

HANOI EDUCATION INVESTMENT AND DEVELOPMENT ,JSC
 187B Giang Vo street, O Cho Dua Ward, Hanoi City

Form No.: B01a – DN
 (Promulgated with Circular No. 99/2025/TT-BTC
 dated 27 October 2025 of the Minister of Finance)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Currency: Vietnam Dong (VND)

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		1.162.031.357.308	597.213.956.066
I. Cash and cash equivalents	110	3	171.459.061.769	349.515.016.342
1. Cash	111		50.733.726.094	16.509.048.842
2. Cash equivalents	112		120.725.335.675	333.005.967.500
II. Short-term financial investments	120	4	287.826.608.898	135.244.260.041
1. Trading securities	121		74.600.000	74.600.000
2. Allowance for impairment of trading securities (*)	122		(73.100.000)	(73.100.000)
3. Held-to-maturity investments – short-term	123		287.825.108.898	135.242.760.041
4. Allowance for impairment of held-to-maturity investments – short-term (*)	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		661.419.726.735	30.287.478.886
1. Trade receivables	131	5	669.069.331.264	38.624.216.457
2. Short-term advances to suppliers	132	6	7.726.480.068	8.768.646.560
3. Short-term intercompany receivables	133			
4. Construction contract receivables	134			
5. Other short-term receivables	135	7	2.581.157.668	1.051.858.134
6. Allowance for doubtful short-term receivables (*)	136		(17.957.242.265)	(18.157.242.265)
7. Shortage of assets pending resolution	137			
IV. Inventories	140	8	40.249.009.941	79.086.293.796
1. Inventories	141		55.925.145.036	104.386.144.696
2. Allowance for inventory write-down (*)	142		(15.676.135.095)	(25.299.850.900)
V. Short-term biological assets	150			
1. Livestock for one-off harvest (short-term)	151			
2. Seasonal crops or one-off harvest crops (short-term)	152			
3. Allowance for impairment of short-term biological assets (*)	153			
V. Other current assets	160		1.076.949.965	3.080.907.001
1. Short-term prepaid expenses	161	9	563.603.050	2.757.719.542
2. Deductible VAT	162		481.808.972	318.344.459
3. Taxes and other receivables from the State	163	14	31.537.943	4.843.000
4. Government bond repurchase transactions	164			
5. Other current assets	165			

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
B. NON-CURRENT ASSETS	200		67.333.469.456	66.425.203.570
I. Long-term receivables	210			47.000.000
1. Long-term trade receivables	211			
2. Long-term advances to supplier	212			
3. Investment in dependent units	213			
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215	7		47.000.000
6. Allowance for doubtful long-term receivables (*)	216			
II. Fixed assets	220		8.203.351.391	5.109.476.611
1. Tangible fixed assets	221	10	8.203.351.391	5.109.476.611
- Cost	222		17.955.179.577	16.112.759.244
- Accumulated depreciation (*)	223		(9.751.828.186)	(11.003.282.633)
2. Finance lease assets	224			
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227			
- Cost	228			
- Accumulated depreciation (*)	229			
III. Long-term biological assets	230			
1. Livestock for recurring production	231			
a) Immature livestock	232			
b) Mature livestock	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-off harvest (long-term)	236			
3. Seasonal crops or one-off harvest crops (long-term)	237			
4. Allowance for impairment of long-term biological assets (*)	238			
IV. Investment property	240	11	36.642.806.693	39.260.150.018
- Cost	241		87.244.777.643	87.244.777.643
- Accumulated depreciation (*)	242		(50.601.970.950)	(47.984.627.625)
V. Long-term work in progress	250			
1. Long-term work in progress	251			
2. Construction in progress	252			
VI. Long-term financial investments	260	4	20.089.877.061	21.032.383.867
1. Investments in joint ventures and associates	262		18.877.377.061	19.819.883.867
2. Equity investments in other entities	263		1.212.500.000	1.212.500.000
3. Allowance for impairment of long-term investments (*)	264			
4. Held-to-maturity investments – long-term	265			

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
5. Allowance for impairment of held-to-maturity investments – long-term (*)	266			
VII. Other non-current assets	270		2.397.434.311	976.193.074
1. Long-term prepaid expenses	271	9	65.759.435	960.872.017
2. Deferred tax assets	272		2.331.674.876	15.321.057
3. Long-term spare parts, materials and equipment	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		1.229.364.826.764	663.639.159.636
C. LIABILITIES	300		703.113.021.270	169.934.828.988
I. Current liabilities	310		687.010.644.608	154.200.095.288
1. Short-term trade payables	311	12	141.872.851.535	32.318.205.016
2. Short-term advances from customers	312	13	530.193.235	2.253.923.881
3. Dividends and profit payable	313			
4. Taxes and other payables to the State	314	14	15.438.505.091	7.676.957.916
5. Payables to employees	315		220.956.248.130	74.402.307.614
6. Short-term accrued expenses	316	15	150.721.060.896	30.772.215.551
7. Short-term intercompany payables	317			
8. Construction contract payables	318			
9. Short-term unearned revenue	319		5.946.910.571	76.605.284
10. Other short-term payables	320	16	4.261.351.769	1.306.663.550
11. Short-term borrowings and finance lease liabilities	321	17	137.808.506.664	
12. Short-term provisions	322			
13. Bonus and welfare fund	323		9.475.016.717	5.393.216.476
14. Price stabilization fund	324			
15. Government bond repurchase transactions	325			
II. Non-current liabilities	330		16.102.376.662	15.734.733.700
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Taxes and other payables to the State (long-term)	333			
4. Long-term accrued expenses	334			
5. Intercompany payables related to business capital	335			
6. Long-term intercompany payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338	16	1.565.976.662	1.198.333.700
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342		536.400.000	536.400.000
13. Long-term provisions	343			
14. Science and technology development fund	344		14.000.000.000	14.000.000.000

CONSOLIDATED INCOME STATEMENT

Accounting period from July 01, 2026 to September 30, 2026

Currency: Vietnam Dong (VND)

