching principle, Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.18. Finance expense

Finance expenses represent all expenses incurred in the reporting period which mainly include borrowing costs and losses from exchange rates.

3.19. General and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty (except for construction activities), storage, packaging and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; depreciation expenses of fixed assets used for administration activities; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.20. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

Value added tax

The goods sold and services rendered by the Company are subject to value added tax at the following rates:

- Textbooks, curricula, and reference books supplementing textbooks: VAT exempt,

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

- Office equipment and dictionaries: 5% - 10%,
- Other goods and services: 10%, The Company is entitled to apply the VAT rate of 8% from 1 January 2026 to 30 June 2026 according to the provisions of Decree No, 174/2025/ND-CP dated 30 June 2025 of the Government.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam,

The tax reports of the Company will be inspected by the Tax Department, Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

3.21. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

Based on the actual operation of the Company, the President assesses that there is no significant difference in risks and returns among business segments and geographical segments, The company operates primarily in the commercial trading sector, with its main market being Vietnam.

3.22. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company, Associates, 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 directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM STATEMENT OF FINANCIAL POSITION**4.1. Cash and cash equivalents**

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand (VND)	1,632,181,917	722,741,672
Demand deposit	2,094,899,732	6,055,452,893
+ Vietcombank	953,605,213	2,815,283,286
+ ACB	562,163,565	562,517,205
+ Vietinbank	546,167,763	2,396,846,211
+ Other banks	32,963,191	280,806,191
1-month term deposit	-	1,011,723,593
+ ACB	-	1,011,723,593
Total	3,727,081,649	7,789,918,158

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**4.2. Current trade receivables**

	As at 30 Jun.2026		As at 01 Jan.2026	
	VND		VND	
	Value	Provision	Value	Provision
Lam Dong Books And Equipment Joint Stock Company	17,814,720,818	-	590,365,928	-
Danang Education Investment And Development Joint Stock Company	266,972,429	-	2,312,763,390	-
Dong Nai Book And Educational Equipment Joint Stock Company	23,456,678,868	-	51,867,376	-
Ninh Thuan Books And Equipment Joint Stock Company	6,330,067,059	-	2,281,676,771	-
Binh Thuan Book and Equipment Joint Stock Company	9,602,401,557	-	366,287,390	-
Dak Nong Book and Equipment Joint Stock Company	5,970,082,798	-	1,837,900,535	-
Long An Book and Equipment Joint Stock Company	20,881,060,830	-	643,012,391	-
Others	70,606,472,123	1,777,822,334	6,650,086,139	1,595,471,616
Total	154,928,456,482	1,777,822,334	14,733,959,920	1,595,471,616
In which: Trade receivables from related parties - Refer to Notes 7	43,868,406,474	-	5,132,817,737	-

4.3. Current advances to suppliers

	As at 30 Jun.2026		As at 01 Jan.2026	
	VND		VND	
	Value	Provision	Value	Provision
Quang Anh Anh Trading - Construction Company Limited	70,000,000	-	-	-
Total	70,000,000	-	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.4. Other receivables

	As at 30 Jun.2026		As at 01 Jan.2026	
	VND		VND	
	Value	Provision	Value	Provision
Current				
Advance	120,335,995	-	-	-
Receivables from PIT	154,789,143	-	195,951,821	-
Deposits	97,863,293	-	87,810,896	-
Other receivables	16,387,518	-	366,315,210	-
Total	389,375,949	-	650,077,927	-
Non-Curent				
Mai Thi Luu project (*)	14,814,913,266	-	14,814,913,266	-
Total	14,814,913,266	-	14,814,913,266	-
In which: Other receivables from related parties - Refer to Notes 7	14,814,913,266		14,814,913,266	

(*) This is a capital contribution with the Ho Chi Minh City Education Publishing House (unit under of Vietnam Education Publishing House Co. Ltd.) and Phuong Nam Education Investment and Development Joint Stock Company for the construction of an office building at 104 Mai Thi Luu, Dakao Ward, District 1, Ho Chi Minh City, under the tripartite business cooperation contract No, 108HĐ/2011 dated 01 April 2011 and its amended appendices, in which the Company's investment accounts for 30% of the project, On 01 July 2014, the parties agreed to sign Contract Appendix No, 01, assigning Vietnam Education Publishing House Co. Ltd, to implement the project, replacing the previous entity, Ho Chi Minh City Education Publishing House, As of now, the project has commenced business operations, and the parties have agreed to entrust Vietnam Education Publishing House Co., Ltd, with the management and commercial operation of the project, as well as the collection and distribution of revenue and expenses among the parties based on the agreed-upon ratio.

