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DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

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

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DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Da Nang City, Vietnam

MANAGEMENT'S REPORT

Management of Danang Books and School Equipment 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 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. Huynh Phuoc Huyen Vy	Chairperson
Mr. Nguyen Van Can	Vice Chairperson
Mr. Le Truong Ky	Member
Mr. Hoang Ngoc Loc	Member
Mr. Le Anh Long	Independent member

Supervisory Committee

<u>Full name</u>	<u>Position</u>
Mr. Huynh Nguyen Van	Head
Mr. Khuong Tinh	Member
Ms. Nguyen Thi Thao	Member

Management

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Van Can	Director
Mr. Hoang Ngoc Loc	Deputy Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Ms. Huynh Phuoc Huyen Vy, Chairperson and Mr. Nguyen Van Can, Vice Chairperson cum Director.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the interim financial statements which give a true and fair view of the interim financial position of the Company and the results of its interim operations and its interim 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;
- 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 interim 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 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'S REPORT (CONTINUED)

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 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


Nguyen Van Can
Director

Danang City, 12 August 2026

No: 348/2026/BCSX-E.AFA

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: Shareholders
Board of Directors and Management
DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

We have reviewed the accompanying interim financial statements of Danang Books and School Equipment Stock Company (hereinafter referred to as “the Company”) prepared on 12 August 2026 as set out from page 5 to page 41, which comprise the interim statement of financial position 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.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

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.



Doan Thi My Hao

Audit Director

Audit Practice Registration Certificate

No. 5466-2026-240-1

Authorized person

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited

Danang City, 12 August 2026

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		33,711,842,108	32,184,169,322
I. Cash and cash equivalents	110	4.1	4,932,444,225	6,614,460,804
1. Cash	111		4,932,444,225	4,604,932,037
2. Cash equivalents	112		-	2,009,528,767
II. Current financial investments	120	4.2	7,624,117,810	10,148,800,000
1. Current held to maturity investments	123		7,624,117,810	10,148,800,000
2. Other current investments	125		-	-
III. Current account receivables	130		3,435,047,022	1,198,164,649
1. Trade receivables	131	4.3	3,674,831,379	1,373,589,090
2. Advances to suppliers	132	4.4	120,000,000	108,222,570
3. Other current receivables	135	4.5	158,574,826	203,311,442
4. Provision for doubtful debts	136	4.6	(518,359,183)	(486,958,453)
IV. Inventories	140	4.7	17,644,489,551	14,222,743,869
1. Inventories	141		18,403,761,347	14,348,206,115
2. Provision for decline in value of inventories	142		(759,271,796)	(125,462,246)
V. Current biological assets	150		-	-
VI. Other current assets	160		75,743,500	-
1. Tax and other receivables from the state budget	163	4.15	75,743,500	-
2. Other current assets	165		-	-
B. NON-CURRENT ASSETS	200		19,340,833,344	19,738,325,769
I. Non-current account receivables	210		-	-
II. Fixed assets	220		16,405,531,986	16,574,439,772
1. Tangible fixed assets	221	4.8	1,256,208,569	1,425,116,355
Cost	222		12,596,634,051	12,791,364,522
Accumulated depreciation	223		(11,340,425,482)	(11,366,248,167)
2. Intangible fixed assets	227	4.9	15,149,323,417	15,149,323,417
Cost	228		15,149,323,417	15,149,323,417
Accumulated amortisation	229		-	-
III. Non - current biological assets	230		-	-
IV. Investment property	240		2,596,490,939	2,781,286,365
1. Cost	241	4.10	17,129,663,074	16,934,932,603
2. Accumulated depreciation	242		(14,533,172,135)	(14,153,646,238)
VI. Non-current financial investments	260		-	-
VII. Other non-current assets	270		338,810,419	382,599,632
1. Non-current deferred expenses	271	4.11	338,810,419	382,599,632
2. Other non-current assets	274		-	-
TOTAL ASSETS	280		53,052,675,452	51,922,495,091

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		16,348,615,555	10,158,181,551
I. Current liabilities	310		15,743,087,555	9,617,531,551
1. Current trade payables	311	4.12	10,439,852,195	7,333,173,421
2. Current advances from customers	312	4.13	30,367,605	8,085,528
3. Dividends and profit distribution payable	313	4.14	55,343,570	43,159,820
4. Current taxes and amounts payable to the state budget	314	4.15	307,493,325	481,757,263
5. Current accrued expenses	316	4.16	130,309,835	92,221,788
6. Current deferred revenue	319	4.17	585,662,628	508,731,819
7. Other current payables	320	4.18	555,046,283	665,213,530
8. Current loans and obligations under finance leases	321	4.19	3,000,000,000	-
9. Bonus and welfare fund	323		639,012,114	485,188,382
II. Non-current liabilities	330		605,528,000	540,650,000
1. Non-current trade payables	331		-	-
2. Other non-current payables	338	4.18	605,528,000	540,650,000
D. OWNER'S EQUITY	400	4.20	36,704,059,897	41,764,313,540
1. Owner's contributed capital	411		30,000,000,000	30,000,000,000
Ordinary shares carrying voting rights	411a		30,000,000,000	30,000,000,000
Preference shares	411b		-	-
2. Capital surplus	412		2,707,300,000	2,707,300,000
3. Investment and development fund	418		3,000,000,000	3,000,000,000
4. Retained earnings	420		996,759,897	6,057,013,540
Beginning accumulated retained earnings	420a		96,810,808	852,958,892
Retained earnings of the current period	420b		899,949,089	5,204,054,648
TOTAL RESOURCES	440		53,052,675,452	51,922,495,091



