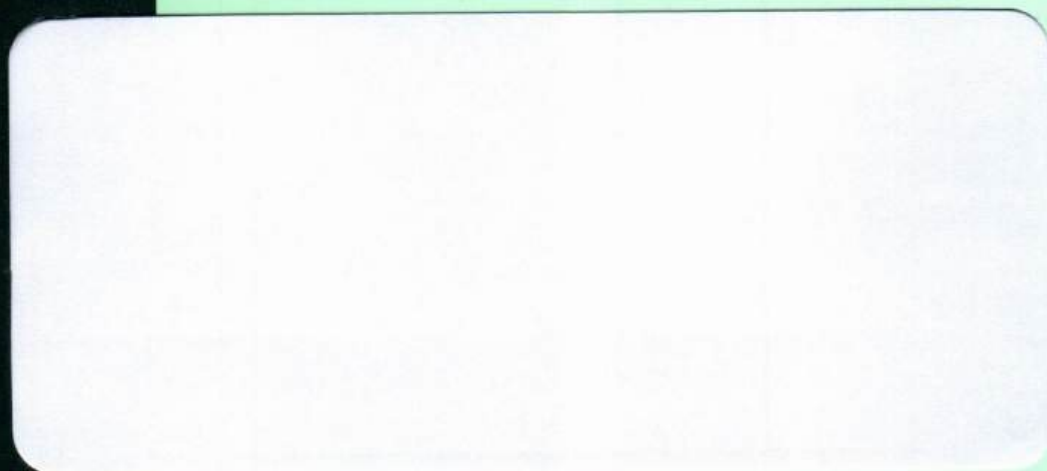




CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN & KIỂM TOÁN PHÍA NAM
SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES COMPANY LIMITED (AASCS)



29 Vo Thi Sau Street, District 1, Ho Chi Minh City
Tel: (028) 3820 5944 - (028) 3820 5947 • Fax: (028) 3820 5942
Email: info@aascs.com.vn Website: www.aascs.com.vn





Audited Separate Financial statements

HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION

**Separate Financial statements
For the fiscal year 2024, ended as at 31/12/2024**

Audited by

SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD. (AAS)
Address: 29 Vo Thi Sau, Dakao Ward, District 1, Ho Chi Minh City



CONTENTS

	Page
REPORT OF THE BOARD OF MANAGEMENT	01 - 02
INDEPENDENT AUDITOR'S REPORT	03 - 03
AUDITED SEPARATE FINANCIAL STATEMENTS	
- Balance Sheet	04 - 07
- Income Statement	08 - 08
- Cash Flow Statement	09 - 09
- Notes to the Financial Statement	10 - 34



REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION (the "Company") presents theirs report and the Company's Separate Financial statements for the fiscal year 2024, ended as at 31/12/2024.

I. THE COMPANY

1. Form of ownership

Hochiminh City Book Distribution Corporation is established and operated under the Business License no. 0304132047 dated December 20, 2005 granted by the Planning and Investment Department of Ho Chi Minh City and the 10th amended Business License dated May 20, 2022.

Legal capital	: VND	127,514,620,000 (as 1251.462 shares)
Contributed capital as at 31/12/2024	: VND	127,514,620,000

The head office is located at 60-62 Le Loi St., Ben Nghe Ward, Dist. 1, Ho Chi Minh City.

2. Business fields

- Trading, service, manufacturing.

3. Business lines

- Publishing books, newspapers, magazines, cultural products of all kinds, stationery, children's toys. Import and export of books, cultural products, postcards, and souvenir books. Printing books, newspapers, cultural products, producing stationery, and producing paper packaging.

4. Enterprise structure

- Fahasa is the Joint stock cocompany.

- Affiliated units with dependent accounting: 6 book centers (Nguyen Hue Book Center, Xuan Thu Book Center, Phu Nhuan Book Center, Gia Dinh Book Center, Hanoi Book Center, E-commerce Center) managing a system of 119 bookstores, Technology Center and Fahasa Printing - Stationery - Packaging Enterprise.

II. OPERATING RESULTS

Operating results of the Company and the financial situation at the date of 31/12/2024 are presented in the accompanying financial statements.

III. EVENTS SINCE THE BALANCE SHEET DATE

There have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the separate financial statements.