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	20	768.719.364.883	263.330.917.882	1.498.654.432.067	986.412.835.200
2. Revenue deductions	02	21	5.999.523.528	4.556.070.683	7.442.881.028	4.613.167.674
3. Net revenue from sales of goods and rendering of services (10 = 01-02)	10		762.719.841.355	258.774.847.199	1.491.211.551.039	981.799.667.526
4. Cost of goods sold	11	22	517.211.375.974	221.271.002.064	1.054.101.420.302	764.197.103.932
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		245.508.465.381	37.503.845.135	437.110.130.737	217.602.563.594
6. Gain/Loss from disposal and liquidation of investment property	21					
7. Financial income	22	23	3.996.881.006	2.531.360.842	12.890.650.208	12.085.086.942
8. Finance costs	23	24	2.550.466.888	1.991.250.402	4.768.597.621	5.250.636.649
- Of which: Borrowing costs	24		1.604.291.825	910.060.388	1.765.243.427	1.838.406.642
9. General and administrative expenses	25	25	137.630.627.812	24.046.523.394	237.427.313.874	117.491.829.050
10. Selling expenses	26	26	66.156.375.233	12.101.233.680	121.125.550.476	55.656.013.844
11. Share of profit or loss in joint ventures and associates	27		761.642.405	650.179.119	387.508.962	(948.335.241)
12. Operating profit (30=20+21+22+27-(23+25+26))	30		43.929.518.859	2.546.377.620	87.066.827.936	50.340.835.752
13. Other income	31		651.475.309	68.669.521	713.574.627	74.063.040
14. Other expenses	32		296.522.088	1	336.323.442	7.150.001
15. Other profit (40=31-32)	40		354.953.221	68.669.520	377.251.185	66.913.039
16. Total accounting profit before tax	50		44.284.472.080	2.615.047.140	87.444.079.121	50.407.748.791
17. Current corporate income tax expense	51	27	9.999.630.253	320.315.897	20.629.199.523	10.683.107.372
18. Deferred corporate income tax expense	52		(534.659.216)		(2.316.353.819)	(430.345.355)
19. Profit after corporate income tax (60=50-51-52)	60		34.819.501.043	2.294.731.243	69.131.233.417	40.154.986.774
20. Profit after tax attributable to owners of the parent	61		34.557.477.658	2.254.033.226	69.091.403.718	40.616.706.319
21. Profit after tax attributable to non-controlling interests	62		262.023.385	40.698.017	39.829.699	(461.719.545)
22. Basic earnings per share (*)	70		2.304	150	4.606	2.708
23. Diluted earnings per share (*)	71					

PREPARED BY
(Signature, full name)



Luong Ngoc Bich

CHIEF ACCOUNTANT
(Signature, full name)



Dang Thi Nhu

Approved, October 28, 2026.
LEGAL REPRESENTATIVES
(Signature, full name, seal)


Le Thanh Anh

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

Accounting period from January 01, 2026 to September 30, 2026

Currency: Vietnam Dong (VND)

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		87.444.079.121	50.407.748.791
2. Adjustments for				
- Depreciation of fixed assets and investment property	02		4.113.355.605	3.979.846.217
- Provisions	03		(9.823.715.805)	36.638.670.679
- Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04			
- Gains/losses from investing and financing activities	05		(12.227.600.211)	(10.924.151.251)
- Borrowing costs	06		1.765.243.427	1.838.406.642
- Other adjustments	07			
3. Operating profit before changes in working capital	08		71.271.362.137	81.940.521.078
- Increase, decrease in receivables	09		(631.075.407.305)	(275.633.319.841)
- Increase, decrease in inventories	10		48.460.999.660	(46.791.647.587)
- Increase, decrease in payables (excluding interest payable and corporate income tax payable)	11		386.449.118.581	161.118.551.276
- Increase, decrease in prepaid expenses	12		3.089.229.074	1.140.978.594
- Increase, decrease in trading securities	13			22.400.000
- Interest paid	14		(1.765.243.427)	(1.855.072.205)
- Corporate income tax paid	15		(15.790.432.727)	(14.274.282.387)
- Other cash inflows from operating activities	16			23.510.000
- Other cash outflows for operating activities	17		(4.395.403.201)	(19.390.210.599)
Net cash flows from operating activities	20		(143.755.777.208)	(113.698.571.671)
II. Cash flows from investing activities				
1. Payments for acquisition and construction of fixed assets and other long-term assets	21		(4.589.887.060)	(1.005.061.136)
2. Proceeds from disposal of fixed assets and other long-term assets	22		559.090.909	
3. Payments for loans granted and purchases of debt instruments of other entities	23		(385.347.017.483)	(199.610.495.408)
4. Collections from loans and proceeds from disposal of debt instruments of other entities	24		230.929.038.356	94.500.000.000
5. Payments for investments in other entities	25			
6. Proceeds from divestment in other entities	26			
7. Interest received, dividends and profits received	27		11.840.091.249	14.588.445.061
Net cash flows from investing activities	30		(146.608.684.029)	(91.527.111.483)
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and contributions from owners	31			
2. Payments for return of capital to owners and repurchase of the entity's shares	32			
3. Proceeds from borrowings	33		137.808.506.664	95.255.948.799
4. Repayment of borrowings	34			(63.125.782.025)
5. Repayment of finance lease liabilities	35			
6. Dividends and profits paid to owners	36		(25.500.000.000)	(30.204.000.000)
Net cash flows from financing activities	40		112.308.506.664	1.926.166.774
Net cash flows for the period (50 = 20+30+40)	50		(178.055.954.573)	(203.299.516.380)
Cash and cash equivalents at beginning of period	60		349.515.016.342	435.963.730.806
Effect of exchange rate changes on cash and cash equivalents	61			
Cash and cash equivalents at end of period (70 = 50+60+61)	70		171.459.061.769	232.664.214.426

PREPARED BY
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CHIEF ACCOUNTANT
(Signature, full name)



Dang Thi Nhu



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 ENTERPRISE INFORMATION

Forms of ownership

Hanoi Education Investment and Development Joint Stock Company operates under Business Registration Certificate No. 0102222393 issued by the Hanoi Department of Planning and Investment for the first time on April 17, 2007, and subsequent amendments, up to the present date of the most recent amendment (the 4th) on April 26, 2021, and confirmation No. 174890/23 dated May 8, 2023, regarding changes to the business registration details.

The company's charter capital is 150.000.000.000 VND, equivalent to 15.000.000 shares, Par value of one share is 10.000 VND.

Business field: Trading, publishing books, educational equipment, and services.

Business lines : The main activities of the Company and its subsidiaries are:

- Developing topics and organizing the publication of educational products (including digital products);
- Printing and publishing high-quality textbooks, supplementary textbooks, reference books, high-quality reference books, educational publications geared towards innovative teaching methods, self-study, and other educational products;
- Business lines include: trading in educational products and equipment, educational software, educational equipment, educational and training services; office rental, etc.
- Cooperating and forming joint ventures with individuals and organizations both domestically and internationally in the fields of publishing, printing, and distributing educational products...;
- Real estate business, land use rights belonging to the owner, user or lessee.

The characteristics of operations during the year affect the consolidated financial statements.

The company primarily operates in the business of selling and distributing textbooks, textbook supplementary materials, reference books and educational equipment for secondary school students. A characteristic of this business is its high seasonality. Textbooks, supplementary textbooks, and reference books are mainly published and distributed during the second and third quarters of each year (the period leading up to the new school year).