Nguyễn Văn Can
Director

Danang City, 12 August 2026

Le Manh
Chief Accountant

Nguyễn Thị Ngọc Hanh
Preparer

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang 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	Note	Current period	Previous period
1. Revenue	01	5.1	31,234,573,334	33,895,791,572
2. Deductions	02	5.2	5,474,000	102,652,388
3. Net revenue	10		31,229,099,334	33,793,139,184
4. Cost of sales	11	5.3	23,336,256,315	25,210,734,279
5. Gross profit	20		7,892,843,019	8,582,404,905
6. Profit/(loss) from the sale and disposal of investment properties	21		-	-
7. Finance income	22	5.4	387,255,274	234,435,095
8. Finance expense	23	5.5	18,410,959	-
<i>Of which, borrowing costs</i>	24		18,410,959	-
10. Selling expense	25	5.6	5,433,379,118	4,957,057,678
11. General and administration expense	26	5.7	1,629,002,710	1,613,237,247
12. Operating profit	30		1,199,305,506	2,246,545,075
13. Other income	31	5.8	4,566,294	9,321,990
14. Other expense	32	5.9	39,648,402	15,000,003
15. Net other loss	40		(35,082,108)	(5,678,013)
16. Accounting profit before taxation	50		1,164,223,398	2,240,867,062
17. Current corporate income tax expense	51	5.11	264,274,309	512,002,732
18. Deferred corporate income tax expense	52		-	-
19. Net profit after taxation	60		899,949,089	1,728,864,330
20. Basic earnings per share	70	4.20.5	285	547
21. Diluted earnings per share	71	4.20.6	285	547



Nguyen Van Can
Director

Danang City, 12 August 2026

Le Manh
Chief Accountant

Nguyen Thi Ngoc Hanh
Preparer

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang 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****(Indirect method)**

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Note	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before taxation	01		1,164,223,398	2,240,867,062
2. Adjustment for:				
Depreciation and amortisation	02		353,703,212	338,476,087
Provisions	03		665,210,280	204,303,094
Gains/(losses) from investment	05		(295,020,385)	(157,438,602)
Borrowing costs investing and financing activities	06		18,410,959	-
3. Operating profit before adjustments to working capital	08		1,906,527,464	2,626,207,641
Increase or decrease in accounts receivable	09		(2,344,026,603)	(2,402,450,833)
Increase or decrease in inventories	10		(4,055,555,232)	(9,864,086,174)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		3,112,163,024	10,901,995,221
Increase or decrease deferred expenses	12		43,789,213	18,953,508
Borrowing costs paid	14		(15,780,822)	-
Corporate income tax paid	15		(354,640,948)	(805,670,390)
Other cash outflows from operating activities	17		(106,379,000)	(164,622,000)
Net cash from operating activities	20		(1,813,902,904)	310,326,973
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		-	(312,121,057)
2. Loans to other entities and payments for purchase of debt instruments of other entities	23		(2,000,000,000)	-
3. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		4,500,000,000	11,500,000,000
4. Interest and dividends received	27		319,702,575	265,013,943
Net cash from investing activities	30		2,819,702,575	11,452,892,886
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	3,000,000,000	-
2. Dividends paid	36		(5,687,816,250)	(6,585,892,500)
Net cash from financing activities	40		(2,687,816,250)	(6,585,892,500)
NET INCREASE/(DECREASE) IN CASH	50		(1,682,016,579)	5,177,327,359
Cash and cash equivalents at beginning of year	60		6,614,460,804	3,899,327,136
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD	70		4,932,444,225	9,076,654,495



Nguyen Van Can
 Director

Danang City, 12 August 2026



Le Manh
 Chief Accountant



Nguyen Thi Ngoc Hanh
 Preparer

NOTES TO THE INTERIM FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Da Nang Books and School Equipment Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Da Nang Books and School Equipment Company, a State-owned enterprise. On 24 May 2004, the Company was converted into a joint stock company by the name of Da Nang Books and School Equipment Joint Stock Company under the Business Registration Certificate No. 0400465793 granted by the Danang City's Department of Planning and Investment and other amended certificates thereafter with the latest one dated 10 July 2025.

On 21 October 2009, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 635/QĐ-SGDHN dated 30 September 2009 of the Hanoi Securities Trading Centre.

The charter capital as stipulated in the Business Registration Certificate is VND 30,000,000,000.

The Company's registered head office is at 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam.

The number of employees as at 30 June 2026 was 72 (31 December 2025: 75)

1.2. Business field

Commercial business and services.

1.3. Operating industry and principal activities

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

- Wholesale of other household products. Details: Wholesale of textbooks, teacher's books, books to expand and improve knowledge, notebook paper, teaching and learning equipment, stationery;
- Wholesale of other machinery and equipment. Details: Wholesale of office machinery, equipment and spare parts (except computers and peripheral equipment); Wholesale of laboratory equipment, audio-visual instruments;
- Trading of own or rented property and land use rights. Details: Office, business space, warehouse for rent;
- Manufacture of games and toys. Details: Manufacture of children's toys, kindergarten toys, teaching aids;
- Other manufacturing n.e.c. Details: Manufacture of laboratory equipment;
- Manufacture of consumer electronics. Details: Manufacture of audio-visual instruments;
- Manufacture of office machinery and equipment (except computers and peripheral equipment) Details: Manufacturing office equipment, computers, teaching computer software, electronic products;
- Other specialized whole sale n.e.c. Details: Wholesale of children's toys, kindergarten toys, teaching aids, office equipment, computers, teaching computer software, electronic products. Import and export of educational cultural products, stationery, computer and electronic equipment, and printing paper;
- Other amusement and recreation activities n.e.c. Details: Business of all types of entertainment;
- Educational support services. Details: Consulting the education sector on books and school equipment, participating in professional support and development of books, equipment, and school libraries;

