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## FINANCIAL STATEMENTS

*Quarter III/2026*

**SAO THANG LONG INVESTMENT JOINT STOCK COMPANY**

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## STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

| ASSETS                                           | Code       | Notes      | 30/09/2026             | 01/01/2026             |
|--------------------------------------------------|------------|------------|------------------------|------------------------|
| <b>A. CURRENT ASSETS</b>                         | <b>100</b> |            | <b>38.183.507.635</b>  | <b>36.505.590.939</b>  |
| <b>I. Cash and cash equivalents</b>              | <b>110</b> | <b>V.1</b> | <b>1.348.595.692</b>   | <b>3.510.023.417</b>   |
| 1. Cash                                          | 111        |            | 1.348.595.692          | 3.510.023.417          |
| <b>II. Short-term financial investments</b>      | <b>120</b> |            | <b>35.487.756.586</b>  | <b>31.868.736.928</b>  |
| 1. Short-term held-to-maturity investments       | 123        |            | 35.487.756.586         | 31.868.736.928         |
| <b>III. Short-term receivables</b>               | <b>130</b> |            | <b>1.200.730.562</b>   | <b>985.094.261</b>     |
| 1. Short-term trade receivables                  | 131        | V.3        | 306.457.800            | 306.457.800            |
| 2. Short-term prepayments to suppliers           | 132        | V.4        | 39.748.801             | 37.500.000             |
| 3. Other short-term receivables                  | 135        | V.5        | 854.523.961            | 641.136.461            |
| <b>IV. Other current assets</b>                  | <b>160</b> |            | <b>146.424.795</b>     | <b>141.736.333</b>     |
| 1. Short-term deferred expenses                  | 161        | V.6        | 7.538.462              | 2.850.000              |
| 2. Deductible value added tax                    | 162        |            | 138.886.333            | 138.886.333            |
| <b>B. LONG-TERM ASSETS</b>                       | <b>200</b> |            | <b>365.392.150.555</b> | <b>365.227.004.459</b> |
| <b>VI. Long-term financial investments</b>       | <b>260</b> |            | <b>365.386.162.547</b> | <b>365.217.871.302</b> |
| 1. Investments in joint ventures, associates     | 262        |            | 310.155.998.833        | 310.155.998.833        |
| 2. Equity investment in other entities           | 263        |            | 56.000.000.000         | 56.000.000.000         |
| 3. Provision for long-term financial investments | 264        |            | (769.836.286)          | (938.127.531)          |
| <b>VII. Other long-term assets</b>               | <b>270</b> |            | <b>5.988.008</b>       | <b>9.133.157</b>       |
| 1. Long-term deferred expenses                   | 271        | V.6        | 5.988.008              | 9.133.157              |
| <b>TOTAL ASSETS</b>                              | <b>280</b> |            | <b>403.575.658.190</b> | <b>401.732.595.398</b> |

## STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

| RESOURCES                                                         | Code       | Notes       | 30/09/2026             | 01/01/2026             |
|-------------------------------------------------------------------|------------|-------------|------------------------|------------------------|
| <b>C. LIABILITIES</b>                                             | <b>300</b> |             | <b>815.982.991</b>     | <b>1.059.516.013</b>   |
| <b>I. Current liabilities</b>                                     | <b>310</b> |             | <b>815.982.991</b>     | <b>1.059.516.013</b>   |
| 1. Short-term trade payables                                      | 311        | V.7         | 188.311.932            | 185.557.733            |
| 2. Taxes and payables to the State                                | 314        | V.8         | 233.524.509            | 223.308.791            |
| 3. Payables to employees                                          | 315        |             | 60.790.800             | 294.243.739            |
| 4. Other short-term payables                                      | 320        | V.9         | 333.355.750            | 356.405.750            |
| <b>D. OWNER'S EQUITY</b>                                          | <b>400</b> | <b>V.10</b> | <b>402.759.675.199</b> | <b>400.673.079.385</b> |
| 1. Owner's contributed capital                                    | 411        |             | 323.000.000.000        | 323.000.000.000        |
| - Common shares with voting rights                                | 411a       |             | 323.000.000.000        | 323.000.000.000        |
| 2. Share premium                                                  | 412        |             | 113.603.333            | 113.603.333            |
| 3. Shares repurchased from oneself                                | 415        |             | (437.449.533)          | (437.449.533)          |
| 4. Investment and Development Fund                                | 418        |             | 291.971.737            | 291.971.737            |
| 5. Retained earnings                                              | 420        |             | 79.791.549.662         | 77.704.953.848         |
| - Retained earnings accumulated to the end of the previous period | 420a       |             | 77.501.553.848         | 75.477.187.514         |
| - Retained earnings of the current period                         | 420b       |             | 2.289.995.814          | 2.227.766.334          |
| <b>TOTAL RESOURCES</b>                                            | <b>440</b> |             | <b>403.575.658.190</b> | <b>401.732.595.398</b> |