Corporate structure

The company has subsidiaries whose financial statements were consolidated as of September 30, 2026, including:

Company name	Headquarters	Share of interest and voting rights	Main business lines
Hong Ha Thanh Cong Company Limited	Hanoi	100%	Real Estate Business
Educational Translation and Dictionary JSC	Hanoi	89,0%	Translation, compilation, and sale of educational equipment.
Lang Son Books and School Equipment JSC	Lang Son	66,0%	Business in books and school supplies.

2 ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM AT THE COMPANY

2.1 Accounting period and accounting currency

The Company's fiscal year applicable for the preparation of its financial statements starts on January 1 and ends on December 31.

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

2.2 Applicable accounting standards and accounting system

Applicable accounting policies

In 2026, the Company will apply the corporate accounting system issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.

Declaration of compliance to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards (VAS) and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Basis for preparing consolidated financial statements

The Company's consolidated financial statements are prepared by consolidating the Company's separate financial statements and the financial statements of its controlled subsidiaries (the subsidiaries). Control is achieved when the Company has the ability to control the financial and operational policies of its invested companies in order to obtain benefits from their operations.

The financial statements of subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, the financial statements of subsidiaries may be adjusted to ensure consistency between the accounting policies applied at the Company and its subsidiaries.

The business results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or up to the date of sale of the investment in that company.

The principal balances, income, and expenses, including unrealized gains or losses arising from intercompany transactions, are excluded when consolidating financial statements.

Benefits for non-controlling shareholders

The non-controlling shareholder interest is the share of the profit, or loss, and net assets of the subsidiary held by owners who do not have controlling power.

2.4 Accounting estimates

The preparation of consolidated financial statements in compliance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations requires the Board of Directors to make estimates and assumptions affecting the figures for liabilities, assets, and the presentation of contingent liabilities and assets at the end of the accounting period, as well as the figures for revenue and expenses throughout the financial year.

Estimates and assumptions that have a material impact on the consolidated financial statements include:

- Provision for doubtful receivables;
- Provision for inventory devaluation;
- Estimated useful life of a fixed asset;
- Estimate the allocation of prepaid expenses;

- Classify and manage financial investments;
- Provision for liabilities;
- Estimated corporate income tax.

Estimates and assumptions are regularly assessed based on past experience and other factors, including future assumptions that have a material impact on the Company's consolidated financial statements and are deemed reasonable by the Company's Board of Directors.

2.5 Cash and cash equivalents

Money includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not involve significant conversion risks.

2.6 Financial investments

Trading securities are initially recorded in the accounting books at their original cost, including: the purchase price plus any purchase costs (if applicable) such as brokerage fees, transaction fees, information provision fees, taxes, levies, and bank fees. After initial recognition, the value of the trading security is determined by the original cost minus any provision for impairment of the trading security. When liquidated or sold, the cost of the trading security is determined using the weighted average method.

Investments held to maturity include: time deposits, bonds held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

In consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized on the Statement of Financial Position at cost, and then adjusted for changes in the Group's ownership stake in the associate's net assets after the acquisition. Goodwill arising from the investment in the associate is reflected in the remaining value of the investment. The Group does not amortize this goodwill but conducts an annual assessment to determine whether the goodwill has been impaired.

Regarding the adjustment of the value of investments in associate companies from the date of investment to the beginning of the reporting year, the Company shall proceed as follows:

- For adjustments to the Income Statement of previous years, the Company adjusts the Undistributed Net Profit after Tax according to the cumulative adjusted net profit up to the beginning of the reporting year.
- For adjustments resulting from asset revaluation differences and exchange rate differences recorded in the Balance Sheet of prior years, the Company determines the adjustments to the corresponding items on the Statement of Financial Position based on the cumulative net adjustments.

Regarding adjustments to the value of investments in associates arising during the year, the Company excludes preferred dividends of other shareholders (if preferred shares are classified as equity); the expected allocation of the associate's bonus and welfare fund; and any gains related to transactions in which the associate contributes capital or sells assets to the Company before determining the Company's share in the associate's profit or loss for the reporting year. The Company then adjusts the investment value accordingly to its share in the associate's profit or loss and immediately records it in the consolidated income statement.

The associate's financial statements are prepared in the same year as the Group's consolidated financial statements and use accounting policies consistent with the Group. Appropriate adjustments have been made to ensure that accounting policies are applied consistently with the Group where necessary.

Investments in equity instruments of other entities include investments in equity instruments of other entities in which the entity does not have control, joint control, or significant influence over the

investee. The initial carrying value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less any impairment provision.

Provisions for impairment of investments are established at the end of the period as follows:

For securities investments: the basis for provisioning is the difference between the original cost of the investments as recorded in the accounting books and their market value at the time the provision is made.

For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the time of reporting, the provision is based on the financial statements of the investee at the time of provision.

For investments held until maturity: based on the likelihood of recovery, provisions for doubtful receivables should be established in accordance with the law.

2.7 Accounts receivable

Accounts receivable are tracked in detail according to the due date, debtor, currency type, and other factors as required by the Company's management needs. Accounts receivable are classified as short-term and long-term on the consolidated financial statements based on the remaining term of the receivables as of the reporting date.

Provisions for doubtful receivables are established for: overdue receivables as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. Specifically, the provision for overdue receivables is based on the principal repayment period of the original sales contract, excluding any debt extensions between the parties, and for receivables that are not yet due but the debtor has gone bankrupt, is undergoing dissolution procedures, is missing, has absconded, or there is an anticipated loss.

2.8 Inventory

Inventory is initially recognized at its original cost, including the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition at the time of initial recognition. Following initial recognition, at the time of preparing financial statements, if the net realizable value of the inventory is lower than its original cost, the inventory is recognized at its net realizable value.

Net realizable value is estimated based on the selling price of inventory minus estimated costs to complete the product and estimated costs to sell the product.

Inventory value is determined by the following method weighted average.

Inventory is accounted for using the perpetual inventory method.

Method for determining the value of work-in-process inventory at the end of the period: work-in-process production costs are determined based on the value of raw materials that have been exported and are still in the inventory of the processing units.

The provision for inventory devaluation is established at the end of the period based on the difference between the original cost of inventory and its net realizable value.

2.9 Fixed assets

Tangible fixed assets are initially recorded at their original cost. During their useful life, tangible fixed assets are recorded at their original cost, accumulated depreciation, and remaining value.

Value after initial recording

If expenses incurred after initial recognition increase the expected future economic benefits from the use of a tangible fixed asset beyond the standard operating level as initially assessed, these expenses are capitalized as an increase in the original cost of the tangible fixed asset.