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

- Retail sale of books, newspapers, magazines and stationery in specialized stores. Details: Retail of textbooks, teacher's books, books to expand and improve knowledge, notebook paper, teaching and learning equipment, stationery;
- Printing. Details: Printing textbooks, forms, records and books for the education sector and printing plastic paper packaging. Outsourcing printing, participating in joint exploitation of other publications

1.4. Normal operating cycle

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

1.5. The Company's structure

The Company's dependent units as at 30 June 2026 were as follows:

Name	Address
1. Da Nang Bookstore	No. 76 Bach Dang Street, Hai Chau Ward, Da Nang City, Vietnam
2. Da Nang Bookstore 3	No. 409 Phan Chau Trinh Street, Hoa Cuong Ward, Da Nang City, Vietnam
3. Hoa Khanh Bookstore	No. 812 Ton Duc Thang Street, Hoa Khanh Ward, Da Nang City, Vietnam
4. Cam Le Bookstore	No. 42 Ong Ich Duong Street, Cam Le Ward, Da Nang City, Vietnam
5. Thanh Khe Bookstore	No. 722 Tran Cao Van Street, Thanh Khe Ward, Da Nang City, Vietnam
6. Printing House	No. 98 Nui Thanh Street, Hoa Cuong Ward, Da Nang City, Vietnam

1.6. Statement of Comparability of Information in Financial statements

The comparative figures are those of the audited financial statements for the year ended 31 December 2025 and Reviewed interim financial statements for the six-month period ended 30 June 2025.

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

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

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

2.2. Forms of accounting records

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

2.3. Financial year

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

This interim financial statement has been prepared for the six-month accounting period ended 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 1 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.

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.

The Company has also restated the comparative information presented in the interim financial statements for certain line items to comply with the presentation requirements of Circular 99, as disclosed in Note 10.

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 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

Held to maturity investments

Held to maturity investments comprise investments held to maturity with the objective of earning annual interest (such as term deposits at banks, valuable papers (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares classified as liabilities, held to maturity loans) and other held to maturity investments.

At the end of the accounting period, if there are any indications or evidence suggesting that a held-to-maturity investment may be impaired, the enterprise must make a provision for the impairment of that investment.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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 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.

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 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 item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**3.7. Tangible fixed assets**

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.

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>
▪ Buildings, structures	05 – 25 years
▪ Machinery and equipment	02 – 07 years
▪ Motor vehicles	04 – 10 years
▪ Office equipment	03 years

3.8. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

Accounting principles for intangible fixed assets***Land use rights***

Indefinite land use rights are not amortised.

3.9. Leases***Operating leases***

Assets subject to operating leases are recognised in the statement of financial position according to the Company's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the period as incurred or amortised over the lease term. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor applicable to similar assets.

3.10. Investment property

Investment properties are measured at cost less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review when there is evidence of decline in value.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)***Investment property recognition***

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method. Investment properties held for capital appreciation are not depreciated but an impairment test is required.

The estimated useful lives of investment properties are as follows:

	<u>Year 2026</u>
▪ Buildings, structures	05 – 25 years
▪ Indefinite land use rights	No depreciation

The transfer to, or from, investment property shall be made when, and only when, there is a change in use, evidenced by:

- Commencement of owner-occupation, for a transfer from investment property to owner-occupied property;
- Commencement of development with a view to sale, for a transfer from investment property to inventories;
- End of owner-occupation and being subject to an operating lease to another party, for a transfer from owner-occupied property to investment property;
- Commencement of an operating lease to another party; for a transfer from inventories to investment property
- Completion of construction period, for a transfer from construction property to investment property.

Such transfers from, or to, investment property, do not change the carrying amount of transferred assets and original cost of property when measuring value of assets or preparing the financial statements.

3.11. 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, which are amortised over 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:

- Prepaid land, infrastructure and fixed asset rentals are amortised over the period of lease;
- Tools and supplies are amortised to the income statement over 02 to 03 years;

3.12. Liabilities

Liabilities are classified into trade payables, intra-company payables, dividends and profit 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;
- Dividends and profit payables are dividends and profits (in cash or non-monetary assets) payable to the shareholders of the Company;
- 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Liabilities are recognised at no less than the payment obligation.

3.13. 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 income statement when incurred.

3.14. 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.

3.15. Deferred revenues

Deferred revenues include advanced payments for one or more accounting periods for asset leasing.

Deferred revenues are periodically determined and transferred into revenues according to the lease term.

3.16. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares

Dividends

Dividends are recognised as a liability when the Company no longer has the right to refuse the obligation to pay dividends or profits in cash to shareholders.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter.

Retained earnings

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.17. 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.

Interest income

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

3.18. Deductions

Deductions include trade discounts, allowances and sale returns.

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 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 financial statements for the reporting period are recognised as decreases in revenue of the next period.

3.19. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties 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.

3.20. Finance expense

Finance expenses represent all expenses incurred in the reporting period which mainly include borrowing costs.

3.21. Selling expense and 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; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.22. 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, legal documents, scientific and technical books, etc.: not taxable
- Other books and equipment, stationery: 5% - 10%
- Other services: 8% (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.

3.23. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the period, excluding ordinary shares bought back by the Company and held as treasury shares.

3.24. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the period and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Company and held as treasury shares.

3.25. 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.

Refer to Note 7.