4.5. Doubtful debts

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	2,255,024,820	477,202,486	1,647,189,092	51,717,476
Total	2,255,024,820	477,202,486	1,647,189,092	51,717,476

Management assessed the ability to recover the overdue receivables as low.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Dong Thap Education Investment and Development JSC	162,702,434	-	Over 3 years	162,702,434	-	Over 3 years
Minh Phat Educational equipment Construction, Trading and Manufacturing Co., Ltd.	1,110,163,501	-	Over 3 years	1,110,163,501	-	Over 3 years
Nhat Minh Bookstore	43,148,706	-	Over 3	43,148,706	-	Over 3
Hoang Minh Phuc Educational Books and Equipment Company	166,000,959	-	Over 3 years	166,000,959	-	Over 3 years
Minh Anh Comprehensive Books and Equipment Co., Ltd.	66,538,540	-	Over 3 years	66,538,540	-	Over 3 years
Others	706,470,680	477,202,486	From 6 months to 2 years	98,634,952	51,717,476	From 6 months to 2 years
Total	2,255,024,820	477,202,486		1,647,189,092	51,717,476	

4.6. Inventories

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Provision	Cost	Provision
Goods in transit	6,340,108,808	-	-	-
Raw materials	368,384,167	-	568,788,031	-
Work in progress	41,176,606	-	40,904,081	-
Products	2,545,315,134	455,327,306	2,160,287,216	455,327,306
Merchandise	133,604,613,437	24,471,824,284	104,054,941,954	15,916,803,211
Total	142,899,598,152	24,927,151,590	106,824,921,282	16,372,130,517

(*) On 26 December 2025, the Ministry of Education and Training issued Decision No, 3588/QĐ-BGDĐT on selecting the "Connecting Knowledge to Life" textbook series as the unified national textbook series starting from the 2026-2027 academic year, On 08 January 2026, the Ministry of Education and Training issued Official Letter No, 70/BGDĐT-GDPT providing guidance on the implementation of general education curricula, textbooks, and local educational materials, which

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

directed the Departments of Education and Training to guide educational institutions in developing plans to continue using other textbook series and publications as reference and supplementary materials for teaching. The Board of General Directors established a Council to assess the potential loss resulting from this new decision. The Company identified the value of inventories affected by the unification of a single textbook series as at 30 June 2026 to be VND 61,190,444,586. The Council categorized the affected book groups and increased the provision rates for inventories of the "Creative Horizons" series as follows: textbooks from 7% to 15%, workbooks from 33% to 50%, and reference books from 50% to 70%; the corresponding total provision for devaluation of inventories recorded as at 30 June 2026 was VND 15,283,908,195.

(**) In addition to making provisions for book categories affected by the unification of a single textbook series starting from the 2025-2026 academic year, as at 30 June 2026, the Company also made a 100% provision against the carrying amount of other inventory items. These include books with obsolete content resulting from the reorganization of provincial-level administrative units in 2025 (pursuant to Resolution No. 202/2025/QH15 passed by the 15th National Assembly of the Socialist Republic of Vietnam at its 9th session on 12 June 2025) and the reorganization of commune-level administrative units of the new provinces/cities (pursuant to Resolutions of the Standing Committee of the National Assembly); books under the "Connecting Knowledge to Life" series requiring content modifications due to administrative boundary adjustments under Circular No. 17/2025/TT-BGDĐT issued by the Ministry of Education and Training; and other obsolete and slow-moving books, amounting to a total of VND 9,643,243,395.

There were no inventories pledged as security for liabilities at the period – end.

4.7. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Manuscript expenses	29,125,000	29,125,000
Non-deductible VAT allocated to inventory	55,762,332	72,538,548
Tools and supplies	289,758,091	376,372,021
Cost of labor for applying non-counterfeit labels and stamps	382,601,006	-
Total	757,246,429	478,035,569
Non-current:		
Infrastructure rental fee (*)	8,220,836,929	8,363,150,929
Tools and supplies	365,319,369	465,228,419
Total	8,586,156,298	8,828,379,348

(*) This is the lease of infrastructure on land at Lot A5-3, Area A5, N2 Street, Tan Phu Trung Industrial Park, Cu Chi District, Ho Chi Minh City, under Land Lease Contract No. 238/HĐTĐ/SCD-2019 dated 16 October 2019 and Appendix No. 238/PLHĐTĐ/SCD-2019 dated 16 October 2019 with Northwest Saigon City Development Corporation (SCD).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

According to Decision No, 223/QĐ-HĐQT dated 19 June 2026, the Board of Directors approved the investment policy for the construction project as follows:

- **Project name:** Warehouse for storage of goods and materials of Southern Book and Educational Equipment Joint Stock Company;
- **Investment objective:** To construct a warehouse for storing goods, materials, and educational products of Southern Book and Educational Equipment Joint Stock Company;
- **Implementation period:** From May 2025 to December 2026.