Other expenses incurred after a fixed asset has been put into operation, such as repair, maintenance, and overhaul costs, are recognized in the income statement for the period in which the expenses are incurred.

Fixed asset depreciation is calculated using the straight-line method, with the depreciation period estimated as follows:

- Houses, buildings	10 - 20 years
- Transportation	06 - 10 years
- Office equipment	03 - 05 years

2.10 Investment properties

Investment properties are initially recorded at their original cost.

For investment properties used for rental income, the value is recorded at cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method, with the depreciation period estimated as follows:

- Houses, buildings	12 - 25 years
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2.11 Operating lease

Operating leases are a type of fixed asset lease where the majority of the risks and benefits associated with ownership of the asset belong to the lessor. Payments under an operating lease are accounted for in the income statement using the straight-line method based on the lease term.

2.12 Pending costs

Expenses incurred related to the business results of multiple fiscal years are accounted for as deferred expenses to be gradually allocated to the business results in subsequent fiscal years.

The calculation and allocation of long-term deferred expenses to the cost of production and business operations each fiscal year is based on the nature and extent of each type of expense to select an appropriate allocation method and criteria.

The types of deferred expenses of the Company include:

Input VAT that is deductible and non-deductible is accounted for separately; if separate accounting is not possible, the deductible input VAT is calculated based on the percentage ratio between VAT-taxable revenue, revenue not subject to VAT declaration and payment, and the total revenue from goods and services sold, including revenue not subject to VAT declaration and payment that cannot be separately accounted for. For non-deductible input VAT, the Company allocates it to the cost of goods sold based on the ratio between the cost of goods sold plus the cost of inventory.

Tools and equipment include assets held by the Company for use in the normal course of business operations, with the original cost of each asset being less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and equipment is amortized using the straight-line method over a period of 6 to 24 months.

Office and warehouse rental expenses awaiting allocation are recorded in the consolidated income statement using the straight-line method based on the term of the lease agreement.

Other deferred expenses are recognized at cost and amortized using the straight-line method based on their estimated useful life.

2.13 Accounts Payable

Payable are tracked by payment due date, payer, currency type, and other factors as required by the Company's management needs. Payable are classified as short-term and long-term in the consolidated financial statements based on the remaining maturity of the liabilities as of the reporting date.

2.14 Borrowings

Borrowings are monitored by lenders, individual loan agreements, and repayment terms of each borrowing.

2.15 Borrowing costs

Borrowing costs are recognized as production and business expenses in the period they are incurred, except for borrowing costs directly related to the investment in construction or production of assets under construction, which are included in the value of those assets (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific loans used for the construction of fixed assets and investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

2.16 Accrued expenses

Amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid, and other payables such as accrued interest expenses, are recognized in the production and business expenses of the financial year.

The accounting for accrued expenses in the period shall be carried out in accordance with the matching principle between revenue and expenses incurred in the period. Accrued expenses shall be settled against the actual costs incurred. Any difference between the accrued amounts and the actual expenses is reversed.

2.17 Unearned revenue

Unearned revenue includes revenue received in advance, such as amounts paid by customers for one or more financial years for property leases. Unearned revenue is transferred to Sales Revenue and Services Provided in amounts determined appropriately for each financial year.

2.18 Equity

Owner's investment capital is recorded based on the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with issuing shares, and the issue price of shares (including cases of reissuing treasury shares) and can be a positive premium (if the issue price is higher than the par value and direct costs associated with issuing shares) or a negative premium (if the issue price is lower than the par value and direct costs associated with issuing shares).

Other capital, which is part of equity capital, reflects the amount of business capital formed by supplementing it from business operations.

Undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation regarding profit distribution or loss handling of the Company.

Dividends payable to shareholders are recorded as a liability on the Company's Statement of Financial Position after the Company's Board of Directors announces the dividend distribution and the Vietnam Securities Depository and Clearing Corporation announces the record date for receiving dividends.

2.19 Revenue

Revenue is recognized when the Company is likely to receive quantifiable economic benefits. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts and returned goods. The following specific recognition conditions must also be met when recognizing revenue:

Sale of goods

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains managerial involvement or control over the goods.

Rendering of services

- Determine the portion of work completed as of the date the Statement of Financial Position is prepared.

Financial operating revenue

Revenue arising from interest, royalties, dividends, shared profits and other financial operating revenues is recognized when both of the following two (2) conditions are met:

- There is potential to obtain economic benefits from that transaction;
- Revenue figures are determined with relative certainty.

Dividends and distributed profits are recognized when the company is entitled to receive dividends or profits from capital contributions.

2.20 Revenue deductions

Revenue deductions arising during the year include: trade discounts and returned goods.

Trade discounts and sales returns arising in the same period as the consumption of products, goods, and services are adjusted to reduce revenue in the period in which they arise. If products, goods, or services were consumed in previous period and revenue reductions arise in the following period, the Company records the revenue reduction according to the following principle: if the reduction occurs before the issuance of the Financial Statements, the Company records the revenue reduction in the Financial Statements of the reporting period (previous period); and if the reduction occurs after the issuance of the Financial Statements, the Company records the revenue reduction in the period in which it arises (following period).

2.21 Cost of goods sold and services provided

Cost of goods sold and services provided is the total cost incurred for finished goods, merchandise, materials sold, and services provided to customers during the period, recorded in accordance with revenue generated during the period and ensuring compliance with the prudence principle. Cases of material and goods losses exceeding the standard, costs exceeding normal standards, labor costs and fixed overhead costs not allocated to the value of goods entering inventory, provisions for inventory devaluation, and inventory losses after deducting the responsibility of relevant individuals and groups... are fully and promptly recorded in the cost of goods sold during the period, even if the products or goods have not yet been determined to have been sold.

2.22 Financial costs

Financial expenses include: borrowing costs, payment discounts, interest on deferred sales, provisions for impairment of trading securities, provisions for investment losses in other entities, etc. These are recorded based on the total amount incurred during the period and are not offset against financial income.

2.23 Cost of goods sold

Selling expenses reflect the actual costs incurred in the process of selling products, goods, or providing services. Selling expenses mainly include: salaries of sales staff, social insurance, health insurance, trade union contributions, and unemployment insurance contributions for sales personnel, costs of raw materials, supplies, and tools, depreciation costs of fixed assets used in sales activities, costs of outsourced services, and other expenses.

2.24 Business management costs

Business management expenses reflect the general management costs of the Company, mainly including: salaries of management staff, social insurance, health insurance, union fees, unemployment insurance for management staff, office supplies, tools, depreciation of fixed assets used for business management, provisions for doubtful receivables, outsourced services, and other expenses.