3.26. 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE 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	249,719,241	284,650,632
Cash at banks	4,682,724,984	4,320,281,405
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Da Nang Branch	3,499,633,874	3,151,152,445
- Vietnam Bank for Agriculture and Rural Development - Lien Chieu Nam Da Nang Branch	641,306,625	481,129,196
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Da Nang Branch	502,954,959	652,671,573
- Southeast Asia Commercial Joint Stock Bank - Da Nang Branch	38,829,526	35,328,191
Cash equivalents	-	2,009,528,767
- Cash equivalents represented time deposits 03 months	-	2,000,000,000
- Accrued interest	-	9,528,767
Total	4,932,444,225	6,614,460,804

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.2. Current financial investments

Held to maturity investments are analysed as follows:

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Provision	Recoverable amount
Current term deposits:				
6-month time deposits	7,500,000,000	7,500,000,000	-	10,000,000,000
Accrued interest	124,117,810	124,117,810	-	148,800,000
Total	7,624,117,810	7,624,117,810	-	10,148,800,000

4.3. Trade receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Carrying amount	Provision	Carrying amount	Provision
New Zealand Windows Co., Ltd	873,294,906	453,048,183	873,294,906	436,647,453
DINCO Engineering and Construction Corporation	64,940,256	-	45,206,064	-
Tre Books Educational and Cultural Co., Ltd.	932,425,505	-	-	-
Central Press Distribution Company	726,846,280	-	-	-
Others	1,077,324,432	65,311,000	455,088,120	50,311,000
Total	3,674,831,379	518,359,183	1,373,589,090	486,958,453

In which: Trade receivables from related parties - Refer to Note 8

The reasons for the additional provision for bad debts are the increase in bad debt volume and the higher provisioning rate-details are provided in section 4.6.

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**4.4. Advances to suppliers**

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Carrying amount	Provision	Carrying amount	Provision
Education Solutions Viet Nam Company Limited	-	-	57,922,570	-
Danang Power Company Limited	120,000,000	-	50,000,000	-
Others	-	-	300,000	-
Total	120,000,000	-	108,222,570	-

4.5. Other receivables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Carrying amount	Provision	Carrying amount	Provision
Advances	38,596,950	-	86,259,913	-
Others	119,977,876	-	117,051,529	-
Total	158,574,826	-	203,311,442	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.6. 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	984,605,906	466,246,723	954,605,906	467,647,453
Total	984,605,906	466,246,723	954,605,906	467,647,453

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
Song Hong Danang Joint Stock Company	31,311,000	-	Over 3 years	31,311,000	-	Over 3 years
New Zealand Windows Co., Ltd	82,003,647	24,601,094	From 02 year to 03 years	873,294,906	436,647,453	From 01 year to 02 years
New Zealand Windows Co., Ltd	791,291,259	395,645,629	From 01 year to 02 years			
Vo Xuan Nhan Law Company Limited	50,000,000	25,000,000	From 01 year to 02 years	20,000,000	10,000,000	From 01 year to 02 years
Vo Xuan Nhan Law Company Limited	30,000,000	21,000,000	From 6 months to 01 year	30,000,000	21,000,000	From 6 months to 01 year
Total	984,605,906	466,246,723		954,605,906	467,647,453	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.7. Inventories

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Value	Provision	Value	Provision
Raw materials	68,213,810	-	82,927,898	-
Finished goods	318,109,682	-	452,332,755	-
Merchandise	18,017,437,855	759,271,796	13,812,945,462	125,462,246
Total	18,403,761,347	759,271,796	14,348,206,115	125,462,246

For slow-moving and obsolete inventory with an original cost of VND 1,176,150,806, the Company assessed the recoverable amount at VND 416,879,010 and recognized a provision of VND 759,271,796.

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

The Company established an Inventory Write-down Assessment Committee to determine the write-down of textbooks in inventory as at 30 June 2026, including textbooks and supplementary books from the “Canh dieu” and “Chan troi sang tao” book series, which are no longer the official textbook series used under the general education curriculum pursuant to Decision No. 3588/QĐ-BGDĐT dated 26 December 2025 issued by the Ministry of Education and Training. The Company decided to make an additional provision for inventory write-down for these books at a rate of 70% of the cover price, amounting to VND 633,809,550.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.8. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2026	7,674,805,031	2,257,569,441	2,592,297,787	266,692,263	12,791,364,522
Decrease due to transfer to investment property	(194,730,471)	-	-	-	(194,730,471)
As at 30 Jun. 2026	7,480,074,560	2,257,569,441	2,592,297,787	266,692,263	12,596,634,051
Accumulated depreciation:					
As at 01 Jan. 2026	6,540,344,184	2,257,569,441	2,365,085,435	203,249,107	11,366,248,167
Depreciation	125,133,576	-	21,027,512	22,746,698	168,907,786
Decrease due to transfer to investment property	(194,730,471)	-	-	-	(194,730,471)
As at 30 Jun. 2026	6,470,747,289	2,257,569,441	2,386,112,947	225,995,805	11,340,425,482
Net book value:					
As at 01 Jan. 2026	1,134,460,847	-	227,212,352	63,443,156	1,425,116,355
As at 30 Jun. 2026	1,009,327,271	-	206,184,840	40,696,458	1,256,208,569

The amount of the net book value of tangible fixed assets as at 30 June 2026, totalling VND 891,540,922 was pledged/mortgaged as loan security – Refer to Note 4.19.

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 8,041,565,243.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.9. Intangible fixed assets

Items	Land use rights VND	Total VND
Cost:		
As at 01 Jan. 2026	15,149,323,417	15,149,323,417
Purchase	-	-
As at 30 Jun. 2026	15,149,323,417	15,149,323,417
Accumulated amortisation:		
As at 01 Jan. 2026	-	-
Amortisation	-	-
As at 30 Jun. 2026	-	-
Net book value:		
As at 01 Jan. 2026	15,149,323,417	15,149,323,417
As at 30 Jun. 2026	15,149,323,417	15,149,323,417