4.8. Tax and other receivables from the state budget

	As at 30 Jun. 2026 VND	Movement in the period VND		As at 01 Jan. 2026 VND
	Receivable	Payable	Paid/ Deducted	Receivable
Value added tax	-	568,155,882	542,095,656	26,060,226
Corporate income tax	385,636,110	621,999,634	-	1,007,635,744
Personal income tax	95,059,325	227,321,380	93,653,830	228,726,875
Property tax	-	594,000	594,000	-
Total	480,695,435	1,418,070,896	636,343,486	1,262,422,845

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.9. Tangible fixed assets

Items	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:				
As at 01 Jan. 2026	368,636,818	6,064,164,868	307,699,471	6,740,501,157
Purchase	-	-	214,867,686	214,867,686
As at 30 Jun. 2026	368,636,818	6,064,164,868	522,567,157	6,955,368,843
Accumulated depreciation:				
As at 01 Jan. 2026	368,636,818	5,019,375,455	276,912,145	5,664,924,418
Depreciation	-	368,516,835	19,496,046	388,012,881
As at 30 Jun. 2026	368,636,818	5,387,892,290	296,408,191	6,052,937,299
Net book value:				
As at 01 Jan. 2026	-	1,044,789,413	30,787,326	1,075,576,739
As at 30 Jun. 2026	-	676,272,578	226,158,966	902,431,544

There were no tangible fixed assets pledged/mortgaged as loan security at the period-end,

The historical cost of tangible fixed assets fully depreciated but still in use at the end of the period totalled VND 2,242,910,044.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.10. Financial investments

Other investments are detailed as follows:

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Provision	Fair value	Cost	Provision	Fair value
Investments in associates:						
BR - VT Province School Book and Equipment Joint Stock Company	1,229,000,000	-	-	1,229,000,000	-	-
Binh Duong Educational book and Equipment Joint Stock Company	2,100,000,000		622,107,067	2,100,000,000		490,534,361
Total	3,329,000,000		622,107,067	3,329,000,000		490,534,361

	Current period	Previous period
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Operating performance of associates during the year:

BR - VT Province School Book and Equipment Joint Stock Company	Business operations were profitable	Business operations were profitable
Binh Duong Educational Book and Equipment Joint Stock Company	Business operations were unprofitable	Business operations were unprofitable

The main transactions between the Company and its associate companies during the period are presented in Notes 7,

The interim financial statements of BR - VT Province School Book and Equipment Joint Stock Company reported profits, with no accumulated losses, and shareholders' equity as of 30 June 2026 was preserved. Therefore, these investments are recorded at cost, and no provision has been made.

The interim financial statements of Binh Duong Educational book and Equipment Joint Stock Company reported a loss, and a decrease in shareholders' equity as at 30 June 2026. Accordingly, the investment has been recognized at its provisioned amount.

As of the reporting date, the Company has not determined the fair value of these investments for disclosure in the interim financial statements due to the absence of a market listing and the lack of guidance under Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amount.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.11. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Warehouse and materials storage project	43,178,451	43,178,451
Total	43,178,451	43,178,451

4.12. Current trade payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Education Publishing House in Ho Chi Minh City	116,431,194,888	58,095,168,212
Phuong Nam Education Development and Investment Joint Stock Company	65,520,387,840	2,472,504,646
Others	34,156,491,596	1,112,580,438
Total	216,108,074,324	61,680,253,296
In which: Trade payables to related parties – Refer to Note 7	212,359,895,182	60,769,118,072

4.13. Current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Go Dau Bookstore	-	2,721,668
Le Quy Don primary school	1,000,000	-
Others	32,196,321	51,353,179
Total	33,196,321	54,074,847

4.14. Payables to employees

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Salaries payable to employees	5,675,823,204	1,902,637,029
Total	5,675,823,204	1,902,637,029

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.15. Current accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Accrued interest	31,500,000	-
Manuscript costs and royalties payable	43,980,000	3,180,000
Payment discount	430,328,062	-
Transportation cost	902,789,945	-
Others	-	5,751,136
Total	1,408,598,007	8,931,136

4.16. Other current payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Market and Product Development Fee	492,611,145	84,473,841
Current deposits	20,000,000	20,000,000
Other payables	306,597,360	139,716,276
Total	819,208,505	244,190,117
In which, Other current payables to related parties - Refer to Notes 7	242,957,000	49,596,560

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**4.17. Current loans and obligations under finance leases**

	As at 30 Jun. 2026		Movement in the period		As at 01 Jan. 2026	
	Value	Payable value	Increase	Decrease	Value	Payable value
	VND	VND	VND	VND	VND	VND
Long An Books And Equipment	3,000,000,000	3,000,000,000	3,000,000,000	-	-	-
Joint Stock Company						
Total	3,000,000,000	3,000,000,000	3,000,000,000	-	-	-

Short-term loan to Long An School Books and Equipment Joint Stock Company under Loan Agreement No. 07/HĐVV-2026 dated 07 May 2026, in the amount of VND 3,000,000,000. The loan is intended for production and business operations, with a term from 07 May 2026 to 07 July 2026, and an interest rate of 7% per annum. The loan is unsecured.