IV. THE BOARD OF MANAGEMENT AND DIRECTORS, BOARD OF CONTROLLER, CHIEF ACCOUNTANT AND LEGAL REPRESENTATIVE

The Board of Management

Mr.	Pham Minh Thuan	Chairman
Mr.	Pham Nam Thang	Deputy Chairman
Ms.	Le Thi Thu Huyen	Deputy Chairman
Ms.	Nguyen Thi Phung	Member
Ms.	Pham Thi Hoa	Member
Ms.	Pham Thi Thu Ba	Member
Mr.	Pham Thanh Viet	Member

REPORT OF THE BOARD OF MANAGEMENT

The Board of Directors

Mr.	Pham Nam Thang	Permanent Deputy General Director, performing the duties of General Director
Ms.	Le Thi Thu Huyen	Deputy General Director
Ms.	Pham Thi Hoa	Deputy General Director
Ms.	Nguyen Thi Phung	Deputy General Director
Mr.	Ho Cao Trong	Deputy General Director
Ms.	Le Thi Thu Huyen	Chief Accountant

The Board of Controller

Mr.	Nguyen Duc Hao	Section head
Ms.	Truong Thi Thu Ha	Member
Ms.	Huynh Thanh Tuong Khanh	Member

V. AUDITOR

The auditors of Southern Auditing and Accounting Financial Consultancy Services Company Limited (AASCS) take the audit of the separate financial statements for the Company.

VI. STATEMENT OF THE BOARD OF MANAGEMENT RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each financial year which give a true and fair view of the state of affairs of the Company and of its results and cash flows for the fiscal year 2024, ended as at 31/12/2024. In preparing those financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the financial statements on going concern basis.

Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, the Board of Management, confirm that the separate financial statements for the fiscal year 2024, ended as at 31/12/2024, its operation results and cash flows in the year 2024 of Company accordance with the Vietnamese Accounting System and comply with relevant statutory requirements.

VII. APPROVAL OF FINANCIAL STATEMENTS

We, the Board of Management of HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION approve our Separate Financial statements for the fiscal year 2024, ended as at 31/12/2024.

Approved, January 22, 2025

On behalf of The Board of Management

Chairman

Pham Minh Thuan

Approved, January 22, 2025

On behalf of The Board of Directors


Pham Nam Thang

INDEPENDENT AUDITOR'S REPORT

**To: The owner, The Board of Management, The Board of Directors
of HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION**

We have audited the separate financial statement of HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION, prepared on January 22, 2025, as set out on pages 04 to 34, which comprise the Separate Balance Sheet as at 31/12/2024, the Separate Statement of Income, Separate Cash Flows and Notes to Financial Statement for the fiscal year 2024, ended as at 31/12/2024.

Management's responsibility

Management is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to financial reporting, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to

Auditor's responsibility

Our responsibility is to express an opinion on these separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Audit Standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statement are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Audit opinion

In our opinion, the Separate financial statements give a true and fair view, in all material respects, the financial position of HOCHIMINH CITY BOOK DISTRIBUTION CORPORATION as at 31/12/2024, of its results and cash flows for the fiscal year 2024, ended as at 31/12/2024, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise and the relevant statutory requirements applicable to financial reporting.

Ho Chi Minh City, March 06, 2025

**Southern Auditing and Accounting
Financial Consulting Services Co., Ltd.
Deputy General Director**

**TÀI CHÍNH KẾ TOÁN
VÀ KIỂM TOÁN
PHÍA NAM**

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

QUẬN 1 - T.P. HOCHIMINH

Auditor

[Signature]