- Land lot No. 26, Map paper No. 13 at 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Certificate of land-use rights No. BE572290 granted by Danang City People's Committee on 19 July 2011, the value is VND 5,330,204,600.
- Land lot No. 18, Map paper No. 10 at 42 Ong Ich Duong Street, Cam Le Ward, Danang City, Certificate of land-use rights No. AG258663 granted by Danang City People's Committee on 27 September 2000, the value is VND 3,277,575,560.
- Land lot No. 102a, Map paper No. HK8 at 812 Ton Duc Thang Street, Hoa Khanh Ward, Danang City, Certificate of land-use rights No. R346918 granted by Danang City People's Committee on 17 November 2000, the value is VND 890,428,369.
- Land lot No. 94, Map paper No. 18 at 722 Tran Cao Van Street, Thanh Khe Ward, Danang City, Certificate of land-use rights No. 63954 granted by Danang City People's Committee on 21 January 2003, the value is VND 4,114,963,522.
- Land lot No. B4-27, Map paper No. KT04/5 on Ngo Quyen Street, An Hoa Area, An Hai Ward, Danang City, Certificate of land-use rights No. AI356456 granted by Danang City People's Committee on 04 July 2007, the value is VND 1,272,055,366.
- Land lot No. III-01, Map paper No. KT04/8 at 44 Tran Quang Dieu Street, An Hai Ward, Danang City, the value is VND 264,096,000.

(*) According to the Board of Directors' Resolution No. 23/NQ/HĐQT dated 28 July 2026, the Company's Board of Directors resolved to transfer Land Plot No. B4-27, Cadastral Map Sheet No. KT04/5, situated on Ngo Quyen Street, An Hoa Area, An Hai Ward, Da Nang City, as evidenced by Land Use Rights Certificate No. AI356456 issued by the People's Committee of Da Nang City on 4 July 2007, to Mr. Hoang Minh and Mrs. Nguyen Thi Minh Phuong at a transfer price of VND 18,948,000,000.

Indefinite land use rights are not amortised.

The amount of the net book value of intangible fixed assets as at 30 June 2026, totalling VND 5,330,204,600 was mortgaged as loan security.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.10. Investment property

Items	As at 30 Jun. 2025 VND	Additions VND	Decreases VND	As at 01 Jan. 2026 VND
<u>Investment property:</u>				
Cost:				
Land use rights	-	-	-	-
Buildings	17,129,663,074	194,730,471	-	16,934,932,603
	-	-	-	-
Total	17,129,663,074	194,730,471	-	16,934,932,603
Accumulated depreciation:				
Land use rights	-	-	-	-
Buildings	14,533,172,135	379,525,897	-	14,153,646,238
Total	14,533,172,135	379,525,897	-	14,153,646,238
Net book value				
Land use rights	-			-
Buildings	2,596,490,939			2,781,286,365
Total	2,596,490,939			2,781,286,365

The net book value of investment properties as at 30 June 2026, totalling VND 2,596,490,939 was mortgaged as loan security

The historical cost of investment properties fully depreciated but still held for rental totalled VND 7,695,161,214.

At the reporting date, the Company could not determine the fair values of investment properties held for lease to be disclosed in the interim financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investment properties may differ from their carrying amounts.

4.11. Non-current deferred expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Tools and supplies pending amortisation	338,810,419	382,599,632
Total	338,810,419	382,599,632

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.12. Current trade payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Bao Anh Company Limited	874,921,192	529,366,284
Minh Tan Culture Company Limited	312,536,080	348,502,080
Minh Long Trading and Culture Service One Member Compar	1,022,270,560	473,288,410
Song Huy Anh Company Limited	702,882,454	256,902,744
Da Nang Education Development & Investment JSC	695,281,330	182,264,908
Others	6,831,960,579	5,542,848,995
Total	10,439,852,195	7,333,173,421
In which: Trade payables to related parties - Refer to Note 8	60,121,501	78,498,000

4.13. Current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cam Thanh Primary School - Dong Hoi An Ward	-	4,684,182
Truong Giang International Freight Forwarding, Transport, Trading and Service Co., Ltd.	18,000,000	-
579 Vocational Training Center – Branch of 579 Phat Dat Joint Stock Company	9,309,935	-
Others	3,057,670	3,401,346
Total	30,367,605	8,085,528

4.14. Dividends and profit distribution payable

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dividends payable	55,343,570	43,159,820
Total	55,343,570	43,159,820

The dividends committed to be paid but not yet settled by the Company after the due date to shareholders are VND 55,343,570, as the shareholders have not yet come to collect them.

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.15. Taxes and amounts payable to the state budget

	As at 30 Jun. 2025		Movements in the period		As at
	VND		VND		01 Jan. 2026
	Receivable	Payable	Payable	Paid/ Deducted	VND Payable
Value added tax	-	108,751,199	1,203,651,154	1,286,487,494	191,587,539
Corporate income tax	-	191,668,327	264,274,309	354,640,948	282,034,966
Personal income tax	-	7,073,799	300,363,715	301,424,674	8,134,758
Real estate tax, land rental	75,743,500	-	344,508,085	420,251,585	-
Total	75,743,500	307,493,325	2,112,797,263	2,362,804,701	481,757,263

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.16. Accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Accrued cost of electricity	127,679,698	52,443,788
Accrued cost of book transportation	-	39,778,000
Accrued cost of interest expense	2,630,137	-
Total	130,309,835	92,221,788

4.17. Deferred revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Unearned revenue from office leasing activities	585,662,628	508,731,819
Total	585,662,628	508,731,819

4.18. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current		
Trade union expenditure	60,704,100	134,492,000
Deposits, mortgages, collateral	494,231,600	529,109,600
Others	110,583	1,611,930
Total	555,046,283	665,213,530
Non-current		
Deposits, mortgages, collateral	605,528,000	540,650,000
Total	605,528,000	540,650,000

NOTES TO THE INTERIM FINANCIAL STATEMENT (CONTINUED)

4.19. Current loans and obligations under finance leases

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	VND		VND		VND	
	Value	Payable value	Increase	Decrease	Value	Payable value
Joint Stock Commercial Bank for Investment and Development of Vietnam - Da Nang Branch (*)	3,000,000,000	3,000,000,000	3,000,000,000	-	-	-
Total	3,000,000,000	3,000,000,000	3,000,000,000	-	-	-

(*) Current loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Da Nang Branch under Credit Agreement No. 01/2025/256901/HĐTD dated 17 November 2025. The Company was granted a credit facility of VND 14,000,000,000, comprising a loan and payment guarantee sub-limit of VND 12,000,000,000 and a guarantee sub-limit of VND 2,000,000,000. The facility is intended to supplement working capital for the Company's manufacturing and business operations. The credit facility is valid until 30 September 2026.