PC3 - INVESTMENT JOINT STOCK COMPANY

Address: 78A Duy Tan, Hoa Cuong Ward, Da Nang City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**4.18. Owners' equity****4.18.1. Changes in owners' equity**

	Owners' contributed capital VND	Other contributed capital VND	Items of owners' equity		Total VND
			Investment and development fund VND	Retained earnings VND	
As at 01 Jan. 2025	44,050,000,000	59,410,000	29,579,598,118	6,013,110,116	79,702,118,234
Previous period's profits	-	-	-	3,166,937,719	3,166,937,719
Dividends distribution	-	-	-	(4,845,500,000)	(4,845,500,000)
Distributed Investment and development fund	-	-	1,167,610,116	(1,167,610,116)	-
Distributed bonus and welfare fund	-	-	-	(791,734,430)	(791,734,430)
Remuneration for BODs, Supervisory Committee	-	-	-	(316,693,772)	(316,693,772)
As at 30 Jun. 2025	44,050,000,000	59,410,000	30,747,208,234	2,058,509,517	76,915,127,751
Loss in the last 6 months of the previous year	-	-	-	(2,435,056,853)	(2,435,056,853)
Reversal of bonus and welfare fund	-	-	-	608,764,213	608,764,213
Reversal Remuneration for BODs, Supervisory Committee	-	-	-	243,505,686	243,505,686
As at 01 Jan. 2026	44,050,000,000	59,410,000	30,747,208,234	475,722,563	75,332,340,797
Current period's profits	-	-	-	2,270,937,949	2,270,937,949
Dividends distribution (*)	-	-	-	(2,202,500,000)	(2,202,500,000)
Reversal Investment and development fund (*)	-	-	(2,000,000,000)	2,000,000,000	-
Interim Distributed bonus and welfare fund (**)	-	-	-	(567,734,487)	(567,734,487)
Distributed executive bonus and remuneration for BODs, Supervisory Committee (**)	-	-	-	(113,546,897)	(113,546,897)
As at 30 Jun. 2026	44,050,000,000	59,410,000	28,747,208,234	1,862,879,128	74,719,497,362

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

- (*) The Company distributes the 2025 profit in accordance with the Resolution of the Annual General Meeting of Shareholders No.168/NQ-ĐHĐCĐ dated 22 April 2026.
- (**) The Company has temporarily distributed the first six months of 2026 profit in accordance with Resolution No. 7c/NQ-HĐQT of the Board of Directors dated 05 June 2026.

4.18.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Vietnam Education Publishing House Limited Company	23,400,000,000	23,400,000,000
Other shareholders	20,650,000,000	20,650,000,000
Total	44,050,000,000	44,050,000,000

4.18.3. Capital transactions with owners

	Current period VND	Previous period VND
Beginning balance	44,050,000,000	44,050,000,000
Capital contribution in the period	-	-
Capital redemption in the period	-	-
Ending balance	44,050,000,000	44,050,000,000

4.18.4. Shares

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Number of shares registered for issue		
Number of shares sold to public	4,405,000	4,405,000
- Ordinary shares	4,405,000	4,405,000
- Preference shares (Classified as owners' equity)	-	-
Number of shares repurchased (Treasury shares)	-	-
- Ordinary shares	-	-
- Preference shares (Classified as owners' equity)	-	-
Number of shares outstanding	4,405,000	4,405,000
- Ordinary shares	4,405,000	4,405,000
- Preference shares (Classified as owners' equity)	-	-

Par value per outstanding share: VND 10,000 per share

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.18.5. Basic earnings per share

	Current period VND	Previous period VND
Net profit after tax	2,270,937,949	3,166,937,719
Adjusted for distribution to bonus and welfare fund, executive bonus and remuneration for BODs, Supervisory Committee	681,281,384	1,108,428,202
Profit after tax attributable to ordinary shareholders	1,589,656,565	2,058,509,517
Average Number of shares outstanding in period	4,405,000	4,405,000
Basic earnings per share	361	467

Net profit after tax used to calculate basic earnings per share for this period has been deducted for the bonus and welfare fund, executive bonus, as well as remuneration for the Board of Directors and the Supervisory Board, in accordance with the profit distribution plan under Resolution No.07c/NQ-HDQT dated 05 June 2026 (the Board of Directors was authorized by the General Meeting of Shareholders to distribute net profit in accordance with the Company's Charter).

4.18.6. Diluted earnings per share

	Current period VND	Previous period VND
Net profit after tax	2,270,937,949	3,166,937,719
Adjusted for distribution to bonus and welfare fund, executive bonus and remuneration for BODs, Supervisory Committee	681,281,384	1,108,428,202
Earnings for the purpose of calculating diluted earnings per share	1,589,656,565	2,058,509,517
Weighted average number of ordinary shares outstanding during the period	4,405,000	4,405,000
Number of common shares expected to be issued		
Number of shares to calculate diluted earnings per share	4,405,000	4,405,000
Diluted earnings per share	361	467

Net profit after tax used to calculate diluted earnings per share for this period has been deducted for the bonus and welfare fund, executive bonus, as well as remuneration for the Board of Directors and the Supervisory Board, in accordance with the profit distribution plan under Resolution No.07c/NQ-HDQT dated 05 June 2026 (the Board of Directors was authorized by the General Meeting of Shareholders to distribute net profit in accordance with the Company's Charter).