Le Kim Ngoc

Practising Auditor Registration

Certificate no.: 0181-2023-142-1

29 Vo Thi Sau Street, District 1, Ho Chi Minh City

Tel: (028) 3820 5944 - (028) 3820 5947 - Fax: (028) 3820 5942

Email: info@aascs.com.vn Website: www.aascs.com.vn

SEPARATE BALANCE SHEET

As at 31/12/2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
A. SHORT-TERM ASSETS	100		1,389,646,896,569 /	1,300,629,890,538 /
I. Cash and cash equivalents	110	V.1	90,696,414,866	44,537,324,919
1. Cash	111		90,696,414,866 /	44,537,324,919 /
2. Cash equivalents	112		-	-
II. Short-term investments	120		369,705,464,227	430,671,500,000
1. Trading securities	121		-	-
2. Provisions for decline in value of trading	122		-	-
3. Held to maturity investments	123	V.2	369,705,464,227 /	430,671,500,000 /
III. Short-term receivables	130		160,965,390,485	162,879,183,777
1. Short-term trade receivables	131	V.3	119,113,375,359 /	128,432,427,460 /
2. Short-term prepayments to suppliers	132	V.4	33,091,978,515 /	34,425,872,872 /
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction	134		-	-
5. Short-term loan receivables	135		-	-
6. Other short-term receivables	136	V.5	8,889,212,661 /	150,059,495 /
7. Short-term provisions for doubtful debts	137	V.6	(129,176,050) /	(129,176,050) /
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		765,228,981,991 /	658,825,181,842 /
1. Inventories	141	V.7	765,228,981,991 /	658,825,181,842 /
2. Provisions for decline in value of inventories	149		-	-
V. Other current assets	150		3,050,645,000 /	3,716,700,000 /
1. Short-term prepaid expenses	151	V.8	3,050,645,000 /	3,716,700,000 /
2. Deductible VAT	152		-	-
3. Taxes and other receivables from government	153		-	-
4. Government bonds purchased for resale	154		-	-
5. Other current assets	155		-	-
B. LONG-TERM ASSETS	200		66,137,715,746 /	79,167,089,104 /
I. Long-term receivables	210		29,865,293,076 /	26,139,560,306 /
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216	V.9	29,865,293,076 /	26,139,560,306 /
7. Long-term provisions for doubtful debts	219		-	-
II. Fixed assets	220		32,621,389,670	35,876,495,798
1. Tangible fixed assets	221	V.10	23,060,809,670 /	26,353,415,798 /
- Historical costs	222		139,326,951,399 /	132,188,975,316 /
- Accumulated depreciation	223		(116,266,141,729) /	(105,835,559,518) /
2. Finance lease fixed assets	224		-	-

SEPARATE BALANCE SHEET

As at 31/12/2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.11	9,560,580,000 ✓	9,523,080,000 ✓
- Historical costs	228		12,982,239,360 ✓	12,937,239,360 ✓
- Accumulated depreciation	229		(3,421,659,360) ✓	(3,414,159,360) ✓
III. Investment properties	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		-	-
1. Long-term work in progress	241		-	-
2. Construction in progress	242		-	-
V. Long-term investments	250		3,651,033,000 ✓	17,151,033,000 ✓
1. Investments in subsidiaries	251	V.12	3,651,033,000 ✓	3,651,033,000 ✓
2. Investments in joint ventures and associates	252		-	-
3. Investments in equity of other entities	253		-	-
4. Provisions for long-term investments	254		-	-
5. Held to maturity investments	255	V.13	-	13,500,000,000 ✓
VI. Other long-term assets	260		-	-
1. Long-term prepaid expenses	261		-	-
2. Deferred income tax assets	262		-	-
3. Long-term equipment and spare parts for	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS (270=100+200)	270		1,455,784,612,315 ✓	1,379,796,979,642 ✓