2.25 Corporate income tax

Deferred income tax assets and deferred income tax liabilities

Deferred income tax assets are determined based on the total deductible temporary differences and the carry-forward deductible value of unused tax losses and tax credits. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax payable is determined at the applicable corporate income tax rate, based on the tax rates and tax laws in effect at the end of the fiscal year.

Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense

Current corporate income tax expense is determined based on taxable income for the period and the corporate income tax rate for the current fiscal year.

Deferred corporate income tax expense is determined based on the deductible temporary difference, the taxable temporary difference, and the corporate income tax rate.

Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

Current corporate income tax rate

During the period, the Company is subject to a corporate income tax rate of 20% on its business lines that generate taxable income.

2.26 Earnings per share

Earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for provisions for the Employee Rewards and Welfare Fund and the Board of Management Bonus Fund) by the weighted average number of common shares outstanding during the period.

2.27 Stakeholders

Parties are considered related if they have the ability to control or exert significant influence over the other party in decision-making regarding financial and operational policies. Related parties of the Company include:

- Businesses that directly or indirectly, through one or more intermediaries, have control over the Company, are under the Company's control, or share control with the Company, including parent companies, subsidiaries, and affiliated companies;

- Individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Businesses in which the aforementioned individuals directly or indirectly hold a significant stake or exert considerable influence.

In considering each related-party relationship for the purpose of preparing and presenting consolidated financial statements, the Company pays attention to the nature of the relationship rather than its legal form.

2.28 Department Information

The company operates primarily in the business of books and educational equipment, as well as other book-related activities, accounting for an insignificant proportion (less than 10%) of its business results. Furthermore, since all of the company's operations take place within Vietnam, the company does not present segment reports by business sector and geographical region.

3 CASH AND CASH EQUIVALENTS

	September 30, 2026	January 1, 2026
	VND	VND
Cash	777,047,980	623,752,458
Non-term bank deposits	49,956,678,114	15,885,296,384
Cash equivalents	120,725,335,675	333,005,967,500
	171,459,061,769	349,515,016,342

4 FINANCIAL INVESTMENTS

a) Investment held until maturity

	September 30, 2026		January 01, 2026	
	Original price	Provision	Original price	Provision
	VND	VND	VND	VND
Short-term investment				
Time deposits	287.825.108.898	-	135.242.760.041	-
	287.825.108.898	-	135.242.760.041	-

b) Trading securities

	Stock Code	September 30, 2026			January 01, 2026		
		Original price	Fair value	Provision	Original price	Fair value	Provision
		VND	VND	VND	VND	VND	VND
Unlisted shares		74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)
- Song Da - Thang Long Joint Stock Company	STL	74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)
		74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)

c) Investing in affiliated companies

Address	September 30, 2026		January 01, 2026	
	Voting rights ratio	Carrying amount under the equity method	Voting rights ratio	Carrying amount under the equity method
	%	VND	%	VND
Ha Tay Books and School Equipment Joint Stock Company	46,34	18.877.377.061	46,34	19.819.883.867
		18.877.377.061		19.819.883.867

Ha Tay School Books and Equipment JSC ("HTEC") operates under Business Registration Certificate No. 0500235786 issued by the Hanoi Department of Planning and Investment on April 12, 2006. HTEC's charter capital is VND 20.500.000.000. HTEC's head office is located at: 72 Ba Trieu Street, Ha Dong Ward, Hanoi City. The main business activities of the affiliated company are: trading textbooks; manufacturing and trading teaching equipment and household goods; printing and distributing educational and cultural publications; office rental; and agency trading of publications and cultural products.

d) Investing in other entities

Stock Code	September 30, 2026		January 01, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Hanoi Education Publishing Service Joint Stock Company	1.212.500.000	-	1.212.500.000	-
	1.212.500.000	-	1.212.500.000	-

Hanoi Educational Publishing Services JSC ("EPH") operates under Business Registration Certificate No. 0103488607 issued by the Hanoi Department of Planning and Investment on March 5, 2009. EPH's charter capital is VND 25,000,000,000. EPH's head office is located at: 4th Floor, Diamond Flower Building, 48 Le Van Luong Street, Yen Hoa Ward, Hanoi City. EPH's main business activities are: Organizing the compilation, editing, translation, design, illustration, and typesetting of books. As of September 30, 2026, the Company's ownership interest and voting rights in EPH were 4,85%.

5 SHORT-TERM TRADE RECEIVABLES

	September 30, 2026		January 01, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Related parties	260.714.105.762	-	15.653.274.012	-
Vietnam Education Publishing House Limited Company	177.572.739	-	-	-
Phuong Nam Education Investment and Development .,JSC	20.202.043.856	-	2.582.470.935	-
Da Nang Education Investment and Development .,JSC	23.536.727.413	-	12.918.617.868	-
Northern Books and Educational Equipment JSC	108.114.072.890	-	-	-
Central Books and Educational Equipment JSC	5.130.694.249	-	-	-
Southern Books and Educational Equipment JSC	4.393.845.966	-	152.185.209	-
Cuu Long Books and Educational Equipment JSC	4.849.881.628	-	-	-
Ha Tay Books and School Equipment JSC	94.309.267.021	-	-	-
Other parties	408.355.225.502	(11.805.506.676)	22.970.942.445	(12.005.506.676)
Son La Books and Education Equipments .,JSC	9.825.764.612	(9.825.764.612)	9.825.764.612	(9.825.764.612)
Thanh Hoa School Book-Equipment .,JSC	263.866.040	-	2.991.041.909	-
Hanoi School Books and Equipment Joint Stock Company	82.870.220.053	-	1.208.410.440	-
Other trade receivables	315.395.374.797	(1.979.742.064)	8.945.725.484	(2.179.742.064)
	669.069.331.264	(11.805.506.676)	38.624.216.457	(12.005.506.676)

6 SHORT-TERM ADVANCES TO SUPPLIERS

	September 30, 2026		January 01, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Ministry of Defence Printing House	-	-	1.101.354.878	-
Nam An Book Services Co., Ltd.	4.826.952.065	(4.826.952.065)	4.826.952.065	(4.826.952.065)
Nam Viet Scientific, Teaching and Vocational Equipment Co., Ltd.	1.080.000.000	(1.080.000.000)	1.080.000.000	(1.080.000.000)
Other suppliers	1.819.528.003	-	1.760.339.617	-
	7.726.480.068	(5.906.952.065)	8.768.646.560	(5.906.952.065)

