

HOA PHAT TEXTBOOK PRINTING JOINT STOCK COMPANY

Separate financial statements for the third quarter of
2026

CÔNG TY
CỔ PHẦN IN
SÁCH GIÁO
KHOA HÒA
PHÁT

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SEPARATE FINANCIAL STATEMENT

Third quarter of 2026 Ending on 30/09/2026 Unit: VND

Criteria	Index code	Explanation	At the date 30/09/2026	As of 01/01/2026
ASSETS				
A- SHORT-TERM ASSETS	100		22.602.285.316	20.835.559.738
I. Cash and cash equivalents	110	5.1	81.956.059	40.599.136
1. Money	111		81.956.059	40.599.136
II. Short-term financial investment	120		15.716.000.000	15.716.000.000
3. Investments held to short-term maturity	123	5.2	15.716.000.000	15.716.000.000
III. Short-term receivables	130		6.673.367.295	4.937.490.624
1. Short-term receivables of customers	131	5.3	777.911.852	777.600.000
5. Other short-term receivables	135	5.5	6.284.255.443	4.548.690.624
6. Provision for short-term bad debts (*)	136	5.4	(388.800.000)	(388.800.000)
IV. Inventory	140	5.6	15.250.274	25.759.274
1. Inventory	141		102.204.696	102.204.696
2. Provision for inventory discounts	142		(86.954.422)	(76.445.422)
V. Other short-term assets	160		115.711.688	115.710.704
1. Short-term allocation pending costs	161	5.7a	1.550.000	622.768
2. Deductible VAT	162	5.8	1.902.299	2.828.547
3. Taxes and other amounts receivable by the State	163	5.8	112.259.389	112.259.389
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		744.223.646.202	744.254.064.923
II. Fixed assets	220		614.975.958	625.480.668
1. Tangible fixed assets	221	5.9	5.835.958	16.340.668
- Historical cost	222		6.036.254.508	6.036.254.508
- Cumulative wear value (*)	223		(6.030.418.550)	(6.019.913.840)
3. Intangible fixed assets	227	5.9	609.140.000	609.140.000
- Historical cost	228		609.140.000	609.140.000
VI. Long-term financial investment	260	5.10	743.606.492.468	743.626.337.136
1. Invest in subsidiaries	261		902.540.000.000	902.540.000.000
3. Investment in capital contribution to other units	263		1.123.855.592	1.123.855.592
4. Provision for long-term investment losses in other units (*)	264		(160.057.363.124)	(160.037.518.456)
VII. Other long-term assets	270		2.177.776	2.247.119

This financial statement must be read together with the accompanying explanations

SEPARATE FINANCIAL STATEMENT (continued)
Second Quarter 2026 Ended on June 30, 2026 Unit: VND

1. Long-term allocation waiting costs	271	5.7b	2.177.776	2.247.119
TOTAL ASSETS	280		766.825.931.518	765.089.624.661
C. LIABILITIES	300		2.205.013.128	2.119.421.624
I. Short-term debt	310		2.000.013.128	1.914.421.624
1. Payable to short-term sellers	311	5.11	415.761.464	415.761.464
2. Buyer pays in advance for a short term	312	5.12	11.435.583	11.435.583
4. Taxes and short-term state payables	314	5.8	34.737.019	-
5. Payables to employees	315		42.578.412	-
6. Short-term expenses	316	5.13	721.300.000	721.300.000
10. Other short-term payables	320	5.14	774.200.650	765.924.577
II. Long-term debt	330		205.000.000	205.000.000
8. Other long-term payables	338		205.000.000	205.000.000
D-Equity	400	5.16	764.620.918.390	762.970.203.037
1. Owner's contributed capital	411		918.049.800.000	918.049.800.000
- Voting common shares	411a		918.049.800.000	918.049.800.000
2. Capital surplus	412		1.686.327.380	1.686.327.380
8. Development investment funds	418		1.914.347.993	1.914.347.993
10. Undistributed after-tax profit	420		(157.029.556.983)	(158.680.272.336)
- Accumulated undistributed profit by the end of the previous period	420a		(158.680.272.336)	(133.829.548.145)
- Undistributed profit for this period	420b		1.650.715.353	(24.850.724.191)
TOTAL CAPITAL	440		766.825.931.518	765.089.624.661