Ninh Binh, 20 October 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Phuong



Nguyen Thi Phuong



Ngo Van Phuong

**SAO THANG LONG INVESTMENT JOINT STOCK COMPANY**  
**INCOME STATEMENT**

Form B 02 - DN

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

Unit: VND

| ITEMS                                                                          | Code | Notes | Quarter III/2026 | Quarter III/2025 | From 01/01/2026<br>to 30/09/2026 | From 01/01/2025<br>to 30/09/2025 |
|--------------------------------------------------------------------------------|------|-------|------------------|------------------|----------------------------------|----------------------------------|
| 1. Revenue from sale of goods and rendering of services                        | 01   |       | -                |                  | -                                |                                  |
| 2. Deductible items                                                            | 02   |       | -                |                  | -                                |                                  |
| 3. Net revenue from goods sold and services rendered (10 = 01-02)              | 10   |       | -                |                  | -                                |                                  |
| 4. Cost of goods sold                                                          | 11   |       | -                |                  | -                                |                                  |
| 5. Gross profit from sale of goods and rendering of services<br>(20 = 10 - 11) | 20   |       | -                |                  | -                                |                                  |
| 6. Profit/loss from the sale and liquidation of investment properti            | 21   |       |                  |                  |                                  |                                  |
| 7. Financial income                                                            | 22   | VI.1  | 764.520.841      | 950.207.392      | 3.555.300.746                    | 4.193.477.545                    |
| 8. Financial expenses                                                          | 23   | VI.2  | -                | 26.167.749       | (168.291.245)                    | 527.644.798                      |
| <i>In which: Interest expense</i>                                              | 24   |       | -                | -                | -                                |                                  |
| 9. Selling expenses                                                            | 25   |       | -                | -                | -                                |                                  |
| 10. General & administration expenses                                          | 26   | VI.3  | 216.038.838      | 475.265.032      | 1.205.230.694                    | 1.894.358.235                    |
| 11. Net profit from operating activities<br>(30 = 20 + (21 - 22) - (25 + 26))  | 30   |       | 548.482.003      | 448.774.611      | 2.518.361.297                    | 1.771.474.512                    |
| 12. Other income                                                               | 31   | VI.4  | 1                | 1.100.465.958    | 1                                | 1.100.715.958                    |
| 13. Other expenses                                                             | 32   | VI.5  |                  | 26.703.723       | 4.693.225                        | 27.947.945                       |
| 14. Other profit (40 = 31 - 32)                                                | 40   |       | 1                | 1.073.762.235    | (4.693.224)                      | 1.072.768.013                    |
| 15. Total accounting profit before tax (50 = 30 + 40)                          | 50   |       | 548.482.004      | 1.522.536.846    | 2.513.668.073                    | 2.844.242.525                    |
| 16. Current Corporate income tax expense                                       | 51   | VI.7  | 126.792.780      | 294.252.909      | 223.672.259                      | 294.252.909                      |
| 17. Deferred Corporate income tax expense                                      | 52   |       | -                | -                | -                                |                                  |
| 18. Profit after Corporate income tax (60 = 50 - 51 - 52)                      | 60   |       | 421.689.224      | 1.228.283.937    | 2.289.995.814                    | 2.549.989.616                    |
| 19. Basic earnings per share                                                   | 70   |       | 13,1             | 38,1             | 71,1                             | 79,1                             |

**PREPARER**

*Phuong*

Nguyen Thi Phuong

**CHIEF ACCOUNTANT**

*Phuong*

Nguyen Thi Phuong

Ninh Binh, 20 October 2026



**CASH FLOW STATEMENT**

(Under indirect method)