SEPARATE BALANCE SHEET

As at 31/12/2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
C. LIABILITIES	300		1,236,163,835,561 ✓	1,178,307,539,182 ✓
I. Short-term liabilities	310		1,235,457,172,957 ✓	1,178,108,152,622 ✓
1. Short-term trade payables	311	V.14	1,091,476,839,248 ✓	1,050,468,973,458 ✓
2. Short-term prepayments from customers	312	V.15	17,939,402,499 ✓	17,605,079,185 ✓
3. Taxes and other payables to government budget	313	V.16	24,311,879,774 ✓	22,857,650,248 ✓
4. Payables to employees	314	V.17	68,965,496,292 ✓	70,491,777,954 ✓
5. Short-term accrued expenses	315		-	-
6. Short-term intra-company payables	316		-	-
7. Payables under schedule of construction contract	317		-	-
8. Short-term unearned revenues	318		-	-
9. Other short-term payments	319	V.18	5,145,832,937 ✓	3,566,261,231 ✓
10. Short-term borrowings and finance lease	320		-	-
11. Short-term provisions	321		-	-
12. Bonus and welfare fund	322	V.19	27,617,722,207 ✓	13,118,410,546 ✓
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
II. Long-term liabilities	330		706,662,604 ✓	199,386,560 ✓
1. Long-term trade payables	331		-	-
2. Long-term repayments from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Intra-company payables for operating capital	334		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenues	336		-	-
7. Other long-term payables	337	V.20	706,662,604 ✓	199,386,560 ✓
8. Long-term borrowings and finance lease	338		-	-
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax payables	341		-	-
12. Long-term provisions	342		-	-
13. Science and technology development fund	343		-	-
D. OWNER'S EQUITY	400		219,620,776,754 ✓	201,489,440,460 ✓
I. Owner's equity	410	V.21	219,620,776,754 ✓	201,489,440,460 ✓
1. Contributed capital	411		127,514,620,000 ✓	127,514,620,000 ✓
- Ordinary shares with voting rights	411a		127,514,620,000 ✓	127,514,620,000 ✓
- Preference shares	411b		-	-
2. Capital surplus	412		-	-
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		39,303,657,061 ✓	22,573,265,996 ✓

SEPARATE BALANCE SHEET

As at 31/12/2024

Unit: VND

Item	Code	Note	Closing balance	Opening balance
9. Enterprise reorganization assistance fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421		52,802,499,693	51,401,554,464
- Undistributed profit after tax brought forward	421a		3,754,377,338	3,284,461,446
- Undistributed profit after tax for the current year	421b		49,048,122,355	48,117,093,018
12. Capital expenditure funds	422		-	-
II. Funding sources and other funds	430		-	-
1. Funding sources	431		-	-
2. Funds used for fixed asset acquisition	432		-	-
TOTAL SOURCES (440=300+400)	440		1,455,784,612,315	1,379,796,979,642

Prepared by



Huynh Thi Ngoc Linh

Chief Accountant



Le Thi Thu Huyen

Prepared January 22, 2025

Chairman



Phạm Minh Thuan

SEPARATE INCOME STATEMENT

Year 2024

Unit: VND

Item	Cod e	Note	Year 2024	Year 2023
1. Revenues from sales and services rendered	01	VI.1	4,002,997,433,474	3,901,523,388,086
2. Revenue deductions	02	VI.2	10,459,127,914	10,225,479,187
3. Net revenues from sales and services rendered (10=01-02)	10		3,992,538,305,560	3,891,297,908,899
4. Costs of goods sold	11	VI.3	2,999,195,105,854	2,963,321,342,733
5. Gross revenues from sales and services rendered (20=10-11)	20		993,343,199,706	927,976,566,166
6. Financial income	21	VI.4	28,177,188,233	26,465,539,344
7. Financial expenses	22	VI.5	63,416,794	12,843,210
- In which: Interest expenses	23		-	-
8. Selling expenses	25	VI.8	860,929,388,177	807,507,398,762
9. General administration expenses	26	VI.8	90,749,092,374	79,134,501,064
10. Net profits from operating activities {30=20+(21-22)-(25+26)}	30		69,778,490,594	67,787,362,474
11. Other income	31	VI.6	1,429,713,827	1,988,050,885
12. Other expenses	32	VI.7	417,477	1,305,587
13. Other profits (40=31-32)	40		1,429,296,350	1,986,745,298
14. Total net profit before tax (50=30+40)	50		71,207,786,944	69,774,107,772
15. Current corporate income tax expenses	51	VI.10	14,508,787,389	14,006,137,554
16. Deferred corporate income tax expenses	52	VI.11	-	-
17. Profits after enterprise income tax (60=50-51-52)	60		56,698,999,555	55,767,970,218
18. Basic earnings per share	70	VI.12	-	-
19. Diluted earnings per share	71	VI.13	-	-

Prepared by

Huynh Thi Ngoc Linh

Chief Accountant

76

Le Thi Thu Huyen

Prepared, January 22, 2025

Chairman



Pham Minh Thuan

SEPARATE CASH FLOW STATEMENT

(Direct method)