Da Nang, October 25, 2026

In charge of accounting



Mai Thi Thuy Kieu

General Director



Pham Duy

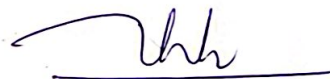
REPORT ON RESULTS OF SEPARATE BUSINESS ACTIVITIES

Third Quarter 2026 Kends on 30/09/2026

Unit: VND

CRITERIA	Code	Explanation	Q3 2026	Q3 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1. Revenue from sales and provision of services	01	6.1	436.983.062	-	1.216.894.924	-
3. Net revenue from sales and service provision (10 = 01 - 02)	10		436.983.062	-	1.216.894.924	-
4. Cost of goods sold	11	6.2	94.087.455	5.254.500	204.072.094	26.272.499
5. Gross profit on sales and service provision (20=10-11)	20		342.895.607	(5.254.500)	1.012.822.830	(26.272.499)
7. Revenue from financial activities	22	6.3	475.551.440	475.498.021	1.412.651.981	1.415.584.505
8. Financing costs	23	6.4	2.323.787	(6.263.200)	19.844.668	25.619.362.232
10. Business management expenses	26	6.5	213.650.678	312.275.761	696.235.879	673.629.243
11. Net profit from business activities{30=20+21+22 - (23+25+26)}	30		602.472.582	164.230.960	1.709.394.264	(24.903.679.469)
12. Other income	31	6.6		440.513.090		440.513.090
13. Other expenses	32	6.7	2.478.194	22.199.545	58.678.911	666.707.930
14. Other Profits(40=31-32)	40		(2.478.194)	418.313.545	(58.678.911)	(226.194.840)
15. Total accounting profit before tax (50=30+40)	50		599.994.388	582.544.505	1.650.715.353	(25.129.874.309)
18. Profit after corporate income tax(60=50-51-52)	60		599.994.388	582.544.505	1.650.715.353	(25.129.874.309)

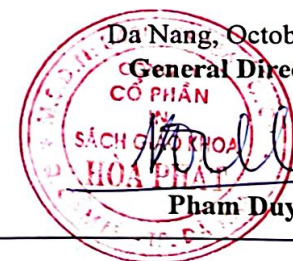
In charge of accounting



Mai Thi Thuy Kieu

Da Nang, October 25, 2026

General Director



Pham Duy

This financial statement must be read together with the accompanying explanations

CASH FLOW STATEMENT (Indirect method)
Third Quarter 2026 Ends on 30/09/2026

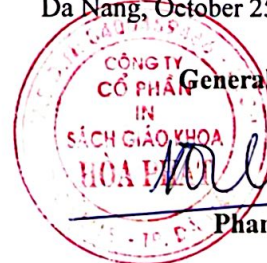
Criteria	Index code	Explanation	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. Cash flow from business activities				
1. Profit before tax	01		1.650.715.353	(25.129.874.309)
2. Adjustments to				
- Depreciation of fixed assets and investment property	02		10.504.710	94.813.864
- Contingencies	03		30.353.668	25.645.634.731
- Profits and losses from financial investment activities	05		(1.410.766.784)	(1.410.564.819)
3. Profit from business activities before changes in working capital	08		280.806.947	(799.990.532)
- Increase and decrease of receivables	09		(325.690.039)	(758.573.150)
- Increase or decrease of payables (excluding interest payable, payable corporate income tax)	11		85.591.504	513.096.952
- Increase and decrease the cost of waiting for allocation	12		(857.889)	137.632.781
Net cash flow from business activities	20		39.850.523	(907.833.948)
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22			863.636.364
7. Loan interest, dividends and profits to be distributed	27		1.506.400	5.019.686
Net cash flow from investment activities	30		1.506.400	868.656.050
Net Cash Flow in the Period (50 = 20+30+40)	50		41.356.923	(39.177.898)
Cash and cash equivalents at the beginning of the period	60		40.599.136	170.339.720
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		81.956.059	131.161.822

Da Nang, October 25, 2026

In charge of accounting



Mai Thi Thuy Kieu



General Director

Pham Duy

The Notes to the Financial Statements are an integral part of the Financial Statements.

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

1 CHARACTERISTICS OF THE OPERATION OF THE ENTERPRISE

Forms of capital ownership

Hoa Phat Textbook Printing Joint Stock Company was established and operated under the Certificate of Business Registration of Joint Stock Company No. 0400459486 issued by the Department of Planning and Investment of Da Nang City for the first time on January 12, 2004, registered for the thirteenth change on June 6, 2024.

The registered charter capital of the Company is 918,049,800,000 VND, the actual charter capital contributed by September 30, 2026 is 918,049,800,000 VND; equivalent to 91,804,980 shares, the par value of one share is 10,000 VND.

The Company's shares are listed on the Hanoi Stock Exchange ("HSI") under the code HTP under Decision No. 27/QD-TTGDHC issued by the HS on November 17, 2006.

Main business lines and activities

Printing: Printing textbooks, books, magazines, labels, tables, packaging products and socio-economic management papers;

Production of other products from paper and paperboard not yet classified: Production of all kinds of products: Paper, school notebooks, labels, notebooks and stationery;

Wholesale and other business not yet classified: wholesale of all kinds of paper products, school notebooks, labels, notebooks and stationery, wholesale of printing supplies and equipment, wholesale of educational equipment and instruments, import of printing supplies and technical equipment for production and business;

Other publishing activities: Joint organization of publishing, printing and distribution of calendars, books, newspapers, magazines and other publications;

Wholesale of other household items: wholesale of books;

Other production not yet classified: Production of educational equipment and tools;

Real estate business, land use rights belonging to owners, users or tenants; Consulting, brokerage, real estate auction, land use right auction; Advertising; Tour management; Cleaning of houses and other works; Landscape care and maintenance services;

Consulting, brokerage, real estate auction, land use right auction;

Management consultancy activities (except financial, accounting, and legal consultancy).

Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of no more than 12 months.

Business Structure

The company is headquartered at 157 Ton Duc Thang, An Khe Ward, Da Nang City.