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

Unit: VND

| ITEMS                                                                                                | Code | Notes | From 01/01/2026<br>to 30/09/2026 | From 01/01/2025<br>to 30/09/2025 |
|------------------------------------------------------------------------------------------------------|------|-------|----------------------------------|----------------------------------|
| <b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>                                                        |      |       |                                  |                                  |
| 1. Profit before tax                                                                                 | 01   |       | 2.513.668.073                    | 2.844.242.525                    |
| 2. Adjustments for:                                                                                  |      |       |                                  |                                  |
| - Provision                                                                                          | 03   |       | (168.291.245)                    | 527.644.798                      |
| - Gain/loss from investing activities                                                                | 05   |       | (3.555.300.746)                  | (4.193.477.545)                  |
| 3. Operating profit before changes in working capital                                                | 08   |       | (1.209.923.918)                  | (821.590.222)                    |
| - Increase (-), decrease (+) in receivables                                                          | 09   |       | (215.636.301)                    | 56.007.937                       |
| - Increase (+), decrease (-) in payables (Other than interest payable, Corporate income tax payable) | 11   |       | (254.498.090)                    | (187.824.912)                    |
| - Increase (-), decrease (+) in deferred expenses                                                    | 12   |       | (1.543.313)                      | 5.525.025                        |
| - Business income tax paid                                                                           | 15   |       | (215.047.191)                    | (642.345.541)                    |
| - Other expenses from business activities                                                            | 17   |       | (201.060.000)                    | -                                |
| Net cash flow from operating activities                                                              | 20   |       | (2.097.708.813)                  | (1.590.227.713)                  |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                      |      |       |                                  |                                  |
| 1. Loans granted, purchases of debt instruments of other entities                                    | 23   |       | (2.700.000.000)                  | (1.900.000.000)                  |
| 2. Collection of loans, proceeds from sales of debt instruments of other entities                    | 24   |       | -                                | 1.899.323.597                    |
| 3. Interest, dividends and profits received                                                          | 27   |       | 2.636.281.088                    | 3.375.058.251                    |
| Net cash flow from investing activities                                                              | 30   |       | (63.718.912)                     | 3.374.381.848                    |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>                                                     |      |       |                                  |                                  |
| 1. Dividends and profits paid to owners                                                              | 36   |       | -                                | (472.100.664)                    |
| Net cash flow from financing activities                                                              | 40   |       | -                                | (472.100.664)                    |
| Net cash flow during the period (50 = 20+ 30 + 40)                                                   | 50   |       | (2.161.427.725)                  | 1.312.053.471                    |
| Cash and cash equivalents at the beginning of the period                                             | 60   |       | 3.510.023.417                    | 1.686.599.228                    |
| Cash and cash equivalents at the end of the period (70 = 50+60+61)                                   | 70   | V.1   | 1.348.595.692                    | 2.998.652.699                    |

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Nguyen Thi Phuong

Ninh Binh, 20 October 2026

GENERAL DIRECTOR



Ngo Van Phuong

**NOTES TO THE FINANCIAL STATEMENTS***For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***I. BUSINESS HIGHLIGHTS****1. Establishment:**

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

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

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

**2. Business lines**

The Company's principal activities are:

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

**3. Normal operating cycle**

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

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

List of affiliated units without legal status and dependent accounting

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

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

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

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

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

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

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

**2. Currency unit used in accounting**

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

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

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

**2. Disclosure of compliance with Vietnamese Accounting Standards and regime**

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

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

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

Cash comprises cash on hand, demand deposit.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Principles for recording equity investments in other entities**

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

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

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

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

**3. Principle for recording trade receivables and other receivables**

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

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

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

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

**4. Principles for recognizing deferred expenses**

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

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

**5. Principles for recording liabilities**

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

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

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

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

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

**6. Principles for recording borrowings**

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

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

**7. Principles for recording accrued expenses**

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

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

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

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

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

**Principles for recording undistributed profit:**

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

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

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

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

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

**Principles and methods for recording financial income**

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

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

- Interest income is recognized based on time and actual interest rates in each period.

- Royalties are recognized on an accrual basis in accordance with the contract.