Year 2024

Unit: VND

Item	Code	Note	Year 2024	Year 2023
I. Cash flows from operating activities				
1. Proceeds from sales and services rendered and other	01		3,295,901,736,989	3,238,177,604,643
2. Expenditures paid to suppliers	02		(2,964,295,406,772)	(2,820,147,936,581)
3. Expenditures paid to employees	03		(138,683,232,718)	(101,083,971,874)
4. Paid interests	04		-	-
5. Paid enterprise income tax	05		(14,006,137,554)	(2,717,833,690)
6. Other proceeds from operating activities	06		26,967,496,115	47,882,187,617
7. Other expenditures on operating activities	07		(236,486,737,047)	(264,822,132,774)
Net cash flows from operating activities	20		(30,602,280,987)	97,287,917,341
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(1,424,113,909)	(985,618,591)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(523,230,000,000)	(599,900,000,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		598,100,000,000	496,300,000,000
5. Expenditures on equity investments in other entities	25		-	-
6. Proceeds from equity investment in other entities	26		-	-
7. Proceeds from interests, dividends and distributed	27		26,268,116,443	24,215,565,944
Net cash flows from investing activities	30		99,714,002,534	(80,370,052,647)
III. Cash flows from financial activities				
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment of principal	34		-	-
5. Repayment of financial principal	35		-	-
6. Dividends and profits paid to owners	36		(22,952,631,600)	(19,127,193,000)
Net cash flows from financial activities	40		(22,952,631,600)	(19,127,193,000)
Net cash flows during the fiscal year (50 = 20+30+40)	50		46,159,089,947	(2,209,328,306)
Cash and cash equivalents at the beginning of fiscal	60	V.1	44,537,324,919	46,746,653,225
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	70	V.1	90,696,414,866	44,537,324,919

Prepared by



Huynh Thi Ngoc Linh

Chief Accountant



Le Thi Thu Huyen



Chairman
Pham Minh Thuan

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

I. THE COMPANY'S INFORMATION**1. Form of ownership**

Hochiminh City Book Distribution Corporation is established and operated under the Business License no. 0304132047 dated December 20, 2005 granted by the Planning and Investment Department of Ho Chi Minh City and the 10th amended Business License dated May 20, 2022.

Legal capital : VND 127,514,620,000

Contributed capital as at 31/12/2024 : VND 127,514,620,000

The head office is located at 60-62 Le Loi St., Ben Nghe Ward, Dist. 1, Ho Chi Minh City.

2. Business fields

- Trading, service, manufacturing.

3. Business lines

- Publishing books, newspapers, magazines, cultural products of all kinds, stationery, children's toys. Import and export of books, cultural products, postcards, and souvenir books. Printing books, newspapers, cultural products, producing stationery, and producing paper packaging.

4. Ordinary course of business: 12 months**II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY****1. Accounting period**

Annual accounting period of Company is from 01 January to 31 December.

2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**1. Accounting system**

The Company applies Enterprise Accounting System issued under Circular no.200/2014/TT-BTC dated December 22, 2014 and Circular no.53/2016/TT-BTC dated March 21, 2016 by Ministry of Finance as well as the circulars of the Ministry of Finance giving guidance on the implementation of the accounting standards and system.

2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES**1. Cash and cash equivalents****a. Cash**

Cash includes: cash on hand, cash in bank under current account and cash in transit.

b. Cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

c. Other currencies convert

Transactions in currencies other than Vietnam dong must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the reporting date, the company is requested to revalue the balance of foreign currencies and monetary gold as below:

- The balance of foreign currencies: using buying price quoted by commercial bank which is trading with the company at the reporting date;
- The monetary gold: re-evaluated according to the buying prices on the domestic market at the time in which the financial statement is prepared. The buying prices on the domestic market are prices announced by the State bank. In case the State bank does not announce gold buying-prices, the buying-prices announced by enterprise entitled to

2. Financial investment

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments ...

For the preparation of financial statements, the financial investment must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

a. Trading securities

Trading securities are the investment in securities and other financial instruments for trading purposes (hold for increasing price to sell for profit.) Trading securities include:

- Stocks and listed bonds;
- The securities and other financial instruments such as commercial bill, forward contracts, swap contracts ...

Trading securities are recorded at original cost at the time when investors hold ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without payment to issuer from capital surplus shares, capital expenditure funds or dividends in shares, the investors only monitor the quantity of additional shares.

In case shares are exchanged, its value must be determined according to fair value at the exchanging date.