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

NOTES TO THE INTERIM FINANCIAL STATEMENT (CONTINUED)

4.20. Owners' equity

4.20.1. Changes in owners' equity

	Items of owners' equity				Total VND
	Owners' contributed capital	Capital surplus VND	Development investment fund VND	Retained earnings and other funds VND	
As at 01 Jan. 2025	30,000,000,000	2,707,300,000	2,638,377,649	8,189,225,512	43,534,903,161
Profit in the first 6 months of the previous year	-	-	-	1,728,864,330	1,728,864,330
Bonus and welfare fund	-	-	-	(374,644,269)	(374,644,269)
Development investment fund	-	-	361,622,351	(361,622,351)	-
Dividend paid in previous year	-	-	-	(6,600,000,000)	(6,600,000,000)
As at 30 Jun. 2025	30,000,000,000	2,707,300,000	3,000,000,000	2,581,823,222	38,289,123,222
Profit in the last 6 months of the previous year	-	-	-	3,475,190,318	3,475,190,318
As at 01 Jan. 2026	30,000,000,000	2,707,300,000	3,000,000,000	6,057,013,540	41,764,313,540
Profit in the first 6 months of this year	-	-	-	899,949,089	899,949,089
Bonus and welfare fund (*)	-	-	-	(260,202,732)	(260,202,732)
Dividend paid in current year (*)	-	-	-	(5,700,000,000)	(5,700,000,000)
As at 30 Jun. 2026	30,000,000,000	2,707,300,000	3,000,000,000	996,759,897	36,704,059,897

(*) The Company distributed the 2025 profit after tax according to the 2026 Annual General Meeting of Shareholders Resolution No.01/2026/NQ-DHDCD dated 24 April 2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.20.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Mr. Nguyen Van Can	10,660,850,000	10,660,850,000
Mr. Le Truong Ky	11,118,800,000	11,118,800,000
Ms. Huynh Phuoc Huyen Vy	5,000,000,000	5,000,000,000
Others	3,220,350,000	3,220,350,000
Total	30,000,000,000	30,000,000,000

4.20.3. Capital transactions with owners

	Current period VND	Previous period VND
Beginning balance	30,000,000,000	30,000,000,000
Capital contribution in the period	-	-
Capital redemption in the period	-	-
Ending balance	30,000,000,000	30,000,000,000

4.20.4. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of shares registered for issue	3,000,000	3,000,000
Number of shares sold to public	3,000,000	3,000,000
Comprising: Ordinary shares	3,000,000	3,000,000
Preference shares (Classified as owners' equity)	-	-
Number of shares repurchased (Treasury shares)	-	-
Comprising: Ordinary shares	-	-
Preference shares (Classified as owners' equity)	-	-
Number of shares outstanding	3,000,000	3,000,000
Comprising: Ordinary shares	3,000,000	3,000,000
Preference shares (Classified as owners' equity)	-	-
Par value per outstanding share: VND 10,000 per share		

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.20.5. Basic earnings per share

	<u>Current period</u> <u>VND</u>	<u>Previous period</u> <u>VND</u>
Profit after tax attributable to ordinary share holders	899,949,089	1,728,864,330
Adjusted for distribution to bonus and welfare fund	(44,997,454)	(86,443,217)
Earnings for the purpose of calculating basic earnings per share	854,951,635	1,642,421,113
Weighted average number of ordinary shares outstanding during the period	3,000,000	3,000,000
Basic earnings per share	285	547

4.20.6. Diluted earnings per share

	<u>Current period</u> <u>VND</u>	<u>Previous period</u> <u>VND</u>
Profit after tax attributable to ordinary shareholders	899,949,089	1,728,864,330
Adjusted for distribution to bonus and welfare fund	(44,997,454)	(86,443,217)
Earnings for the purpose of calculating diluted earnings per share	854,951,635	1,642,421,113
Weighted average number of ordinary shares outstanding during the period	3,000,000	3,000,000
Adjusted for dilutive potential ordinary shares outstanding during the period	-	-
Diluted earnings per share	285	547

The first six months of 2025 basic earnings per share and diluted earnings per share are calculated as profit after tax less the bonus and welfare fund as approved in the Annual General Meeting of Shareholders Resolution No. 01/2026/NQ-ĐHĐCĐ dated 24 April 2026 allocated to the first six months of 2025 based on the profit-after-tax criterion (unchanged from the financial statements for the first six months of 2025).

The first six months of 2026 basic earnings per share and diluted earnings per share are calculated as profit after tax less the planned bonus and welfare fund as outlined in the Annual General Meeting of Shareholders Resolution No. 01/2026/NQ-ĐHĐCĐ dated 24 April 2026.