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

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

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

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

**11. Principles and methods for recording financial expenses**

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

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

**12. Principles for accounting General and administrative expenses**

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

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

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

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

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

**14. Related parties**

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

**NOTES TO THE FINANCIAL STATEMENTS***For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET**

| <b>1. Cash and cash equivalents</b> | <b>30/09/2026</b>    | <b>01/01/2026</b>    |
|-------------------------------------|----------------------|----------------------|
| <b>Cash</b>                         | <b>1.348.595.692</b> | <b>3.510.023.417</b> |
| Cash on hand                        | 1.305.196.564        | 1.318.735.064        |
| Demand deposits                     | 43.399.128           | 2.191.288.353        |
| <b>Total</b>                        | <b>1.348.595.692</b> | <b>3.510.023.417</b> |

**2. Financial investments****(Horizontal page)**

**NOTES TO THE FINANCIAL STATEMENTS**

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

Unit: VND

**2. Financial investments****a. Held-to-maturity investments****Short-term**

|                                         | 30/09/2026            |                       | 01/01/2026 |                       |
|-----------------------------------------|-----------------------|-----------------------|------------|-----------------------|
|                                         | Cost                  | Recoverable amount    | Provision  | Recoverable amount    |
| - Loans receivable                      | 33.700.676.403        | 33.700.676.403        |            | 31.000.676.403        |
| Cho Mo Joint Stock Company              | 33.700.676.403        | 33.700.676.403        |            | 31.000.676.403        |
| -Accrued interest receivable from loans | 1.787.080.183         | 1.787.080.183         |            | 868.060.525           |
| <b>Total</b>                            | <b>35.487.756.586</b> | <b>35.487.756.586</b> | <b>-</b>   | <b>31.868.736.928</b> |

**b. Investments in equity of other entities**

|                                                             | 30/09/2026             |                      | 01/01/2026 |                      |
|-------------------------------------------------------------|------------------------|----------------------|------------|----------------------|
|                                                             | Cost                   | Provision            | Fair value | Provision            |
| <b>- Investments in joint ventures, associates</b>          | <b>310.155.998.833</b> | <b>(769.836.286)</b> |            | <b>(938.127.531)</b> |
| Cho Mo Joint Stock Company                                  | 306.127.500.000        | -                    | (*)        | (667.812.184)        |
| Nam Dinh Educational Book and Equipment Joint Stock Company | 4.028.498.833          | (769.836.286)        | (*)        | (270.315.347)        |
| <b>- Equity investment in other entities</b>                | <b>56.000.000.000</b>  | <b>-</b>             |            | <b>-</b>             |
| Vinaconex Trading Development Joint Stock Company           | 56.000.000.000         | -                    | (*)        | -                    |
| <b>Total</b>                                                | <b>366.155.998.833</b> | <b>(769.836.286)</b> |            | <b>(938.127.531)</b> |

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

| Company's name                                              | Head office | Benefit ratio | Voting right ratio | Main business activities                                                 |
|-------------------------------------------------------------|-------------|---------------|--------------------|--------------------------------------------------------------------------|
| <b>Associates</b>                                           |             |               |                    |                                                                          |
| Nam Dinh Educational Book and Equipment Joint Stock Company | Ninh Binh   | 48.31%        | 48.31%             | Trading textbooks                                                        |
| Cho Mo Joint Stock Company                                  | Hanoi       | 49,00%        | 49,00%             | Construction, installation, real estate business, freight transportation |
| <b>Other company</b>                                        |             |               |                    |                                                                          |
| Vinaconex Trading Development Joint Stock Company           | Hanoi       | 9,47%         | 9,47%              | Trading real estate, land use rights of owners, users or lessee          |

(\*) The Company has not determined the fair value of these investments due to the lack of market-listed prices for these investments and the absence of guidance in Vietnamese Accounting Standards on determining fair value using valuation techniques. The fair value of these investments may differ from their carrying amounts.

**Major transactions with associates during the period: Refer to note VII.1**

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

| 3. Trade receivables                                  | 30/09/2026         |           | 01/01/2026         |           |
|-------------------------------------------------------|--------------------|-----------|--------------------|-----------|
|                                                       | Value              | Provision | Value              | Provision |
| <b>Short-term</b>                                     | <b>306.457.800</b> | -         | <b>306.457.800</b> | -         |
| Street Coffee Trading and Service Joint Stock Company | 306.457.800        | -         | 306.457.800        | -         |
| <b>Total</b>                                          | <b>306.457.800</b> | -         | <b>306.457.800</b> | -         |

| 4. Prepayments to suppliers | 30/09/2026        |           | 01/01/2026        |           |
|-----------------------------|-------------------|-----------|-------------------|-----------|
|                             | Value             | Provision | Value             | Provision |
| <b>Short-term</b>           | <b>39.748.801</b> | -         | <b>37.500.000</b> | -         |
| NVA Auditing Co., Ltd       | 37.500.000        | -         | 37.500.000        | -         |
| Others entities             | 2.248.801         | -         | -                 | -         |
| <b>Total</b>                | <b>39.748.801</b> | -         | <b>37.500.000</b> | -         |