The cost shall be determined in accordance with weighted average method when trading securities are liquidated or transferred.

Provisions for decline in value of trading securities: the value of loss may occur if there are reliable evidences showing the market value of the Company's trading securities are lower than book value. The provision shall be additionally created or reverted at the reporting date and shall be recorded in financial expense.

b. Held to maturity investments

These investments do not reflect bonds and debt instruments which are held for trading purpose. Held to maturity investments include term deposits (maturity over than 3 months), treasury bills, promissory notes, bonds, preference shares which the issuer is required to re-buy them in a certain time and held to maturity loans to earn profits periodically and other held to maturity investments.

Provision for decline in value of held to maturity investment: If the provision of held to maturity investment are not created under statutory regulations, the Company has to assess the recovery. In the case, there are reliable evidences showing a part or all of the investments may not be recoverable, the losses have recorded in financial expenses in the period. The provision shall be additionally created or reverted at the reporting time. In case, the loss can not be determined reliably, investments are not decreased and the recovery of the investments are recorded in the Notes to the Financial Statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

c. Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries and associates are stated at original cost. Distributions from accumulated net profits from subsidiaries and associates arising after the date of acquisition are recognized in the financial income. Other distributions (except net profits) are considered a recovery of investments and are deducted to the cost of the investment.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets as on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures;
- Monitoring contributed assets, contributed capital, liabilities separately in the joint ventures arising from operating joint venture.

Expenses directly related to investment activities in joint ventures and associates have been recorded as financial expense in the period.

Provision for investment losses in other units: losses of subsidiaries, joint ventures, associates have led to loss of capital or provision of investors by declining value of investments. The provision is created or reverted at the reporting date for each investment and are recorded in financial expenses in the period.

d. Investment in equity of other entities

Investment in equity of other entities are the investments in equity instruments of other entities but the Company does not control or influence significantly to the invested entities.

3. Trade and other receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of receivables must be managed as below:

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the company revaluates the receivables which have balance in foreign currency (except for advance to suppliers; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the company at the reporting date.

Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).

4. Inventories

a. Recognition basis

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

The assets are purchased for the production, use or sale are not presented in this item but are presented in item "Long-term equipment, supplies, spare parts ", including:

- Costs of work in progress beyond a normal operating cycle (over 12 months);
- Supplies, equipments and spare parts for replacement which reserved period are more than 12 months or more than an ordinary cycle of business operation.

b. Cost determination of inventories

Cost of inventories are determined in accordance with method: weighted average.

c. Record method of inventories

Inventories are recorded in line with perpetual method.

d. Provisions for decline in value of inventories

In the end of accounting year, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its net realizable value.

5. Tangible and intangible fixed assets, finance lease fixed assets and investment properties

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Historical cost of finance lease fixed assets are recognized at the fair value of the leased property or the present value of the minimum lease payment (in case the fair value is higher than the present value of the minimum lease payment) plus the initial costs directly related to the initial operation of financial leasing.

During the operation, the depreciation is recorded to depreciation expense for using assets. Intangible fixed assets which are termed land use rights are depreciated.

Investment properties are depreciated normally, except for investment property for waiting increase of price. The Company just only determine value of loss cause of decreasing value.

Depreciation is provided on a straight-line basis. The useful life are estimated as follows:

- Buildings, plants	5 -50 years
- Machinery, equipments	3 -20 years
- Transportation equipments, transmitters	6 -10 years
- Office equipment and furniture	3 -10 years

6. Prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expense is recorded separately: incurred, allocated amount to its cost center and carried amount.

Prepaid expense is classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

7. Trade and other payables

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of payables must be managed as below:

- Trade payables: any payable having from trading activities from purchase, using service, import though consigner;

- Intra-company payables: payables between the company with its dependent branches;

For the preparation of financial statements, the payables must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.

- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the Company at the reporting date.

8. Loans and finance lease liabilities

Loans in the form of issuance of bond or preference share with preferential terms required the issuer to repurchase at a certain time in the future shall not be reflected on this item.

Loans, debts should be monitored in detail for each entity, each contract and each type of loan assets. The financial lease liabilities are stated at present value of minimum lease payment or the fair value of the lease assets.

For the preparation of financial statements, the loans and finance lease liabilities must be classified as below:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.

- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the loans and finance lease liabilities which have balance in foreign currency at the selling price quoted by commercial bank which is trading with the Company at the reporting date.

9. Borrowings and capitalization of borrowing costs

Borrowing costs are recognized into financial expenses, except in case where the borrowings cost directly attribute to the acquisition or work in progress is calculated to value of assets (capitalized), when all the conditions are in accordance with VAS no. 16 "Borrowing costs".

10. Accrued expenses

Payables for purchase, using service from suppliers or providing already by supplier but not yet paid due to lack of supporting documents and payables to employee are allowed to record to expense to match the matching concept between revenue and expense. The accrual must be calculated carefully and must have proper evidence. When these expenses arise, if there is any difference with the amount charged, accountants additionally record or make decrease to cost equivalent to the difference.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

11. Unearned revenues

Unrealized revenues include: rental prepayment of customer, interest prepayment of borrower or debt instrument, the difference price on installment payment; corresponding to turnover of goods, services or discounts to customers in traditional client program.

The balance of the unearned revenue in foreign currency at the end of the fiscal year: if there is not reliable evidence lead to refund this amount, foreign exchange rate difference are not evaluated at the reporting date.

12. Capital**a. Contributed capital, capital surplus, conversion options on convertible bonds, other capital**

Capital contribution is stated at actually contributed capital of owners and recorded by each individual. When capital of the investment license is determined in foreign currency, the determination of the investors shall be based on the actual amount of foreign currencies which they contribute.

Contributed capital in assets must be recorded in revaluation of assets which share holders approved. Intangible assets such as brand, trademark, trade name, right of exploitation, development projects ... shall only be recorded as capital if relevant law allows.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but it is reflected in two separate items:

- Contributions from owners are recorded at par value of the shares;
- Capital surplus is recognized by the greater than or less than difference between the actual price of issue of shares and par value.

In addition, the capital surplus was also recorded at the difference higher or lower between the actual price of stock issuance and the par value of shares as treasury shares.

The conversion options on convertible bonds arising from convertible shares issuance which prescribed in issuance plan. The value of capital component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of the convertible bonds. At the time of initial recognition, the value of conversion options on convertible bonds are recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital surplus.

Other capital: to reflect operation capital which set up additionally from the result of the operating results or given as gifts, presents, asset revaluation (under the current regulations).

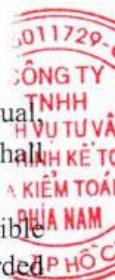
b. Differences upon asset revaluation

Differences upon asset revaluation reflect differences due to revaluation of existing assets and situation of settlement of such differences. Assets are revalued mainly fixed assets, property investment. In some cases it is possible and necessary to revalue materials, equipments, tools, finished goods, goods, unfinished goods ...

Differences upon asset revaluation in the following cases:

- Decision of the State;
- Equitization of State enterprises;
- Other cases under law regulations.

Asset value shall be re-determined on the basis price list of State, asset valuation council professional valuation



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

c. Foreign exchange rate difference

Exchange rate difference is the difference occurring from exchange or revaluing foreign currency monetary items in different exchange rate.

Exchange rate difference is recorded to financial income (if gain) or financial expense (if loss) at the incurred time. Particularly 100% State's capital company which has project implementation, major national projects, exchange rate differences from the previous period of the business activities are reflected on the Balance sheet and gradually allocate into financial income or financial expense.

d. Undistributed post-tax profits

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

Profit distribution must be complied with the current financial policies.

Parent Company distribute profit to owners which shall not exceed the undistributed post-tax profits on the consolidated financial statements, including the impact of any gain recognized from the transaction by cheap purchase. In case undistributed post-tax profits in the consolidated financial statements is higher than its financial statements of the the parent company, the parent company make distribution after transferring profits from subsidiary companies to the parent companies.

Profit distribution should take account of non-monetary items in undistributed post-tax profits that may affect cash flows and the dividend payment ability of the Company.

13. Revenues

a. Revenue from sale of goods

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

c. Financial income

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities.

For interest earned from loans, deferred payment, installment payment: income is recognized when earned and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

d. Turnovers of construction contract

Revenue from construction contracts are recognized in one of the two following cases:

- The construction contract defines that the contractor shall be entitled to payment basing on the progress: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was determined by contractors at the reporting time;
- The construction contract defines that the contractor shall be entitled to payment basing on finished volume: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was approved by customer.