4.18.7. Dividends

According to the Resolution of the Annual General Meeting of Shareholders No.168/NQ-ĐHĐCĐ dated 24 April 2026, approved the 2025 dividend distribution plan at a rate of 5% of charter capital.

According to Resolution No. 06a/NQ-HĐQT of the Board of Directors dated 29 April 2026, the Company made an interim cash dividend payment for 2025 totaling VND 2,202,500,000 (equivalent to 5% of charter capital), with the record date set for 20 May 2026, The dividend was paid on 05 May 2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.18.8. Corporate funds

	Investment and development fund
	-
As at 01 Jan. 2026	30,747,208,234
Reversal in the period	(2,000,000,000)
As at 30 Jun. 2026	<u>28,747,208,234</u>

4.19. Off interim balance sheet items

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Bad debts written-off:		
Tri Duc Joint Stock Company – Written off due to uncollectible debt	744,354,571	744,354,571
Van Loi Educational Equipment Trading & Manufacturing Co., Ltd. – Written off due to uncollectible debt	393,407,855	393,407,855
Total	<u>1,137,762,426</u>	<u>1,137,762,426</u>

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from sales of textbooks and exercise books	262,552,764,233	170,677,684,454
Revenue from sales of reference books	3,934,321,354	8,723,511,511
Other revenue	3,835,926,474	6,411,717,372
Total	<u>270,323,012,061</u>	<u>185,812,913,337</u>
In which revenue from selling goods and rendering services to related parties – Refer to Note 7	92,111,623,217	68,327,204,150

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.2. Deductions

	Current period VND	Previous period VND
Sales returns	589,665,024	331,011,086
Total	589,665,024	331,011,086

5.3. Cost of sales

	Current period VND	Previous period VND
Cost of textbooks and exercise books sold	228,976,645,828	147,783,120,182
Cost of reference books sold	3,089,113,970	6,019,127,195
Cost of other operations sold	3,413,823,656	5,351,706,389
Provision for decline in value of inventories	8,555,021,073	-
Total	244,034,604,527	159,153,953,766

5.4. Finance income

	Current period VND	Previous period VND
Deposit interest	8,700,394	111,612,702
Dividends, profits received	122,900,000	172,060,000
Total	131,600,394	283,672,702
In which financial income from related parties – Refer to Note 7	122,900,000	172,060,000

5.5. Financial expense

	Current period VND	Previous period VND
Interest expense	31,500,000	31,384,813
Provision for loss of investments	131,572,706	-
Payment discount	430,328,062	16,392,028
Total	593,400,768	47,776,841

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.6. Selling expense

	Current period VND	Previous period VND
Staff expenses	7,200,782,992	4,626,352,927
Depreciation expense	100,362,200	65,844,888
Service expense	5,076,334,175	9,316,726,619
Other expenses	1,737,598,742	1,543,320,418
Total	14,115,078,109	15,552,244,852

5.7. General and administrative expense

	Current period VND	Previous period VND
Staff expenses	4,856,632,677	2,073,307,857
Raw materials, tools and instruments	286,055,483	217,324,964
Depreciation expense	287,650,681	291,050,504
Provision for doubtful debts	182,350,718	59,927,174
Service expense	1,596,128,307	3,363,095,202
Other expenses	1,197,689,573	1,031,012,700
Total	8,406,507,439	7,035,718,401

5.8. Other income

	Current period VND	Previous period VND
Income from loading/unloading goods and processing	-	2,285,500
Income from textbook price labeling	-	224,929,693
Income from disposal of equipment	2,888,889	-
Handling of minor outstanding balances	40,871,801	-
Other	133,882,251	43,021
Total	177,642,941	227,258,214

In which: Other income from related parties - 222,986,550
 – Refer to Note 7

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.9. Other expense

	Current period VND	Previous period VND
Expenses for textbook price labeling	-	213,035,000
Tax arrears and penalties	-	6,118,725
Other expenses	61,946	31,325
Total	61,946	219,185,050

5.10. Production and business costs by element

	Current period VND	Previous period VND
Material expense	834,649,054	1,638,186,012
Employee expense	12,057,415,669	8,009,690,823
Depreciation expense	388,012,881	356,895,392
Service expense	7,928,622,893	11,827,826,329
Other expenses	3,348,267,667	3,751,584,044
Total	24,556,968,164	25,584,182,600

5.11. Current corporate income tax expense

	Current period VND	Previous period VND
Accounting profit before tax for the period	2,892,937,583	3,983,954,257
Add: Adjustments according to CIT law	339,960,587	273,188,431
- <i>Expenses not deductible for tax purposes</i>	339,960,587	273,188,431
Less: Adjustments according to CIT law	122,900,000	172,060,000
- <i>Dividend received</i>	122,900,000	172,060,000
Total taxable income	3,109,998,170	4,085,082,688
Corporate income tax	20%	20%
Current corporate income tax expense	621,999,634	817,016,538

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CASH FLOW STATEMENT

6.1. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	3,000,000,000	6,152,929,554
Total	3,000,000,000	6,152,929,554

6.2. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	-	6,152,929,554
Total	-	6,152,929,554