4.20.7. Dividends

According to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 24 April 2026 of the 2026 Annual General Meeting of Shareholders, which approved the 2025 cash dividend distribution plan in the amount of VND 5,700,000,000 (equivalent to 19% of charter capital).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.20.8. Corporate funds

	Development investment fund VND
As at 01 Jan. 2026	3,000,000,000
Additions	-
As at 30 Jun. 2026	<u>3,000,000,000</u>

4.21. Off balance sheet items

Enterprise assets used for pledging or mortgaging:

Assets	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	Term	Recipients of security deposits or escrow funds
Tangible fixed assets	891,540,922	954,992,988	Upon full repayment of the loan	Joint Stock Commercial Bank for Investment and Development of Vietnam
Intangible fixed assets	5,330,204,600	5,330,204,600	Upon full repayment of the loan	Joint Stock Commercial Bank for Investment and Development of Vietnam
Investment property	2,596,490,939	2,781,286,365	Upon full repayment of the loan	Joint Stock Commercial Bank for Investment and Development of Vietnam

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 selling goods	26,708,484,599	29,506,997,845
Revenue from investment property business	4,526,088,735	4,388,793,727
Total	<u>31,234,573,334</u>	<u>33,895,791,572</u>
In which, revenue from related parties - Refer to Note 8	708,344,573	791,784,541

5.2. Deductions

	Current period VND	Previous period VND
Sale returns	5,474,000	102,652,388
Total	<u>5,474,000</u>	<u>102,652,388</u>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.3. Cost of sales

	Current period VND	Previous period VND
Cost of merchandise sold	22,174,514,472	23,671,278,553
Cost of finished goods sold	117,394,921	364,771,083
Cost of investment property business	1,044,346,922	973,038,046
Other abnormal amounts of production costs directly debited to cost of sales	-	201,646,597
Total	23,336,256,315	25,210,734,279

5.4. Finance income

	Current period VND	Previous period VND
Deposit and loan interest	295,020,385	157,438,602
Others	92,234,889	76,996,493
Total	387,255,274	234,435,095

5.5. Finance expense

	Current period VND	Previous period VND
Interest expense	18,410,959	-
Total	18,410,959	-

5.6. Selling expense

	Current period VND	Previous period VND
Salaries	4,080,355,151	3,589,355,695
Materials expense	96,288,200	92,678,000
Tools and supplies expense	89,231,430	86,654,684
Depreciation expense	159,946,262	143,141,052
Service expense	685,987,231	920,190,854
Others	321,570,844	125,037,393
Total	5,433,379,118	4,957,057,678

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.7. General and administrative expense

	Current period VND	Previous period VND
Salaries	1,313,218,633	1,174,664,634
Office supplies expense	32,227,208	27,650,137
Depreciation expense	8,961,524	10,539,609
Tax, fees and charges	-	8,000,000
Service expense	193,264,822	140,682,916
Provision reversals of provision for doubtful debts	-	(4,985,045)
Termination allowance expenses	27,816,250	1,581,250
Provision for doubtful debts	31,400,730	209,288,139
Others	22,113,543	45,815,607
Total	1,629,002,710	1,613,237,247

5.8. Other income

	Current period VND	Previous period VND
Telecommunications commission	4,050,989	4,452,714
Handling small debts	515,305	-
Others	-	4,869,276
Total	4,566,294	9,321,990

5.9. Other expense

	Current period VND	Previous period VND
Non-operating expenses	16,500,000	15,000,000
Others	23,148,402	3
Total	39,648,402	15,000,003

5.10. Production and business costs by element

	Current period VND	Previous period VND
Materials, tools and supplies expense	375,430,612	351,881,123
Employee expense	5,393,573,784	5,029,702,038
Depreciation expense	353,703,212	338,476,087
Service expense	1,568,981,692	1,878,772,324
Others	366,810,568	441,544,969
Total	8,058,499,868	8,040,376,541

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.11. Current corporate income tax expense

	Current period VND	Previous period VND
Total accounting profit before tax	1,164,223,398	2,240,867,062
Add: Increasing adjustments	157,148,148	319,146,597
- <i>Remunerations of Board of Directors and Supervisory Committee</i>	114,000,000	99,000,000
- <i>Listing fee</i>	16,500,000	15,000,000
- <i>Cost of goods sold exceeding norms</i>	-	201,646,597
- <i>Others</i>	26,648,148	3,500,000
Less: Decreasing adjustments	-	-
Less: Losses carried forward from previous years	-	-
Taxable income from ordinary business activities	1,321,371,546	2,560,013,659
Current corporate income tax rate	20%	20%
Current corporate income tax expense	264,274,309	512,002,732

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	-
Total	3,000,000,000	-

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING

For management purposes, the Company, with nation wide operations, divides its activities into the following key segments based on business lines:

- Sales of books, stationery, cultural products, educational equipments, printing;
- Leasing of premises and services

Income Statement	Books, stationery		Renting premises		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Revenue	26,708,484,599	29,506,997,845	4,526,088,735	4,388,793,727	31,234,573,334	33,895,791,572
Deductions	5,474,000	102,652,388	-	-	5,474,000	102,652,388
Cost of sales	22,291,909,393	24,237,696,233	1,044,346,922	973,038,046	23,336,256,315	25,210,734,279
Unallocated expenses					7,062,381,828	6,570,294,925
Operating profit/(loss)					830,461,191	2,012,109,980
Finance income					387,255,274	234,435,095
Finance expense					18,410,959	-
Other income					4,566,294	9,321,990
Other expense					39,648,402	15,000,003
Profit (loss) from other activities					(35,082,108)	(5,678,013)
Profit before tax					1,164,223,398	2,240,867,062
CIT of current period					264,274,309	512,002,732
Profit after tax					899,949,089	1,728,864,330

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

Other information

	Books, stationery		Renting premises		Total	
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Fixed assets	16,405,531,986	16,574,439,772	2,596,490,939	2,781,286,365	19,002,022,925	19,355,726,137
Unallocated assets					34,050,652,527	32,566,768,954
Total assets					53,052,675,452	51,922,495,091
Liabilities of segment					15,402,110,116	9,191,235,906
Unallocated liabilities	13,716,687,888	7,612,744,487	1,685,422,228	1,578,491,419	946,505,439	966,945,645
Total liabilities					16,348,615,555	10,158,181,551