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

The Company's subsidiaries as of September 30, 2026 include:

<i>Company Name</i>	<i>Head Office Address</i>	<i>Business Scope</i>	<i>Rate Benefits</i>	<i>Voting Rights Ratio</i>
Hung Vuong Developer Joint Stock Company (1)	Ho Chi Minh City	Real estate, trade, service business	62,75%	62,75%
Hoa Phat Book Printing Joint Stock Company (2)	Da Nang City	Printing and distributing books	52,00%	52,00%
Danh Viet Trading and Service Joint Stock Company (3)	Ho Chi Minh City	Real estate, trade, and service business.	38,84%	61,90%
Hung Vuong AMC Co., Ltd. (4)	Ho Chi Minh City	Real estate, trade, and service business.	52,33%	99,00%
Hung Vuong Hospitality Co., Ltd. (5)	Ho Chi Minh City	Real estate, trade, and service business.	48,11%	99,00%

(1) The Company acquired 62.75% of Hung Vuong's shares at a purchase price of VND 902,020 billion (the charter capital at the time of purchase of Hung Vuong was VND 1,208 billion). On January 11, 2021, Hung Vuong officially became a subsidiary of the Company with an interest rate and voting rate of 62.75%.

(2) Implementing the Resolution of the Board of Directors No. 1404/2021/NQ-HDQT dated April 14, 2021, the Company acquired 52.00% of shares of Hoa Phat Book Printing Joint Stock Company with a purchase price of VND 520 million. This company operates in the field of printing with a charter capital of VND 1 billion at the time of purchase. On April 15, 2021, Hoa Phat Book Printing Joint Stock Company officially became a subsidiary of the Company with an interest rate and a voting rate of 52.00%.

(3) Danh Viet Trading and Service Joint Stock Company is an indirect subsidiary through Hung Vuong Developer Joint Stock Company (a subsidiary in which the Company holds 62.75% of voting rights). The indirect voting rate is 61.9%. The indirect interest rate is 38.84%.

(4) Hung Vuong AMC Co., Ltd. is an indirect subsidiary through Hung Vuong Developer Joint Stock Company (a subsidiary in which the Company holds 62.75% of voting rights). The interest rate and voting rate of Hung Vuong Developer Joint Stock Company in this company are 83.40% and 99%, respectively. As a result, the rate of indirect interest and indirect voting in this company is 52.33% and 99%, respectively.

(5) Hung Vuong Hospitality Co., Ltd. is an indirect subsidiary through Hung Vuong Developer Joint Stock Company (a subsidiary in which the Company holds 62.75% of voting rights). The interest rate and voting rate of Hung Vuong Developer Joint Stock Company in this company are 76.67% and 99%, respectively. As a result, the rate of indirect interest and indirect voting in this company is 48.11% and 99%, respectively.

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

2. BASIS FOR PREPARING SEPARATE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

Accounting standards and accounting regimes

Separate financial statements are prepared in accordance with Vietnamese Accounting Standards, the corporate accounting regime is issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the corporate accounting regime.

3 FISCAL YEAR, CURRENCY USED IN ACCOUNTING

The Company's financial year starts on 01/01 and ends on 31/12 of the calendar year.

The currency used in accounting is the Vietnamese dong (VND).

4 SUMMARY OF IMPORTANT ACCOUNTING POLICIES

4.1. Accounting estimates

The preparation and presentation of the Company's Separate Financial Statements for the third quarter of 2026 comply with the Vietnam Accounting Standards and the Vietnam Corporate Accounting Regime, which requires the Board of Directors to make estimates and assumptions that affect the reporting figures on debts and assets and the presentation of liabilities and contingent assets at the end of the financial period as well as the reporting figures on revenue and expenses throughout the financial period. Actual results of business activities may differ from the estimates and assumptions made.

4.2. Cash and cash equivalents

Money includes cash at the fund, bank deposits (demand).

Cash equivalents are short-term investments with a payback or maturity period of not more than 3 months that are capable of converting into a specified amount of money and have no risk of conversion into cash as of the date of purchase of such investment at the time of reporting.

4.3. Financial Investments

Investments in subsidiaries are initially recorded in the accounting books at the original price. After the initial recognition, the value of these investments is determined by the original price minus the provision for depreciation of the investment.

Investments in capital instruments of other entities include: investments in capital instruments of other entities that have no control, co-control or significant influence over the investee. The initial book value of these investments is determined according to the original price. After the initial recognition, the value of these investments is determined by the original price minus the provision for depreciation of the investment.

Provisions for devaluation of investments shall be made at the end of the period, specifically as follows:

- For investments in business securities: the basis for setting aside provisions is the difference between the original prices of investments recorded in accounting books and their market value at the time of making provisions.

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

- For investments that are held for a long time (not classified as trading securities) and do not have a significant impact on the investee: if the investment in listed stocks or the fair value of the investment is reliably determined, the provision shall be made based on the market value of the stocks; if the investment cannot be determined fair value at the time of reporting, the provision shall be made on the basis of the financial statement at the time of making the provision of the invested party.