7 OTHER RECEIVABLES

	September 30, 2026		January 01, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
a) Short term				
Advances	863.650.527	-	259.500.000	-
Deposits and collateral	115.000.000	-	115.000.000	-
Other receivables	1.602.507.141	(244.783.524)	677.358.134	(244.783.524)
	2.581.157.668	(244.783.524)	1.051.858.134	(244.783.524)
b) Long term				
Deposits and collateral	-	-	47.000.000	-
	-	-	47.000.000	-

8 INVENTORY

	September 30, 2026		January 01, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	2.388.616.347	-	9.683.043.764	-
Work-in-progress	1.118.416.283	-	1.093.517.434	-
production costs				
Finished goods	14.700.405.482	(10.267.025.616)	17.561.645.718	(12.208.768.318)
Goods	35.446.457.552	(3.162.836.115)	73.776.688.409	(10.844.809.218)
Goods on consignment	2.271.249.372	(2.246.273.364)	2.271.249.371	(2.246.273.364)
	55.925.145.036	(15.676.135.095)	104.386.144.696	(25.299.850.900)

9 PREPAID EXPENSES

	September 30, 2026	January 01, 2026
	VND	VND
a) Short term		
Non-deductible input VAT to be allocated	338.642	1.579.700.182
Prepaid warehouse rent	230.400.000	121.440.000
Prepaid tools and supplies	10.426.699	140.425.746
Publishing management costs	322.437.709	-
Digital transformation consulting expenses	-	300.319.614
Other prepaid expenses	-	615.834.000
	563.603.050	2.757.719.542
b) Long term		
Tools and supplies pending allocation	-	895.112.582
Cost of purchasing book printing copyrights	65.759.435	65.759.435
	65.759.435	960.872.017

10 TANGIBLE FIXED ASSETS

	Transport and transmission VND	Equipment and management tools VND	Total VND
Cost			
Opening balance	12.813.430.613	3.299.328.631	16.112.759.244
Additions during the period	4.471.192.616	118.694.444	4.589.887.060
Other discounts	(2.747.466.727)	-	(2.747.466.727)
Closing balance	14.537.156.502	3.418.023.075	17.955.179.577
Accumulated depreciation			
Opening balance	8.477.321.837	2.525.960.796	11.003.282.633
Depreciation for the period	1.188.060.507	307.951.773	1.496.012.280
Other discounts	(2.747.466.727)	-	(2.747.466.727)
Closing balance	6.917.915.617	2.833.912.569	9.751.828.186
Carrying amount			
At the beginning of the year	4.336.108.776	773.367.835	5.109.476.611
At the end of the period	7.619.240.885	584.110.506	8.203.351.391

The original cost of fully depreciated but still usable tangible fixed assets as of September 30, 2026 is: VND 4.089.114.591 (as of January 1, 2026 is VND 6.660.226.773)

11 INVESTMENT PROPERTIES

The investment property as of September 30, 2026 is the HEID Office Building located at K3B, Lane 6A, Thanh Cong Street, Giang Vo Ward, Hanoi City, Vietnam, with an original cost of VND 87.244.777.643; accumulated depreciation of VND 50.601.970.950; and depreciation in the period of VND 2.617.343.325.

This investment property is being used for office rental business and is being used as collateral for a loan agreement at Vietnam Commercial and Industrial Bank - Hanoi Branch.

The fair value of investment properties has not been formally assessed and determined as of September 30, 2026. However, based on the rental performance and market prices of these assets, the Company's Board of Directors believes that the fair value of the investment properties is greater than their book value at the end of the accounting period.

12 SHORT-TERM TRADE PAYABLES

	September 30, 2026		January 01, 2026	
	Value	Number of debtors	Value	Number of debtors
	VND	VND	VND	VND
Stakeholders	59.279.334.662	59.279.334.662	1.096.066.402	1.096.066.402
Educational Publishing House in Hanoi	54.260.201.492	54.260.201.492	50.000	50.000
Educational Publishing House in Ho Chi Minh city	135.990.900	135.990.900	-	-
Ha Noi Education Publishing Services „JSC	4.078.515.425	4.078.515.425	1.022.713.803	1.022.713.803
Da Nang Education Publishing Services „JSC	777.626.845	777.626.845	-	-
Institute for Research on Education Books and Learning Materials	27.000.000	27.000.000	-	-
Ho Chi Minh City Books and School Equipment „JSC	-	-	73.302.599	73.302.599
Other parties	82.593.516.873	82.593.516.873	31.222.138.614	31.222.138.614
Sao Khue Software Services Co., Ltd.	4.175.276.600	4.175.276.600	8.424.302.259	8.424.302.259
EDUSOL Education Joint Stock Company	1.413.309.894	1.413.309.894	3.220.320.000	3.220.320.000
Other entities	77.004.930.379	77.004.930.379	19.577.516.355	19.577.516.355
	141.872.851.535	141.872.851.535	32.318.205.016	32.318.205.016

13 SHORT-TERM ADVANCES FROM CUSTOMERS

	September 30, 2026	January 01, 2026
	VND	VND
Other parties		
Huyen Nga School Equipment and Books Company Limited	-	1.850.000.000
Other customers	530.193.235	403.923.881
	530.193.235	2.253.923.881

14 TAXES AND OTHER PAYABLES TO THE STATE

	Receivable at beginning	Payable at beginning	Payable during period	Paid during period	Receivable at end	Payable at end
	VND	VND	VND	VND	VND	VND
Value Added Tax	-	374.327.389	2.195.373.716	2.300.102.540	-	269.598.565
Corporate income tax	-	6.045.105.464	20.629.199.523	15.790.432.727	-	10.883.872.260
Personal income tax	-	1.257.525.060	18.761.941.728	15.761.127.468	26.694.943	4.285.034.263
Property tax and land rent	-	-	449.766.042	449.766.042	-	-
Other types of taxes	4.843.000	3	-	-	4.843.000	3
Other fees, charges, and payables	-	-	-	-	-	-
	4.843.000	7.676.957.916	42.036.281.009	34.301.428.777	31.537.943	15.438.505.091

15 SHORT-TERM ACCRUED EXPENSES

	September 30, 2026	January 01, 2026
	VND	VND
Manuscript organization, prepress design, and soft-copy card	11.818.310.004	-
Book copyright fees	38.379.052.748	16.612.705.011
Accrued expenses payable to suppliers	88.759.790.397	10.551.436.522
Other accrued expenses	11.763.907.747	3.608.074.018
	150.721.060.896	30.772.215.551

16 OTHER PAYABLES

	September 30, 2026	January 01, 2026
	VND	VND
a) Short term		
Trade union fees	59.263.719	59.263.719
Short-term deposits received	300.000.000	300.000.000
Other payables	3.902.088.050	947.399.831
	4.261.351.769	1.306.663.550
b) Long term		
Long-term deposits received	1.565.976.662	1.198.333.700
	1.565.976.662	1.198.333.700