| 5. Other receivables                                        | 30/09/2026         |           | 01/01/2026         |           |
|-------------------------------------------------------------|--------------------|-----------|--------------------|-----------|
|                                                             | Value              | Provision | Value              | Provision |
| <b>Short-term</b>                                           |                    |           |                    |           |
| Nam Dinh Educational Book and Equipment Joint Stock Company | 336.136.461        | -         | 336.136.461        | -         |
| Deposits, collaterals                                       | 5.000.000          | -         | 5.000.000          | -         |
| Other receivables                                           | 513.387.500        | -         | 300.000.000        | -         |
| <b>Total</b>                                                | <b>854.523.961</b> | -         | <b>641.136.461</b> | -         |

**Other receivables from related parties: Refer to note VII.1**

| 6. Deferred expenses                         | 30/09/2026        | 01/01/2026        |
|----------------------------------------------|-------------------|-------------------|
| <b>Short-term deferred expenses</b>          | <b>7.538.462</b>  | <b>2.850.000</b>  |
| Tools and instruments waiting for allocation | 7.538.462         | 2.850.000         |
| <b>Long-term deferred expenses</b>           | <b>5.988.008</b>  | <b>9.133.157</b>  |
| Tools and instruments waiting for allocation | 5.988.008         | 9.133.157         |
| <b>Total</b>                                 | <b>13.526.470</b> | <b>11.983.157</b> |

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

| 7. Trade payables          | 30/09/2026         |                    | 01/01/2026         |                    |
|----------------------------|--------------------|--------------------|--------------------|--------------------|
|                            | Value              | Recoverable amount | Value              | Recoverable amount |
| <b>Short-term</b>          | <b>188.311.932</b> | <b>188.311.932</b> | <b>185.557.733</b> | <b>185.557.733</b> |
| Cho Mo Joint Stock Company | 180.718.030        | 180.718.030        | 180.718.030        | 180.718.030        |
| Other accounts payable     | 7.593.902          | 7.593.902          | 4.839.703          | 4.839.703          |
| <b>Total</b>               | <b>188.311.932</b> | <b>188.311.932</b> | <b>185.557.733</b> | <b>185.557.733</b> |

Trade payable to related parties: Refer to note VII.1

**8. Taxes and payables to the State**

|                      | 01/01/2026         | Payables in the period | Paid in the period | 30/09/2026         |
|----------------------|--------------------|------------------------|--------------------|--------------------|
| <b>Payables</b>      |                    |                        |                    |                    |
| Corporate income tax | 215.047.191        | 223.672.259            | 215.047.191        | 223.672.259        |
| Personal income tax  | 8.261.600          | 34.852.616             | 33.261.966         | 9.852.250          |
| <b>Total</b>         | <b>223.308.791</b> | <b>258.524.875</b>     | <b>248.309.157</b> | <b>233.524.509</b> |

**9. Other payables**

|                       | 30/09/2026         | 01/01/2026         |
|-----------------------|--------------------|--------------------|
| <b>Short-term</b>     |                    |                    |
| Trade union fee       | 62.431.000         | 63.481.000         |
| Deposits, collaterals | 270.924.750        | 270.924.750        |
| Other payables        | -                  | 22.000.000         |
| <b>Total</b>          | <b>333.355.750</b> | <b>356.405.750</b> |