Receivables

Receivables are presented in the separate financial statements according to the book value receivable from the Company's customers and other receivables plus provisions for bad debts. At the time of reporting, if:

- Receivables with a recovery or payment period of less than 1 year (or in a production and business cycle) are classified as short-term assets;
- Receivables with a recovery or payment period of more than 1 year (or more than one production and business cycle) are classified as long-term assets;

The provision for bad debts represents the amount of value expected to be lost due to receivables not being paid by customers arising from the balance of receivables on the end of the financial period.

The provision for bad debts shall be set aside for receivables that are six months or more overdue or receivables that the debtor is unable to pay due to liquidation, bankruptcy or similar difficulties (excluding customers who are overdue but are making payments or commit to pay in the near future).

4.4. Inventory

Inventory is initially recognized at the original price including: purchase costs, processing costs and other directly related costs incurred to obtain the inventory at the location and state at the time of initial recognition. After the initial recognition, at the time of making the financial statements, if the net realizable value of the inventory is lower than the original price, the inventory shall be recorded at the net realizable value.

The original price of inventory is determined as follows:

- Raw materials and goods: costs of purchase according to the weighted average method;
- Unfinished production and business expenses: the cost of raw materials and direct labor plus related general production costs are allocated based on the normal level of operation according to the weighted average method.

The net realizable value of inventory is determined by the estimated selling price minus the estimated costs of consuming the inventory.

The company applies the regular declaration method to account for inventory with the value determined by the weighted average method.

Provisions for inventory devaluation shall be set aside for the portion of the expected value to be lost due to impairments in value (due to depreciation, damage, poor quality, obsolescence, etc.) that may occur for raw materials, goods, and other inventories under the Company's ownership based on reasonable evidence of impairment in value at the end of the annual accounting period.

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

The increase or decrease in the provision for inventory depreciation shall be accounted into the cost of goods sold in the separate statement of business results.

4.5. Fixed assets and depreciation of fixed assets

Fixed assets are reflected in terms of historical cost and accumulated depreciation value.

Tangible fixed assets

The historical cost of tangible fixed assets includes the purchase price and expenses directly related to putting the asset into a state of readiness for use. The historical cost of tangible fixed assets made or built by yourself includes construction costs, actual production costs incurred plus installation and commissioning costs. Expenses for upgrading tangible fixed assets shall be capitalized and recorded as an increase in the historical cost of fixed assets; maintenance and repair expenses shall be included in the business results of the year. When tangible fixed assets are sold or liquidated, the historical cost and accumulated depreciation value shall be written off and any profits and losses arising from the liquidation of tangible fixed assets shall be accounted into the results of business operations.

Depreciation of tangible fixed assets is calculated according to the straight-line method, applicable to all assets according to the calculated ratio for the allocation of historical cost throughout the estimated use period and in accordance with the guidance in Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance guiding the regime of management, use and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated 13/10/2016 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 28/2017/TT-BTC dated 12/04/2017 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC.

The time for depreciation of the company's tangible fixed assets is as follows:

- | | |
|------------------------------------|---------------|
| - Houses, architectural objects | 08 - 15 years |
| - Machinery and equipment | 15 - 17 year |
| - Means of transport, transmission | 10 year |

4.6. Intangible fixed assets

The historical cost of intangible fixed assets includes the purchase price and direct costs related to the preparation for putting the asset into a state of readiness for use. Expenses for upgrading assets are capitalized into the historical cost of fixed assets; other expenses are included in the results of business activities during the year. When intangible fixed assets are sold or liquidated, the historical cost and accumulated depreciation value are written off and any gains and losses arising from the liquidation of tangible fixed assets are accounted for in the results of business operations.

Depreciation of intangible fixed assets is calculated according to the straight-line method, applicable to all assets according to the calculated ratio for the allocation of historical cost during the estimated period of use and in accordance with the guidance in Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance guiding the regime of management, use and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated 13/10/2016 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No.

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

28/2017/TT-BTC dated 12/04/2017 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC dated 13/10/2016.

Land use rights

It is a land use right at 157 Ton Duc Thang, An Khe Ward, Da Nang City, with an area of 3,242.5 m². The use time is long, so there is no depreciation.

4.7. Allocation pending costs

Expenses waiting for allocation include tools and tools, the value of assets that do not qualify as fixed assets, expenses for major repairs of fixed assets and other expenses pending allocation. Expenses waiting for allocation will be gradually allocated to production and business expenses within a reasonable time from the time they arise.

4.8. Liabilities

The accounts payable are presented in the separate financial statements according to the book value payable to the Company's suppliers and other payables and are detailed for each payable. At the time of reporting, if:

- Payables with a payment term of less than 1 year (or in a production and business cycle) are classified as short-term;
- Payables with a payment term of more than 1 year (or more than one production and business cycle) are classified as long-term.

4.9. Equity

Owner's contributed capital

The owner's contributed capital is recorded according to the actual contributed capital of shareholders.

Capital surplus

Capital surplus is recorded according to the difference between the issue price and the par value of shares upon initial issuance, additional issuance, the difference between the reissue price and the book value of treasury shares and the capital composition of convertible bonds at maturity. Direct expenses related to the additional issuance of shares and re-issuance of treasury shares shall be recorded as a decrease in capital surplus.

Funds

The funds shall be set aside and used in accordance with the Company's Charter.