7. RELATED PARTIES

List of related partiesRelationship

1. Vietnam Education Publishing House Limited Company	Parent Company
2. Education Publishing House in Ho Chi Minh City	Unit under the Parent Company
3. Education Publishing House in Hanoi	Unit under the Parent Company
4. Education Publishing House in Da Nang	Unit under the Parent Company
5. Education Publishing House in Can Tho City	Unit under the Parent Company
6. Institute of Educational Books and Materials Research	Unit under the Parent Company
7. Binh Duong Educational book and Equipment Joint Stock Company	Associate Company
8. BR - VT Province School Book and Equipment Joint Stock Company	Associate Company
9. Quang Tri Book and School Equipment Joint - Stock Company	Same of the Investment Company
10. Cuu Long Books & Educational Equipment Joint Stock Company	Same of the Investment Company
11. Central Books and Educational Equipment Joint Stock Company	Same of the Investment Company
12. Ho Chi Minh City School Book and Equipment Joint Stock Company	Same of the Investment Company
13. Educational Technology High School Investment and Development Joint Stock Company	Same of the Investment Company
14. Educational Materials Joint Stock Company	Same of the Investment Company
15. Textbook Printing Joint Stock Company in Hanoi	Same of the Investment Company
16. Ethnic Books Joint Stock Company	Same of the Investment Company
17. Northern Educational Book and Equipment Joint Stock Company	Same of the Investment Company
18. Hanoi Educational Publishing Services Joint Stock Company	Same of the Investment Company
19. Phuong Nam Education Development and Investment Joint Stock Company	Same of the Investment Company
20. Da Nang Education Development and Investment Joint Stock Company	Same of the Investment Company

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

<u>List of related parties</u>	<u>Relationship</u>
21. Binh Dinh Book and Equipment Joint Stock Company	Same of the Investment Company
22. Hanoi Education Development and Investment Joint Stock Company	Same of the Investment Company
23. Binh Thuan Book and Equipment Joint Stock Company	Same of the Investment Company
24. Can Tho School Book and Equipment Joint Stock Company	Same of the Investment Company
25. IP Vietnam Investment Joint Stock Company	Same of the Investment Company
26. Da Nang Educational Publishing Services Joint Stock Company	Same of the Investment Company
27. Quang Nam School Book and Equipment Printing - Distribution Joint Stock Company	Same of the Investment Company
28. Fine Arts and Communication Joint Stock Company	Same of the Investment Company
29. Gia Dinh Educational Publishing Services Joint Stock Company	Same of the Investment Company
30. Textbook Printing Joint Stock Company in Ho Chi Minh City	Same of the Investment Company
31. Da Nang Printing and Services Joint Stock Company	Same of the Investment Company
32. Education Investment and Publishing Joint Stock Company	Same of the Investment Company
33. Educational Book Joint Stock Company in Da Nang City	Same of the Investment Company
34. Ben Tre Book and Equipment Joint Stock Company	Same of the Investment Company
35. Educational Book Joint Stock Company in Hanoi	Same of the Investment Company
36. University - Vocational Book Joint Stock Company	Same of the Investment Company
37. ECI Group Joint Stock Company	Same of the Investment Company
38. Thua Thien Hue School Book and Equipment Joint Stock Company	Same of the Investment Company
39. Ha Tay School Book and Equipment Joint Stock Company	Same of the Investment Company
40. Ho Chi Minh City Educational Book Joint Stock Company	Same of the Investment Company
41. Kon Tum School Book and Equipment Joint Stock Company	Same of the Investment Company
42. Dien Bien School Book and Equipment Joint Stock Company	Same of the Investment Company
43. Vinh Long School Book and Equipment Joint Stock Company	Same of the Investment Company
44. Ninh Thuan School Book and Equipment Joint Stock Company	Same of the Investment Company
45. Hoa Phat Textbook Printing Joint Stock Company	Same of the Investment Company
46. An Dong Education Joint Stock Company	Same of the Investment Company (indirect)
47. Hong Ha Thanh Cong One Member Limited Liability Company	Same of the Investment Company (indirect)
48. Educational Translation and Dictionary Book Joint Stock Company	Same of the Investment Company (indirect)
49. Lang Son School Book and Equipment Joint Stock Company	Same of the Investment Company (indirect)
50. EBS Solar Vietnam Energy Joint Stock Company	Same of the Investment Company (indirect)
51. Vietnam Experiential Education Investment Joint Stock Company	Same of the Investment Company (indirect)
52. ECI Educational Map and Picture Joint Stock Company	Same of the Investment Company (indirect)
53. Board of Directors and management	Key management personnel