**SAO THANG LONG INVESTMENT JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS**

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

Unit: VND

**10. Owner's equity**

**a. Comparison table for changes in owner's equity**

| Items                            | Owner's<br>contributed capital | Share premium | Investment and<br>Development<br>Fund | Treasury shares | Undistributed<br>profit after tax | Total           |
|----------------------------------|--------------------------------|---------------|---------------------------------------|-----------------|-----------------------------------|-----------------|
| <b>Year 2025</b>                 |                                |               |                                       |                 |                                   |                 |
| Balance as at 01/01/2025         | 323.000.000.000                | 113.603.333   | 291.971.737                           | (437.449.533)   | 76.045.288.178                    | 399.013.413.715 |
| Profit                           | -                              | -             | -                                     | -               | 2.227.766.334                     | 2.227.766.334   |
| Board of Directors' remuneration | -                              | -             | -                                     | -               | (568.100.664)                     | (568.100.664)   |
| Balance as at 31/12/2025         | 323.000.000.000                | 113.603.333   | 291.971.737                           | (437.449.533)   | 77.704.953.848                    | 400.673.079.385 |
| <b>Year 2026</b>                 |                                |               |                                       |                 |                                   |                 |
| Balance as at 01/01/2026         | 323.000.000.000                | 113.603.333   | 291.971.737                           | (437.449.533)   | 77.704.953.848                    | 400.673.079.385 |
| Profit                           | -                              | -             | -                                     | -               | 2.289.995.814                     | 2.289.995.814   |
| Board of Directors' remuneration | -                              | -             | -                                     | -               | (203.400.000)                     | (203.400.000)   |
| Balance as at 30/09/2026         | 323.000.000.000                | 113.603.333   | 291.971.737                           | (437.449.533)   | 79.791.549.662                    | 402.759.675.199 |

These notes are an integral part of the financial statements

## NOTES TO THE FINANCIAL STATEMENTS

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

Unit: VND

## 10. Owners' equity (continued)

| <b>b. Owner's equity in detail</b>                                                | <b>Capital contribution ratio</b> | <b>30/09/2026</b>      | <b>01/01/2026</b>      |
|-----------------------------------------------------------------------------------|-----------------------------------|------------------------|------------------------|
| Thien Hoang Holdings Joint Stock Company                                          | 20,1%                             | 65.000.000.000         | -                      |
| Other shareholders                                                                | 79,9%                             | 258.000.000.000        | 323.000.000.000        |
| <b>Total</b>                                                                      | <b>100%</b>                       | <b>323.000.000.000</b> | <b>323.000.000.000</b> |
| <b>c. Capital transactions with owners and distribution of dividends, profits</b> |                                   | <b>30/09/2026</b>      | <b>01/01/2026</b>      |
| Owner's contributed capital                                                       |                                   | <b>323.000.000.000</b> | <b>323.000.000.000</b> |
| <i>At the beginning of the period</i>                                             |                                   | <i>323.000.000.000</i> | <i>323.000.000.000</i> |
| <i>At the end of the period</i>                                                   |                                   | <i>323.000.000.000</i> | <i>323.000.000.000</i> |
| <b>d. Shares</b>                                                                  |                                   | <b>30/09/2026</b>      | <b>01/01/2026</b>      |
| Number of registered shares                                                       |                                   | 32.300.000             | 32.300.000             |
| Number of registered shares sold out to public                                    |                                   | 32.300.000             | 32.300.000             |
| <i>Common shares</i>                                                              |                                   | <i>32.300.000</i>      | <i>32.300.000</i>      |
| Number of shares to be redeemed                                                   |                                   | 81.000                 | 81.000                 |
| <i>Common shares</i>                                                              |                                   | <i>81.000</i>          | <i>81.000</i>          |
| Number of shares in circulation                                                   |                                   | 32.219.000             | 32.219.000             |
| <i>Common shares</i>                                                              |                                   | <i>32.219.000</i>      | <i>32.219.000</i>      |
| <i>Par value of share in circulation: VND/share.</i>                              |                                   | <i>10.000</i>          | <i>10.000</i>          |
| <b>e. Enterprise's funds</b>                                                      |                                   | <b>30/09/2026</b>      | <b>01/01/2026</b>      |
| Investment and Development Fund                                                   |                                   | 291.971.737            | 291.971.737            |
| <b>Total</b>                                                                      |                                   | <b>291.971.737</b>     | <b>291.971.737</b>     |

\* Purpose of creating and utilizing funds

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

## VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

| <b>1. Financial income</b>           | <b>From 01/07/2026 to 30/09/2026</b> | <b>From 01/07/2025 to 30/07/2025</b> |
|--------------------------------------|--------------------------------------|--------------------------------------|
| Interest income from loans, deposits | 764.520.841                          | 950.207.392                          |
| <b>Total</b>                         | <b>764.520.841</b>                   | <b>950.207.392</b>                   |