17 SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	January 01, 2026		During the period		September 30, 2026	
	Value	Number of debtors	Increase	Decrease	Value	Number of debtors
	VND	VND	VND	VND	VND	VND
Shinhan Bank Vietnam Limited	-	-	69.896.366.624	-	69.896.366.624	69.896.366.624
Vietnam Joint Stock Commercial Bank for Industry and Trade	-	-	50.947.407.764	-	50.947.407.764	50.947.407.764
Joint Stock Commercial Bank for Foreign Trade of Vietnam			16.964.732.276		16.964.732.276	16.964.732.276
	-	-	137.808.506.664	-	137.808.506.664	137.808.506.664

18 EQUITY

a) Table of changes in equity

	Owner's equity contribution	Share premium	Development Investment Fund	Other funds belonging to the	Undistributed profits	Non-controlling shareholder	Add
	VND	VND	VND	VND	VND	VND	VND
Balance at the beginning of the previous year	150.000.000.000	1.934.655.948	187.387.060.155	33.897.303.867	85.166.313.313	2.123.869.368	460.509.202.651
Profit in the previous period	-	-	-	-	40.616.706.319	(461.719.545)	40.154.986.774
Appropriation to the parent company's	-	-	13.388.513.453	-	(13.388.513.453)	-	-
Appropriation to funds of subsidiaries	-	-	253.412.982	-	(877.201.122)	(227.246.882)	(851.035.022)
Dividends	-	-	-	-	(30.000.000.000)	(204.000.000)	(30.204.000.000)
Increase due to changes in prior year's profit of subsidiaries	-	-	-	-	267.253.438	137.676.014	404.929.452
Adjustment by the parent company to the prior year's provisional profit	-	-	-	(54.726.481)	218.905.924	-	164.179.443
Balance at the end of the previous period	150.000.000.000	1.934.655.948	201.028.986.590	33.842.577.386	82.003.464.419	1.368.578.955	470.178.263.298
Balance at the beginning of the current year	150.000.000.000	1.934.655.948	201.028.986.590	33.842.577.386	105.289.243.967	1.608.866.757	493.704.330.648
Profit for the current period	-	-	-	-	69.091.403.718	39.829.699	69.131.233.417
Appropriation to funds of the parent	-	-	18.835.034.280	2.916.778.571	(32.835.571.422)	-	(11.083.758.571)
Dividends	-	-	-	-	(25.500.000.000)	-	(25.500.000.000)
Balance at the end of the current period	150.000.000.000	1.934.655.948	219.864.020.870	36.759.355.957	116.045.076.263	1.648.696.456	526.251.805.494

b) Details of owner's investment capital

	September 30, 2026 VND	Proportion %	January 01, 2026 VND	Proportion %
Vietnam Education Publishing House Limited Company	60.246.000.000	40,16	60.246.000.000	40,16
Mr. Le Xuan Luong	23.805.000.000	15,87	22.222.000.000	14,81
Mr. Dennis Peter Eric	8.433.000.000	5,62	8.433.000.000	5,62
Other shareholders	57.516.000.000	38,34	59.099.000.000	39,41
Total	150.000.000.000	100	150.000.000.000	100

c) Transactions with owners and distributions of dividends and profits

	Current period VND	Previous period VND
Owner's investment capital		
- Contributed capital at the beginning of the year	150.000.000.000	150.000.000.000
- Contributed capital at the end of the period	150.000.000.000	150.000.000.000
Dividends, distributed profits		
- Dividends, profits payable at the beginning of the year	-	-
- Dividends, profits payable during the period	25.500.000.000	30.000.000.000
+ Dividends, profit sharing based on the previous year's profits	25.500.000.000	30.000.000.000
- Dividends, profits paid in cash during the period	25.500.000.000	30.000.000.000
+ Dividends, profit sharing based on the previous year's profits	25.500.000.000	30.000.000.000
- Dividends, profits payable at the end of the period	-	-

d) Shares

	September 30, 2026 VND	January 01, 2026 VND
Number of shares authorized for issuance	15.000.000	15.000.000
Number of shares issued to the public	15.000.000	15.000.000
- Ordinary shares	15.000.000	15.000.000
Number of shares outstanding	15.000.000	15.000.000
- Ordinary shares	15.000.000	15.000.000
Par value per share: VND 10,000 per share		

e) Funds of the Company

	September 30, 2026 VND	January 01, 2026 VND
Investment and development fund	219.864.020.870	201.028.986.590
Other equity funds	36.759.355.957	33.842.577.386
	256.623.376.827	234.871.563.976

19 OFF-BALANCE SHEET ITEMS AND OPERATING LEASE ASSETS

a) Operating lease - lessor

The Company is currently leasing out office space under operating lease agreement. As at September 30, 2026, the future minimum lease payments receivable under non-cancellable operating lease agreement are as follows:

	<u>September 30, 2026</u>	<u>January 01, 2026</u>
	VND	VND
Within 1 year	6.316.286.328	3.699.320.182
From 1 year to 5 years	6.390.657.332	2.461.298.545

b) Operating lease - lessee

The parent company and its subsidiaries lease office premises, stores and warehouses under operating lease agreements. As at September 30, 2026, the total future minimum lease payments payable under these contracts are as follows:

	<u>September 30, 2026</u>	<u>January 01, 2026</u>
	VND	VND
Within 1 year	4.440.120.000	941.640.000
From 1 year to 5 years	1.088.780.000	860.000.000

In addition, Hong Ha Thanh Cong One-Member Limited Liability Company (subsidiary) signed Land Lease Contract No. 53/HĐTĐ dated February 11, 2010, Appendix No. 445/PLHĐTĐ-STNMT-KTĐ dated October 31, 2023 and Amendment to Land Lease Contract No. 35/ĐCHĐTĐ-STNMT-KTĐ dated February 5, 2025 with the People's Committee of Hanoi City to lease a land area of 1,023 m² at K3B, Lane 6A, Thanh Cong Street, Giang Vo Ward, Hanoi City for the purpose of constructing an office building and operating it for lease. The land lease term is 50 years from August 10, 2009. According to the contract, the subsidiary company must pay annual land rent until the contract's expiration date in accordance with current State regulations.