Profit distribution

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and has been approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to be non-monetary items included in undistributed after-tax profits that may affect cash flow and dividend payability such as interest

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

on revaluation of capital contribution assets, interest on revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders

4.10. Revenue

Revenue is recognized when the results of the transaction are reliably determined and the Company is likely to derive economic benefits from this transaction.

- (i) Sales revenue is recognized when most of the risks and benefits associated with ownership of the goods have been transferred to the buyer and the goods have been delivered to the buyer and accepted by the customer.
- (ii) Revenue from providing services is recognized when most of the risks and benefits have been transferred to the customer, the service has been provided and accepted by the customer.
- (iii) Revenue from financial activities includes revenues arising from interest on deposits, loans, interest on exchange rate differences, and other revenues from financial activities. Interest on deposits and loans is determined on an accrual basis, determined on the balance of deposits and the applicable interest rate.
- (iv) Other incomes include other incomes outside the Company's production and business activities: sale and liquidation of fixed assets; fines due to customers breaching contracts; compensation of third parties to compensate for lost assets; ...

Financial Operating Expenses

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Losses due to liquidation and transfer of short-term securities, expenses for securities sale transactions;
- Provision for decrease in the price of trading securities, provision for investment losses in other units, etc.

Taxes

Value Added Tax (VAT):

The VAT rates on the Company's services are 8% and 10%.

Corporate Income Tax (CIT):

The company is entitled to the CIT rate of 20%.

Corporate income tax ("CIT") expenses in the period, if any, include applicable income tax and deferred income tax.

Applicable income tax is a tax calculated based on the taxable income in the period at the tax rate applied in the financial period. The difference between taxable income and accounting profit is due to the adjustment of temporary differences between tax accounting and financial accounting as well as adjustments for non-taxable or non-deductible income or expenses.

Deferred income tax is the amount of corporate income tax that will be payable or refunded due to a temporary difference between the carrying value of assets and liabilities for separate financial

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

statement purposes and the values used for tax purposes. Deferred income tax payable is recorded for all taxable temporary differences.

Deferred income tax assets are only recognized when there is a certainty in the future that there will be a taxable profit using these deductible temporary differences.

4.11. Stakeholders

The presentation of relations with related parties and transactions between enterprises and related parties shall comply with Vietnam Accounting Standard No. 26 "Information on related parties" promulgated and announced under Decision No. 234/2003/QĐ-BTC of December 31, 2003 of the Minister of Finance, specifically:

Stakeholders are considered stakeholders if one party has the ability to control or have significant influence over the other party in decision-making of financial and operational policies. Cases in which stakeholders are considered stakeholders: Businesses – including parent companies, subsidiaries, affiliates – individuals, directly or indirectly through one or more intermediaries, have control of the Company or are under the control of the Company, or share control with the Company. Affiliates, individuals who directly or indirectly hold the voting rights of the Company and have a significant influence over the Company, key management positions such as directors, officers of the Company, close family members of these individuals or affiliates or companies associated with such individuals are also referred to as related parties.

In considering the relationship of each stakeholder, the nature of the relationship is given attention rather than the legal form.

4.12. Basic earnings per share

The company does not include this indicator in the interim financial statements because according to the provisions of Vietnam Accounting Standard No. 30 "Earnings per share", in case an enterprise must prepare both a separate financial statement and a consolidated financial statement, it must only present information on profit per share in accordance with the provisions of this standard on the consolidated financial statements.

5 ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN SEPARATE BALANCE SHEET FOR THE THIRD QUARTER OF 2026

5.1 Cash and cash equivalents

	30/09/2026 (VND)	01/01/2026 (VND)
Cash	216989	216.989
Bank deposits	81739070	40.382.147
Plus	81956059	40.599.136

5.2 Short-term financial investment

	30/09/2026 (VND)	01/01/2026 (VND)
- Hung Vuong Developer Joint Stock Company (i)	15.716.000.000	15.716.000.000

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

	30/09/2026	01/01/2026
	(VND)	(VND)
Plus	15.716.000.000	15.716.000.000

(i) Loan under the Asset Loan Contract No. 0904/HDVMTS/HVD-HP dated 09/04/2023; Appendix No. 01/PLH ĐCV/HVD-HP dated 08/04/2024; Asset Loan Contract No. 10.12/HDVMTS/HVD-HP dated 10/12/2024 between the Company ("Lender") and Hung Vuong Developer Joint Stock Company ("Borrower"). The balance of money under this contract until June 30, 2026 is VND 15,716,000,000. Contract validity: 12 months from the date of signing. Interest rate: for this loan is 12%/year. Purpose: To supplement working capital for production and business activities of the Borrower. Principal repayment time: within 15 days from the date the Borrower receives the written request for principal repayment from the Lender. This loan has no collateral.