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

At the date of preparation of the interim balance sheet, the balances of receivables/payables with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade receivables		
Cuu Long Books & Educational Equipment Joint Stock Company	-	72,700,688
BR - VT Province School Book and Equipment Joint Stock Company	26,464,040,879	23,342,930
Da Nang Education Development and Investment Joint Stock Company	266,972,429	2,312,763,390
Binh Thuan Book and Equipment Joint Stock Company	9,602,401,557	366,287,390
Ben Tre Book and Equipment Joint Stock Company	4,060,000	-
Vinh Long Book and Equipment Joint Stock Company	23,829,950	74,870,016
Công ty CP Sách & TBTH Ninh Thuận	6,330,067,059	2,281,676,771
Education Publishing House in Can Tho City	-	1,176,552
Central Vietnam Educational Book and Equipment Joint Stock Company	1,177,034,600	-
Total - Refer to Note 4.2	43,868,406,474	5,132,817,737
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Other receivables		
Vietnam Education Publishing House Limited Company	14,814,913,266	14,814,913,266
Total - Refer to Note 4.4	14,814,913,266	14,814,913,266
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Other payables		
Northern Educational Book and Equipment Joint Stock Company	-	49,596,560
Phuong Nam Education Development and Investment Joint Stock Company	242,957,000	-
Total - Refer to Note 4.16	242,957,000	49,596,560

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade payables		
Vietnam Education Publishing House Limited Company	-	1,900,000
Education Publishing House in Ho Chi Minh City	116,431,194,888	58,095,168,212
Ho Chi Minh City School Book and Equipment Joint Stock Company	7,365,956,105	32,040,405
Northern Educational Book and Equipment Joint Stock Company	2,010,594,900	644,800
Cuu Long Books & Educational Equipment Joint Stock Company	263,525,451	-
Phuong Nam Education Development and Investment Joint Stock Company	65,520,387,840	2,472,504,646
Hanoi Education Development and Investment Joint Stock Company	19,298,125,549	152,185,209
Education Investment and Publishing Joint Stock Company	192,871,000	-
Danang Education Publishing Services Joint Stock Company	24,799,200	4,499,200
Educational Book Joint Stock Company in Da Nang	28,498,450	10,059,600
Educational Technology High School Investment and Development Joint Stock Company	231,776,000	116,000
Hanoi Education Publishing House	18,635,049	-
Hanoi Educational Book Joint Stock Company	762,433,950	-
Ha Tay School Book and Equipment Joint Stock Company	211,096,800	-
Total - Refer to Note 4.12	212,359,895,182	60,769,118,072

SOUTH BOOKS AND EDUCATIONAL EQUIPMENT JOINT STOCK COMPANY

Address: 231 Nguyen Van Cu, Cho Quan Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

During the period, the Company has had related party transactions as follows:

	Current period VND	Previous period VND
Sale of goods		
Education Publishing House in Ho Chi Minh City	3,370,435,391	4,564,266,859
Binh Duong Educational Book and Equipment Joint Stock Company	-	139,851,960
Ho Chi Minh City School Book and Equipment Joint Stock Company	-	48,278,900
Phuong Nam Education Development and Investment Joint Stock Company	4,759,823,230	409,291,770
Northern Educational Book and Equipment Joint Stock Company	-	5,477,221
Central Educational Book and Equipment Joint Stock Company	1,193,325,000	22,792,885
Cuu Long Educational Book and Equipment Joint Stock Company	174,236,312	556,833,071
Ben Tre Book and Equipment Joint Stock Company	10,865,556	380,166,500
BR - VT Province School Book and Equipment Joint Stock Company	39,627,202,584	29,579,803,630
Binh Thuan Book and Equipment Joint Stock Company	35,149,439,753	19,775,348,204
Can Tho School Book and Equipment Joint Stock Company	-	110,088,228
Da Nang Education Development and Investment Joint Stock Company	-	6,938,469,326
Textbook Printing Joint Stock Company in Ho Chi Minh City	-	-
Educational Book Joint Stock Company in Da Nang City	-	-
Vinh Long School Book and Equipment Joint Stock Company	23,731,781	47,422,762
Ninh Thuan School Book and Equipment Joint Stock Company	7,204,287,349	5,749,112,834
Hanoi Education Development and Investment Joint Stock Company	466,102,291	-
Education Publishing House in Ha Noi City	5,484,950	-
Thua Thien Hue Books and School Equipment Joint Stock Company	126,689,020	-
Total - Refer to Note 5.1	92,111,623,217	68,327,204,150

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Purchase of goods:		
Education Publishing House in Ho Chi Minh City	158,052,878,674	231,521,059,475
Ho Chi Minh City School Book and Equipment Joint Stock Company	10,138,743,537	6,588,735,653
Hanoi Education Development and Investment Joint Stock Company	20,598,041,442	928,962,317
Phuong Nam Education Development and Investment Joint Stock Company	73,450,663,424	10,217,219,718
Gia Dinh Educational Publishing Services Joint Stock Company	-	807,840,000
Northern Educational Book and Equipment Joint Stock Company	2,009,950,100	2,247,984,230
Cuu Long Educational Book and Equipment Joint Stock Company	442,027,860	2,004,398,189
Educational Book Joint Stock Company in Da Nang City	48,438,850	831,992,080
Education Investment and Publishing Joint Stock Company	192,871,000	586,183,100
Da Nang Education Development and Investment Joint Stock Company	345,790,961	27,001,700
BR - VT Province School Book and Equipment Joint Stock Company	-	12,329,970
Educational Technology High School Investment and Development Joint Stock Company	231,660,000	428,859,200
Binh Thuan Book and Equipment Joint Stock Company	-	29,189,700
Education Publishing House in Da Nang	-	8,091,429
Education Publishing House in Ha Noi	22,971,428	2,011,428
Educational Book Joint Stock Company in Hanoi	812,433,950	80,669,600
Ha Tay School Book and Equipment Joint Stock Company	211,096,800	858,168,000
Ninh Thuan School Book and Equipment Joint Stock Company	-	8,665,200
Total	266,557,568,026	257,189,360,989
	Current period VND	Previous period VND
Other income		
Education Publishing House in Ho Chi Minh City	-	218,968,800
Phuong Nam Education Development and Investment Joint Stock Company	-	4,017,750
Total - Refer to Note 5.8	-	222,986,550