20 TOTAL REVENUE FROM SALES OF GOOD AND RENDERING OF SERVICE

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
	VND	VND
Revenue from sales of purchased textbooks	276.512.660.945	141.170.180.263
Revenue from other publications and other revenue	490.202.093.291	120.188.437.885
Revenue from office leasing services	2.004.610.647	1.972.299.734
	<u>768.719.364.883</u>	<u>263.330.917.882</u>

21 REVENUE DEDUCTIONS

	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
	VND	VND
Trade discounts	5.999.523.528	4.509.803.753
Sales returns	-	46.266.930
	<u>5.999.523.528</u>	<u>4.556.070.683</u>

22 COST OF GOODS SOLD

	Quarter 3/2026 VND	Quarter 3/2025 VND
Cost of sales of purchased textbooks	257.167.613.090	127.687.715.594
Cost of sales of other publications and other costs	259.496.503.266	93.173.334.886
Cost of office leasing services	547.259.618	409.951.584
	517.211.375.974	221.271.002.064

23 FINANCIAL INCOME

	Quarter 3/2026 VND	Quarter 3/2025 VND
Interests from deposits and loans	2.946.322.047	2.367.318.899
Dividends, distributed profits	-	-
Exchange rate gains arising during the period	-	163.470.993
Interests from deferred payment sales and cash discounts received	1.050.558.959	-
Other financial income	-	570.950
	3.996.881.006	2.531.360.842

24 FINANCIAL EXPENSES

	Quarter 3/2026 VND	Quarter 3/2025 VND
Interest expense	1.604.291.825	910.060.388
Payment discounts, interest on deferred sales	946.175.063	750.364.553
Exchange rate losses incurred during the period	-	330.500.768
Other financial expenses	-	324.693
	2.550.466.888	1.991.250.402

25 SELLING EXPENSES

	Quarter 3/2026 VND	Quarter 3/2025 VND
Employee expenses	101.562.994.077	6.160.818.235
Materials and packaging expenses	1.325.000.000	2.965.610.448
Depreciation of fixed assets	78.215.996	9.413.580
Purchased services expenses	32.258.049.902	13.064.709.483
Other cash expenses	2.406.367.837	1.845.971.648
	137.630.627.812	24.046.523.394

26 GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 3/2026 VND	Quarter 3/2025 VND
Management employee expenses	49.686.122.287	3.580.387.238
Management materials, office supplies expenses	2.208.143.431	513.160.185
Depreciation of fixed assets	518.897.775	420.658.716
Provision expenses	-	-
Purchased services expenses	11.275.245.760	5.680.181.374
Other cash expenses	2.467.965.980	1.906.846.167
	66.156.375.233	12.101.233.680

27 CURRENT CORPORATE INCOME TAX EXPENSE

	Quarter 3/2026 VND	Quarter 3/2025 VND
Corporate income tax relating to operating activities		
Total accounting profit before corporate income tax	44.284.472.080	2.615.047.140
Current corporate income tax expense	9.999.630.253	320.315.897

28. EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

No material events occurred after the end of the accounting period that would require adjustments or disclosures in these consolidated financial statements.

29 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

a) The list and relationship between related parties and the Company are as follows:

Related parties	Relationship
Vietnam Education Publishing House Limited Company	The major shareholder has significantly influence, the Group's parent company
Ha Tay Books and School Equipment JSC	Affiliated company
Education Publishing House in Hanoi	Within the group (i)
Education Publishing House in Ho Chi Minh City	Within the group (i)
Ha Noi Education Publishing Services JSC	Within the group (i)
Educational Book JSC in Ho Chi Minh City	Within the group (i)
Da Nang Education Investment and Development JSC	Within the group (i)
Phuong Nam Education Investment and Development JSC	Within the group (i)
Arts and Media JSC	Within the group (i)
Northern Books and Educational Equipment JSC	Within the group (i)
Central Books and Educational Equipment JSC	Within the group (i)
Southern Books and Educational Equipment JSC	Within the group (i)
Cuu Long Books and Educational Equipment JSC	Within the group (i)
Ha Noi Education Books JSC	Within the group (i)
Institute for Educational Books and Learning Resources Rese	Within the group (i)
Ho Chi Minh City Books and Education Equipments JSC	Within the group (i)
DienBien Books and Education Equipments JSC	Within the group (i)
Textbook Printing JSC in Hanoi	Within the group (i)

(i) Subordinate units or subsidiaries and affiliated companies of Vietnam Education Publishing Company Limited.

b) Transactions with related parties arising in Q3 2026 compared to Q3 2025

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Revenue from sale of goods and services	359.759.345.719	39.579.573.164
Vietnam Education Publishing House Limited Company	2.310.095	-
Education Publishing House in Hanoi	7.198.205.969	4.621.462.048
Ha Tay Books and School Equipment JSC	64.202.482.215	22.877.455.335
Da Nang Education Investment and Development JSC	38.159.695.763	1.001.920.956
Phuong Nam Education Investment and Development JSC	75.630.709.564	94.091.628
Cuu Long Books and Educational Equipment JSC	19.963.171.757	15.912.496
Arts and Media JSC	4.047.410.816	2.319.075.718
Northern Books and Educational Equipment JSC	118.092.866.926	6.322.334.292
Central Books and Educational Equipment JSC	8.823.045.004	55.049.407
Southern Books and Educational Equipment JSC	23.633.037.360	159.366.159
Ha Noi Education Books JSC	-	955.042.283
DienBien Books and Education Equipments JSC	6.410.250	1.157.862.842
Purchases of goods and services	246.656.873.862	122.917.175.202
Vietnam Education Publishing House Limited Company	9.722.225	1.428.235.256
Education Publishing House in Hanoi	221.863.467.240	109.956.318.143
Education Publishing House in Ho Chi Minh City	135.990.900	45.499.005
Ha Tay Books and School Equipment JSC	19.760.189	-
Da Nang Education Investment and Development JSC	63.565.080	343.863.630
Phuong Nam Education Investment and Development JSC	14.567.873.916	3.370.899.180
Cuu Long Books and Educational Equipment JSC	75.751.844	421.809.960
Ha Noi Education Publishing Services JSC	7.753.525.703	2.968.025.129
Da Nang Education Investment and Development JSC	777.626.845	153.119.200
Northern Books and Educational Equipment JSC	216.663.266	2.692.478.552
Central Books and Educational Equipment JSC	-	128.170.350
Ha Noi Education Books JSC	-	108.465.100
Institute for Educational Books and Learning Resources Rese:	50.000.000	-
Textbook Printing JSC in Hanoi	1.122.926.654	1.300.291.697

Apart from the aforementioned related-party transactions, other related parties did not engage in any transactions during the period and had no outstanding balances with the Company as of the end of the accounting period.

31 COMPARATIVE DATA

The comparative figures are those in the consolidated financial statements for the accounting period from July 1, 2025 to September 30, 2025.

PREPARED BY
(Signature, full name)



Luong Ngoc Bich

CHIEF ACCOUNTANT
(Signature, full name)



Dang Thi Nhu

Approved, October 28, 2026

LEGAL REPRESENTATIVE
(Signature, full name, seal)



Le Thanh Anh