5.3 Short-term receivables of customers

	30/09/2026	01/01/2026
	(VND)	(VND)
<i>Third-party customers receivable</i>	777.911.852	777.600.000
Top Dec Construction Joint Stock Company	777.600.000	777.600.000
HCG Construction-Trading & Services Co., Ltd.	311.852	
Plus	777.911.852	777.600.000

5.4 Provision for short-term receivables (*)

	30/09/2026	01/01/2026
	(VND)	(VND)
Top Dec Construction Joint Stock Company	388.800.000	388.800.000
Plus	388.800.000	388.800.000

5.5 Other short-term receivables

	30/09/2026		01/01/2026	
	(VND)		(VND)	
	Values	Redundancy	Values	Redundancy
- Employee advances	635.000.000		310.000.000	

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

- Hoa Phat Book Printing Joint Stock Company (Related Party)	8.045.600	-	8.045.600	-
- Hung Vuong Developer Joint Stock Company - Loan interest receivables (Related parties)	5.640.209.843	-	4.229.645.024	-
- Receivables from equitization	1.000.000	-	1.000.000	-
Plus	6.284.255.443	-	4.548.690.624	-

5.6 Inventory

	30/09/2026 (VND)		01/01/2026 (VND)	
	Original price	Redundancy	Original price	Redundancy
Raw materials,				
materials	102.204.696	(86.954.422)	102.204.696	(76.445.422)
Plus	102.204.696	(86.954.422)	102.204.696	(76.445.422)

5.7 Allocation pending costs

a. Short-term allocation pending costs

	30/09/2026 (VND)	01/01/2026 (VND)
- Export tools and instruments		
- Other allocation pending costs	1.550.000	622.768
Plus	1.550.000	622.768

b. Long-term attribution waiting costs

	30/09/2026 (VND)	01/01/2026 (VND)
- Export tools and instruments		
- Other allocation pending costs	2.177.776	2.247.119
Plus	2.177.776	2.247.119

5.8 Taxes and amounts payable to the State

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

	01/01/2026 (VND)	Amount arising in the period (VND)			30/09/2026 (VND)
	Number payable	Receivables	Payable amount	Receivables	Amount submitted
Value Added Tax	-	2.282.547	117.691.594		83.432.769
CIT		112.259.389	-		112.259.389
PIT	-	-	9.321.674		8.843.480
Housing tax, land rent	-	-	14.372.280		14.372.280
Other Taxes	-	-			-
Plus	-	115.087.936	141.385.548	106.648.529	114.161.688
					34.737.019

The tax finalization of the Group of Companies will be subject to the inspection of the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amount of tax presented on the Financial Statements may be changed at the discretion of the tax authorities.

5.9 Increase and decrease of tangible fixed assets

	Houses, architectural objects (VND)	Machinery and equipment (VND)	Vehicles transportation, transmission (VND)	Plus (VND)
Historical cost				
01/01/2026	5.704.591.937	331.662.571		6.036.254.508
Reduced				
30/09/2026	5.704.591.937	331.662.571	-	6.036.254.508
<i>In which:</i>				
<i>Depreciated but still in use</i>	5.490.891.937	331.662.571		5.822.554.508
Wear value				
01/01/2026	5.688.251.269	331.662.571		6.019.913.840
Depreciation in the period	10.504.710		-	10.504.710
Decrease in Period				
30/09/2026	5.698.755.979	331.662.571		6.030.418.550
Residual value				
01/01/2026	16.340.668		-	16.340.668
30/09/2026	5.835.958		-	5.835.958

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

Increase and decrease of intangible fixed assets

It is a land use right at 157 Ton Duc Thang, An Khe Ward, Da Nang City, with an area of 3,242.5 m2. The use time is long. The Company is carrying out procedures to request the People's Committee of Da Nang City, the Department of Natural Resources and Environment of Da Nang to update the land use rights from the Educational Publishing House Branch in Da Nang (the predecessor of the Company) to the name of the Company or issue a new Land Use Right Certificate under the name of the Company. The use time is long, so there is no depreciation.

5.10 Long-term financial investment

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original price	Redundancy	Fair value	Original price	Redundancy	Fair value
<i>Investing in a subsidiary</i>	902.540.000.000	(159.066.679.503)	743.473.320.497	902.540.000.000	(159.066.679.503)	743.473.320.497
- Hung Vuong Developer Joint Stock Company	902.020.000.000	(159.057.870.703)	742.962.129.297	902.020.000.000	(159.057.870.703)	742.962.129.297
- Hoa Phat Book Printing Joint Stock Company	520.000.000	(8.808.800)	511.191.200	520.000.000	(8.808.800)	511.191.200
<i>Other investments in other companies</i>	1.123.855.592	(990.683.621)	133.171.971	1.123.855.592	(970.838.953)	153.016.639
- Hanoi Educational Books Joint Stock Company (Ticker: "EBS")	192.592	(111.286)	81.306	192.592	(98.619)	93.973
- Dong Nai Traffic Works Joint Stock Company (Ticker: "DGT")	1.033.663.000	(930.572.335)	103.090.665	1.033.663.000	(910.740.334)	122.922.666
- Quang Ngai School Books and Equipment Joint Stock Company	60.000.000	(60.000.000)	-	60.000.000	(60.000.000)	-
- Central Educational Books and Equipment Joint Stock Company	30.000.000	-	30.000.000	30.000.000	-	30.000.000
Plus	903.663.855.592	(160.057.363.124)	743.606.492.468	903.663.855.592	(160.037.518.456)	743.626.337.136