## NOTES TO THE FINANCIAL STATEMENTS

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

Unit: VND

|                                                                    | From 01/07/2026<br>to 30/09/2026 | From 01/07/2025<br>to 30/07/2025 |
|--------------------------------------------------------------------|----------------------------------|----------------------------------|
| <b>2. Financial expenses</b>                                       |                                  |                                  |
| Provision/Reversal of provision                                    | -                                | 26.167.749                       |
| <b>Total</b>                                                       | <b>-</b>                         | <b>26.167.749</b>                |
| <b>3. General and administrative expenses</b>                      |                                  |                                  |
| Staff cost                                                         | 161.070.000                      | 429.129.712                      |
| Office Supplies Expenses                                           | 4.791.777                        | 6.789.453                        |
| External services                                                  | 50.177.061                       | 38.845.867                       |
| Other Cash Expenses                                                | -                                | 500.000                          |
| <b>Total</b>                                                       | <b>216.038.838</b>               | <b>475.265.032</b>               |
| <b>4. Other income</b>                                             |                                  |                                  |
| Contractual penalty interest                                       |                                  | 1.100.000.000                    |
| Other income                                                       | 1                                | 465.958                          |
| <b>Total</b>                                                       | <b>1</b>                         | <b>1.100.465.958</b>             |
| <b>5. Other expenses</b>                                           |                                  |                                  |
| Penalties for administrative violations, late tax payments         | -                                | 26.562.823                       |
| Other expenses                                                     | -                                | 140.900                          |
| <b>Total</b>                                                       | <b>-</b>                         | <b>26.703.723</b>                |
| <b>6. Business costs by factor</b>                                 |                                  |                                  |
| Raw Materials                                                      | 4.791.777                        | 6.789.453                        |
| Labor cost                                                         | 161.070.000                      | 429.129.712                      |
| External services                                                  | 50.177.061                       | 38.845.867                       |
| Other Cash Expenses                                                | -                                | 500.000                          |
| <b>Total</b>                                                       | <b>216.038.838</b>               | <b>475.265.032</b>               |
| <b>7. Current Corporate income tax expense</b>                     |                                  |                                  |
| 1. Total accounting profit before tax                              | 548.482.004                      | 1.522.536.846                    |
| a. Adjustments to increase                                         | -                                | 26.703.723                       |
| - Non-deductible expenses                                          | -                                | 26.703.723                       |
| 2. Loss carryforward                                               | -                                | 77.976.026                       |
| 3. Assessable income                                               | 548.482.004                      | 1.471.264.543                    |
| 4. Corporate Income Tax rate                                       | 20%                              | 20%                              |
| 5. Adjustment to increase corporate income tax due to impacts from | 17.096.379                       | -                                |
| <b>Total current corporate income tax expense</b>                  | <b>126.792.780</b>               | <b>294.252.909</b>               |

**NOTES TO THE FINANCIAL STATEMENTS***For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***8. Financial risk management policies and objectives**

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

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

**8.1 Market risk**

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

***Interest rate risk***

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

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

***Foreign exchange risk***

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

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

**8.2 Credit risk**

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

***Trade receivables***

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

***Bank deposits***

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

**8.3 Liquidity risk**

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

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

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

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

| <b>As at 30 September 2026</b> | <i>Less than 1 year</i> | <i>From 1-5 years</i> | <i>Over 5 years</i> | <i>Total</i>         |
|--------------------------------|-------------------------|-----------------------|---------------------|----------------------|
| Trade payables                 | 188.311.932             | -                     | -                   | 188.311.932          |
| Other payables                 | 627.671.059             | -                     | -                   | 627.671.059          |
| <b>Total</b>                   | <b>815.982.991</b>      | <b>-</b>              | <b>-</b>            | <b>815.982.991</b>   |
| <b>As at 01 January 2026</b>   |                         |                       |                     |                      |
| Trade payables                 | 185.557.733             | -                     | -                   | 185.557.733          |
| Other payables                 | 873.958.280             | -                     | -                   | 873.958.280          |
| <b>Total</b>                   | <b>1.059.516.013</b>    | <b>-</b>              | <b>-</b>            | <b>1.059.516.013</b> |

The company considers the concentration of risk regarding debt repayment to be low. It has the capacity to settle maturing obligations through cash flows from operating activities and proceeds from the maturity of financial assets.