	Books, stationery		Renting premises		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Depreciation expense	168,907,786	153,680,661	184,795,426	184,795,426	353,703,212	338,476,087

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

8. RELATED PARTIES

List of related parties

1. DINCO Engineering and Construction Corporation
2. Go-Working Company Limited
3. Nguyen Huy Company Limited
4. Board of Directors and Management

Relationship

General Director, Chairman of the BODs of DINCO Engineering and Construction Corporation is a member of the Company's BOD

The director is a family member

The director is a family member

Key management personnel

As at the date of the statement of financial position, the balances with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade receivables		
DINCO Engineering and Construction Corporation	64,940,256	45,206,064
Total - Refer to Note 4.3	64,940,256	45,206,064

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current payables:		
Nguyen Huy Company Limited	60,121,501	78,498,000
Total - Refer to Note 4.12	60,121,501	78,498,000

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

	Current period VND	Previous period VND
Selling goods and rendering services:		
DINCO Engineering and Construction Corporation	707,548,209	728,836,114
Nguyen Huy Company Limited	796,364	-
Go-Working Company Limited	-	62,948,427
Total - Refer to Note 5.1	708,344,573	791,784,541

	Current period VND	Previous period VND
Purchase of goods:		
Nguyen Huy Company Limited	584,836,577	894,244,912
Total	584,836,577	894,244,912

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Dividends received:		
Mr. Le Truong Ky	2,112,572,000	2,446,136,000
Ms. Huynh Phuoc Huyen Vy	950,000,000	1,100,000,000
Mr. Nguyen Van Can	2,025,561,500	1,571,669,000

Remunerations of the Board of Directors and Supervisory Committee:

Name	Position	Current period VND	Previous period VND
Ms. Huynh Phuoc Huyen Vy	Chairperson of the BODs	24,000,000	21,000,000
Mr. Nguyen Van Can	Vice Chairperson cum Director	24,000,000	21,000,000
Mr. Le Truong Ky	Member of the BODs	24,000,000	21,000,000
Mr. Hoang Ngoc Loc	Member of the BODs cum Deputy Director	24,000,000	21,000,000
Mr. Le Anh Long	Member of the BODs	24,000,000	21,000,000
Mr. Huynh Nguyen Van	Head of the Supervisory Committee	21,000,000	18,000,000
Mr. Khuong Tinh	Member of the Supervisory Committee	21,000,000	18,000,000
Ms. Nguyen Thi Thao	Member of the Supervisory Committee	21,000,000	18,000,000

Salaries, bonuses and other incomes of the Board of Directors, Management, Supervisory Committee and other key personels are as follows:

Name	Position	Current period VND	Previous period VND
Mr. Nguyen Van Can	Vice Chairperson cum Director	132,294,676	240,880,384
Mr. Hoang Ngoc Loc	Member of the BODs cum Deputy Director	91,260,000	96,890,000
Mr. Le Manh	Chief Accountant	91,260,000	97,190,000

9. COMMITMENT UNDER OPERATING LEASES

The Company as a lessor

The Company holds offices subject to operating leases. The leases are for an average period of 3 years, with fixed rentals over the same period:

	Current period VND	Previous period VND
Operating leases revenue recognised during the period	4,526,088,735	4,388,793,727

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

As at 30 June 2026, the Company has a amounts of minimum lease payments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Less than 1 year	585,662,628	508,731,819
Total	585,662,628	508,731,819

10. COMPARATIVE FIGURES

As disclosed in Note 3.1, the Company's interim financial statements for the accounting period ended 30 June 2026 have been prepared and presented in accordance with Circular 99. Accordingly, certain comparative figures have been reclassified to conform with the presentation requirements of the interim financial statements for the period ended 30 June 2026 due to the adoption of Circular 99, as follows:

Statement of Financial Position (Excerpt):

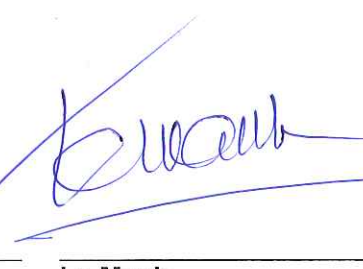
Items	Code	As at 01/01/2026 (restated) VND	Reclassification under Circular No. 99 VND	As at 01/01/2026 (previously reported) VND
Cash equivalents	112	2,009,528,767	9,528,767	2,000,000,000
Current held to maturity investments	123	10,148,800,000	148,800,000	10,000,000,000
Other current receivables	135	203,311,442	(158,328,767)	361,640,209
Dividends and profit distribution payable	313	43,159,820	43,159,820	-
Other current payables	320	665,213,530	(43,159,820)	708,373,350

11. EVENTS AFTER THE END OF THE REPORTING PERIOD

According to the Board of Directors' Resolution No. 23/NQ/HĐQT dated 28 July 2026, the Company's Board of Directors resolved to transfer Land Plot No. B4-27, Cadastral Map Sheet No. KT04/5, situated on Ngo Quyen Street, An Hoa Area, An Hai Ward, Da Nang City, as evidenced by Land Use Rights Certificate No. AI356456 issued by the People's Committee of Da Nang City on 4 July 2007, to Mr. Hoang Minh and Mrs. Nguyen Thi Minh Phuong at a transfer price of VND 18,948,000,000.

Apart from this event, there were no other significant events have occurred after the end of the period until the date of issuance of the interim financial statements.


Nguyen Van Can
 Director
 Danang City, 12 August 2026


Le Manh
 Chief Accountant


Nguyen Thi Ngoc Hanh
 Preparer