5.11 Payable to short-term sellers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Values	Debt repayment capacity	Values	Debt repayment capacity
<i>Third-party vendors</i>	415.761.464	415.761.464	415.761.464	415.761.464
- Chinh Nghia Auction Partnership Company	16.826.958	16.826.959	16.826.958	16.826.959
- Ernst & Young Vietnam Co., Ltd.	397.674.506	397.674.506	397.674.506	397.674.506

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

- Other Providers	1.260.000	1.260.000	1.260.000	1.260.000
Plus	<u>415.761.464</u>	<u>415.761.464</u>	<u>415.761.464</u>	<u>415.761.464</u>

5.12 Short-term upfront buyers

	30/09/2026 (VND)	01/01/2026 (VND)
<i>Third-party customers</i>	<u>11.435.583</u>	<u>11.435.583</u>
- Tay Do Xanh One Member Limited Company	11.435.583	11.435.583
Plus	<u>11.435.583</u>	<u>11.435.583</u>

5.13 Short-term expenses

	30/09/2026 (VND)	01/01/2026 (VND)
Quang Minh Printing Import Export Co., Ltd.	721.300.000	721.300.000
Plus	<u>721.300.000</u>	<u>721.300.000</u>

5.14 Other short-term payables

	30/09/2026 (VND)	01/01/2026 (VND)
Trade union funding	182.890.147	175.861.597
Excess assets pending settlement	3.138.902	3.138.902
Other payables		
- Payable dividends	14.545.750	14.545.750
- Other payables and payables	<u>573.625.851</u>	<u>572.378.328</u>
Plus	<u>774.200.650</u>	<u>765.924.577</u>

5.15 Other long-term payables

	30/09/2026 (VND)	01/01/2026 (VND)
- Receiving the deposit of the office lease contract: Ms. Vo Thi Doan Nga	150.000.000	150.000.000
-Receive a deposit for warehouse lease contract: HCG Construction-Trading & Service Co., Ltd.	<u>55.000.000</u>	<u>55.000.000</u>
Plus	<u>205.000.000</u>	<u>205.000.000</u>

5.16 Equity

Equity volatility comparison table

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

	Owner's contributed capital (VND)	Surplus Excess capital (VND)	Development Investment Fund (VND)	Undistributed profit (VND)	Total (VND)
01/01/2025	918.049.800.000	1.686.327.380	1.914.347.993	(133.829.548.145)	787.820.927.228
Losses in the period	-	-	-	(25.129.874.309)	(25.129.874.309)
30/09/2025	918.049.800.000	1.686.327.380	1.914.347.993	(158.959.422.454)	762.691.052.919
01/01/2026	918.049.800.000	1.686.327.380	1.914.347.993	(158.680.272.336)	762.970.203.037
Profit in the period	-	-	-	1.650.715.353	1.650.715.353
30/09/2026	18.049.800.000	1.686.327.380	1.914.347.993	(157.029.556.983)	764.620.918.390

<i>Capital transactions with owners and dividend distribution, profit distribution</i>	From 01/01/2026 to 30/09/2026 (VND)	From 01/01/2025 to 30/09/2025 (VND)
Owner's investment capital		
Capital contribution at the beginning of the period	918.049.800.000	918.049.800.000
Contributed capital increased in the period	-	-
Contributed capital decreased in the period	-	-
Contributed capital at the end of the period	918.049.800.000	918.049.800.000
Dividends, divided profits	-	-
Stocks		
Par value of outstanding shares: 10,000 VND/share p	30/09/2026 (VND)	01/01/2026 (VND)
Number of shares registered for issuance	91.804.980	91.804.980
Number of shares issued	91.804.980	91.804.980
- Common Shares	91.804.980	91.804.980
Number of shares to be repurchased (treasury shares)	-	-
- Common Shares	-	-
Number of shares outstanding	91.804.980	91.804.980
- Common Shares	91.804.980	91.804.980

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

6 ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE SEPARATE INCOME REPORT FOR THE THIRD QUARTER OF 2026

6.1. Total sales and service revenue

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Revenue from printing and cutting	-	-	-	-
- Other Revenue	436.983.062	-	1.216.894.924	-
Plus	436.983.062	-	1.216.894.924	-

6.2. Cost of goods sold and services provided

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Cost of printing and cutting	-	-	-	-
- Other operating capital	94.087.455	-	193.563.094	-
- Inventory reduction provisions	-	5.254.500	10.509.000	26.272.499
Plus	94.087.455	5.254.500	204.072.094	26.272.499

6.3. Revenue from financial activities

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Interest on deposits, loans	475.551.440	475.498.021	1.411.145.581	1.410.778.105
- Dividends and profits are distributed	-	1.506.400	1.506.400	4.806.400
Plus	475.551.440	477.004.421	1.412.651.981	1.415.584.505

6.4. Financial costs

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
	-	-	-	-

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

			(VND)	(VND)
- Redundancy		6.263.200		6.268.462
- Provisioning	2.323.787		19.844.668	25.625.630.694
Plus	2.323.787	6.263.200	19.844.668	25.619.362.232