**Secured assets**

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

**9. Financial assets and liabilities**

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

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

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

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

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

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

## NOTES TO THE FINANCIAL STATEMENTS

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

Unit: VND

## 8. Financial assets and liabilities (continued)

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

|                              | Book value            |            | Fair value            |            |
|------------------------------|-----------------------|------------|-----------------------|------------|
|                              | 30/09/2026            | 01/01/2026 | 30/09/2026            | 01/01/2026 |
|                              | Value                 | Provision  | Value                 | Provision  |
| <b>Financial assets</b>      |                       |            |                       |            |
| - Cash and cash equivalents  | 1.348.595.692         | -          | 3.510.023.417         | -          |
| - Trade receivables          | 306.457.800           | -          | 306.457.800           | -          |
| - Other receivables          | 854.523.961           | -          | 641.136.461           | -          |
| - Short-term investments     | 35.487.756.586        | -          | 31.868.736.928        | -          |
| - Long-term investments      | 56.000.000.000        | -          | 56.000.000.000        | -          |
| <b>TOTAL</b>                 | <b>93.997.334.039</b> | <b>-</b>   | <b>92.326.354.606</b> | <b>-</b>   |
| <b>Financial liabilities</b> |                       |            |                       |            |
| - Trade payables             | 188.311.932           | -          | 185.557.733           | -          |
| - Other payables             | 270.924.750           | -          | 292.924.750           | -          |
| <b>TOTAL</b>                 | <b>459.236.682</b>    | <b>-</b>   | <b>478.482.483</b>    | <b>-</b>   |

**NOTES TO THE FINANCIAL STATEMENTS***For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***VII. OTHER INFORMATION****1. Transaction with related parties**

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

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

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

## NOTES TO THE FINANCIAL STATEMENTS

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

Unit: VND

## Transactions incurred in the period

| Related parties                                                     | From 01/07/2026<br>to 30/09/2026 | From 01/07/2025<br>to 30/07/2025 |
|---------------------------------------------------------------------|----------------------------------|----------------------------------|
| <b>Purchase goods, services (VAT included)</b>                      | -                                | <b>3.000.000</b>                 |
| Nam Dinh Educational Book and Equipment Joint Stock Company         | -                                | 3.000.000                        |
| <b>Loan Interest</b>                                                | <b>764.497.537</b>               | <b>949.434.158</b>               |
| Cho Mo Joint Stock Company                                          | 764.497.537                      | 949.434.158                      |
| <b>Income of the Board of Directors and Executive Board</b>         | <b>67.800.000</b>                | <b>556.100.664</b>               |
| Mr Nguyen Duc Hieu Remuneration                                     | 67.800.000                       | 436.100.664                      |
| Mr Ha Quang Hung Salaries                                           | -                                | 120.000.000                      |
| <b>Income of the Supervisory Board and other key members</b>        | <b>68.400.000</b>                | <b>45.360.000</b>                |
| Mr Tran Quoc Thuan Salaries                                         | -                                | 45.360.000                       |
| Ms Nguyen Thi Phuong Salaries                                       | 68.400.000                       | -                                |
| <b>Related parties</b>                                              | <b>30/09/2026</b>                | <b>01/01/2026</b>                |
| <b>Held-to-maturity investments (loans receivable) (note V.2.a)</b> | <b>35.487.756.586</b>            | <b>31.868.736.928</b>            |
| Cho Mo Joint Stock Company                                          | 35.487.756.586                   | 31.868.736.928                   |
| <b>Other receivables (note V.5)</b>                                 | <b>849.523.961</b>               | <b>636.136.461</b>               |
| Nam Dinh Educational Book and Equipment Joint Stock Company         | 336.136.461                      | 336.136.461                      |
| Advances Mr Ngo Van Phuong                                          | 333.387.500                      | 300.000.000                      |
| Advances Mr Nguyen Duc Hieu                                         | 170.000.000                      | -                                |
| Advances Ms Nguyen Thi Phuong                                       | 10.000.000                       | -                                |
| <b>Trade payables (note V.7)</b>                                    | <b>180.718.030</b>               | <b>180.718.030</b>               |
| Cho Mo Joint Stock Company                                          | 180.718.030                      | 180.718.030                      |

## 2. Presentation of segment assets, revenue and results of operation

Revenue recognized during the period is financial operating revenue. Revenue and expenses mainly arise in Hanoi, so the Company does not prepare segment reports by geographical area and business sector.

## 3. Comparative information

Comparative figures in the financial statements are taken from the financial statements for the financial year ended 31 December 2025 audited by NVA Auditing Company Limited and Self-prepared financial statements for the third quarter of 2025

## 4. Information on the going-concern operation

The Company will continue operating in the future.

Ninh Binh, 20 October 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Phuong



Nguyen Thi Phuong



Ngo Van Phuong