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Dividend payment		
Vietnam Education Publishing House Limited Company	1,170,000,000	2,574,000,000
Da Nang Education Development and Investment Joint Stock Company	50,000,000	110,000,000
Educational Materials Joint Stock Company	52,500,000	115,500,000
Total	1,272,500,000	2,799,500,000
	Current period VND	Previous period VND
Receive dividends		
BR - VT Province School Book and Equipment Joint Stock Company	122,900,000	172,060,000
Total - Refer to Note 5.4	122,900,000	172,060,000

Remunerations of the Board of Directors and the Supervisory Committee:

Name	Position	Current period VND	Previous period VND
Ms. Do Thi Mai Anh	Chairman of the BODs (Appointed on 22 April 2026)	24,000,000	33,333,334
	Member of the BODs (Dismissed on 22 April 2026)		
Mr. Nguyen Thanh Anh	Chairman of the BODs (Dismissed on 22 April 2026)	16,000,000	36,666,676
Ms. Nguyen Thi Thu Hang	Chairman of the BODs	21,000,000	16,666,676
Mr. Tran Le Quang	Member of the BODs (Dismissed on 22 April 2026)	14,000,000	33,333,334
Mr. Vu Ba Hoa	Chairman of the BODs	15,000,000	26,666,666
Mr. Do Ngoc Son	Member of the BODs (Appointed on 22 April 2026)	7,000,000	-
Mr. Pham Van Dung	Member of the BODs (Appointed on 22 April 2026)	8,000,000	-
Mr. Nguyen Thanh Huu	Head of Supervisory Committee	12,000,000	20,000,000
Mr. Nguyen Ngoc Minh	Member of Supervisory Committee	7,200,000	5,000,000
Mr. Pham Duy Khanh	Member of Supervisory Committee	7,200,000	10,000,000
Total		131,400,000	181,666,686

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Salaries of Management and other key personels:

Name	Position	Current period VND	Previous period VND
Mr. Pham Van Dung	General Director (Appointed on 22 April 2026)	95,956,550	-
Ms. Do Thi Mai Anh	General Director (Dismissed on 22 April 2026)	334,746,739	225,619,603
Mr. Pham Canh Toan	Deputy General Director	222,566,200	181,726,015
Mr. Tran Le Quang	Deputy General Director (Dismissed on 30 June)	229,324,619	185,037,487
Ms. Nguyen Mai Hoa	Chief Accountant	228,929,969	188,936,411

8. COMMITMENT UNDER OPERATING LEASES

The Company leased land at Lot A5-3, Zone A5, N2 Street, Tan Phu Trung Industrial Park, Cu Chi District, Ho Chi Minh City under Land Lease Contract No. 238/HĐTĐ/SCD-2019 dated 16 October 2019, and Appendix No. 238/PLHĐTĐ/SCD-2019 dated 16 October 2019, with Saigon Northwest Urban Development Joint Stock Company (SCD), The specific details are as follows:

- **Leased area:** 5,000 m²;
- **Leased term:** From the contract signing date of 16 October 2019 to 16 December 2054;
- **Leased purpose:** Warehouse construction;
- **Land sublease fee:** Calculated from the date of land transfer, Rental unit price: Based on the price announced by the competent state authority;
- **Annual maintenance fee:** Maintenance fee calculation starts after a 12-month exemption from the date of receiving the land plot and completed N2 road, Payment method: Annually, Maintenance unit price: VND 12,500/m²/year (excluding VAT), This price is reviewed every three years, with an increase cap of no more than 15% of the previous rate

The company leases warehouses and business premises under operating lease agreements with terms ranging from 1 to 3 years and makes annual payments.

	Current period VND	Previous period VND
Payments under operating leases recognised as an expense in the period	1,987,932,848	1,866,670,880
Total	1,987,932,848	1,866,670,880

9. EVENTS AFTER THE END OF THE REPORTING PERIOD

There were no significant events arising after the end of the reporting period to the date of the interim financial statements.


Pham Van Dung
General Director
Ho Chi Minh City, 08 August 2026


Nguyen Mai Hoa
Chief Accountant


Huynh Thi My Duyen
Preparer