6.5. Business Management Expenses

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Management Staff Expenses	207.989.289	162.569.195	635.889.280	492.027.585
- Tooling Cost	1.395.834	1.162.500	4.344.992	4.753.753
- Taxes, fees and charges			14.372.280	18.372.280
- Deduction of contingency costs				
- Cost of outsourced services		3.161.663		7.111.829
- Expenses in other currencies	4.265.555	145.382.403	41.629.327	151.363.796
Plus	213.650.678	312.275.761	696.235.879	673.629.243

6.6. Other income

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Profit from liquidation of fixed assets		440.513.090		440.513.090
- Other income				
Plus	-	440.513.090	-	440.513.090

6.7. Other expenses

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Tax fines and penalties for administrative violations		903.809		434.365.037
- Other expenses	2.478.194	444.419.010	58.678.911	655.466.167
Plus	2.478.194	445.322.819	58.678.911	1.089.831.204

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

6.8. Current corporate income tax expenses

	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
Corporate income tax expenses on taxable income in the current period	-	-
Plus	-	-

Current corporate income tax expenses are estimated as follows:

	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
Total accounting profit before tax	1.650.715.353	(25.129.874.309)
Adjustments to increase or decrease accounting profits to determine CIT taxable profits:		
- Gain adjustment	67.522.391	666.707.930
+ Invalid expenses	67.522.391	666.707.930
- Reduced adjustment	1.506.400	4.806.400
+ Dividends distributed in the year	1.506.400	4.806.400
Taxable income	1.716.731.344	(24.467.972.779)
Transfer Loss	1.716.731.344	
Taxable income	-	-
Corporate income tax rates	20%	20%

CIT payable

6.8 Production and business expenses according to factors

	Third Quarter 2026 (VND)	Third Quarter Year 2025 (VND)	From 01/01/2026 until 30/09/2026 (VND)	From 01/01/2025 until 30/09/2025 (VND)
- Raw material costs				
- Labor costs	207.989.289	162.569.195	635.889.280	492.027.585
- Fixed asset depreciation expense	3.501.570	1.162.500	12.751.829	4.753.753
- Outsourced service costs	90.585.885	3.161.663	180.811.265	7.111.829
- Other expenses in cash	4.265.555	145.382.403	41.629.327	151.363.796
Plus	306.342.299	312.275.761	871.081.701	655.256.963

7 OTHER INFORMATION

7.1. Events arising after the end of the financial period

As of the date of this report, there are no events that can cause the figures and information presented in the Company's Separate Financial Statements for the third quarter of 2026 ended September 30, 2026 to be misrepresented.

EXPLANATION OF FINANCIAL STATEMENTS

Third Quarter 2026 Ends on 30/09/2026

7.2. Information about stakeholders

The list of stakeholders as of September 30, 2026 is as follows:

<i>Stakeholders</i>	<i>Relationship</i>
Hoa Phat Book Printing Joint Stock Company	Direct Subsidiaries
Hung Vuong Developer Joint Stock Company	Direct Subsidiaries
Danh Viet Trading and Service Joint Stock Company	Indirect Subsidiaries
Hung Vuong AMC Co., Ltd.	Indirect Subsidiaries
Hung Vuong Hospitality Co., Ltd.	Indirect Subsidiaries
Mr. Luong Van Quang	Member of the Board of Directors - Chairman of the Board of Directors
Mr. Pham Duy	Member of the Board of Directors - General Director
Mr. Pham Van Huy	Member of the Board of Directors
Ms. Pham Thi Thu Huong	Member of the Board of Directors
Ms. Nguyen Thi Thanh Hien	Independent Member of the Board of Directors
Mr. Ho Phu Cuong	Member of the Supervisory Board

The Company's key transactions with related parties in the period are as follows:

<i>Stakeholders</i>	<i>Professional content</i>	<i>For the accounting period Ends September 30 year 2026</i>
Hung Vuong Developer Joint Stock Company	Loan Interest	1.410.564.819

As of September 30, 2026, the balance of accounts receivable with related parties is as follows:

<i>Stakeholders</i>	<i>Contents BUSINESS</i>	<i>September 30 2026</i>	<i>January 01, 2026</i>
Hung Vuong Developer Joint Stock Company	Loans	<u>15.716.000.000</u>	<u>15.716.000.000</u>
<i>Other short-term receivables</i>			
Hung Vuong Developer Joint Stock Company	Loan interest	5.640.209.843	4.229.645.024
Book Printing Joint Stock Company Hoa Phat	Expenses	<u>8.045.600</u>	<u>8.045.600</u>
Plus		<u>5.648.255.443</u>	<u>4.237.690.624</u>

7.3. Comparison Information

EXPLANATION OF FINANCIAL STATEMENTS
Third Quarter 2026 Ends on 30/09/2026

Comparative information is the data on the Separate Financial Statements for the third quarter of 2025 ended 30/09/2025 and the Separate Financial Statements for the fiscal year ended 31/12/2025 that have not been audited.

7.4. Continuity of the Company's operations

There are no events that raise great doubts about its ability to continue operations, and the Company does not intend nor be forced to cease operations, or significantly reduce the scale of its operations.

Da Nang October 25, 2026

In charge of accounting



Mai Thi Thuy Kieu

General Director



Pham Duy