When the result of the construction contract can not be estimated reliably, turnover from the construction contract recognized corresponding to the incurred costs that the reimbursement is relatively certain.

e. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was write off, unknown payables, gift in cash or non cash form...

14. Revenue deductions

The decrease adjustment of revenue shall be as follows:

- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the next period of consumption of products, goods and services:
 - + Record a decrease in revenue on the current financial statements if the revenue deductions incurr before reporting date;
 - + Record a decrease in revenue on the next financial statements if the revenue deductions incurr after reporting

Trade discount is the discount for customers whom bought large quantity of goods.

Sales rebate is the deduction to the buyer because products, goods are bad, degraded or improper as prescribed in Sales return are reflected the value of the products, goods which customer returns due to causes such as violations of economic contracts, bad, degraded, wrong category or improper goods.

15. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of good sold after deduction of compensation (if any), even these finished goods are not sold.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Year 2024****16. Financial expenses**

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

17. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

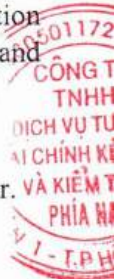
Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad debt provision; outsourcing expense and other cash expenses...

18. Current and deferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is the corporate income tax will be paid in future resulted from:

- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

V . NOTES TO FINANCIAL STATEMENT

Unit: VND

1 . CASH AND CASH EQUIVALENTS

	<u>Closing balance</u>	<u>Opening balance</u>
- Cash on hand	3,288,566,082 ✓	2,992,207,934 ✓
+ Cash on hand (VND)	3,288,566,082	2,992,207,934
<i>Head quarter</i>	186,497,939	326,276,129
<i>Nguyen Hue book center</i>	891,107,566	752,789,726
<i>Xuan Thu book center</i>	651,689,574	256,757,561
<i>Phu Nhuan book center</i>	622,779,816	622,185,000
<i>Gia Dinh book center</i>	729,291,106	713,970,467
<i>Ha Noi book center</i>	197,538,308	317,569,007
<i>Printing factory</i>	9,661,773	2,660,044
- Cash in banks	87,407,848,784	40,481,423,785
+ Cash in bank (VND)	87,034,642,246 ✓	39,398,133,545
+ Cash in bank (foreign currency)	373,206,538 ✓	1,083,290,240
- Cash in transit	-	1,063,693,200
Total	<u>90,696,414,866</u> ✓	<u>44,537,324,919</u> ✓

3 . TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
Short-term trade receivables		
<i>Head quarter</i>	23,433,168,430	17,894,068,779
<i>Nguyen Hue book center</i>	4,872,327,691	7,313,856,274
<i>Xuan Thu book center</i>	19,208,569,012	32,569,529,530
<i>Phu Nhuan book center</i>	4,961,799,080	10,094,349,126
<i>Gia Dinh book center</i>	7,903,669,834	4,745,680,221
<i>Ha Noi book center</i>	40,266,706,617	42,984,975,993
<i>E-commerce center</i>	3,394,448,197	1,789,785,441
<i>Printing factory</i>	15,072,686,498	11,040,182,096
Total	<u>119,113,375,359</u> ✓	<u>128,432,427,460</u> ✓

4 . PREPAYMENT TO SUPPLIERS

Short-term prepayment to suppliers	33,091,978,515 ✓	34,425,872,872 ✓
<i>Head quarter</i>	31,754,107,788	33,490,023,544
<i>Nguyen Hue book center</i>	71,588,746	10,013,256
<i>Xuan Thu book center</i>		
<i>Phu Nhuan book center</i>	764,111,600	491,904,683
<i>Gia Dinh book center</i>		
<i>Ha Noi book center</i>	35,622,243	17,908,000
<i>E-commerce center</i>	450,273,138	416,023,389
<i>Printing factory</i>	16,275,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

FINANCIAL INVESTMENTS

Held to maturity investments

	Closing balance		Opening balance	
	Historical cost	Book value	Historical cost	Book value
2. Short-term held to maturity investments				
- Term deposits	369,705,464,227	369,705,464,227	430,671,500,000	430,671,500,000
Total	369,705,464,227	369,705,464,227	430,671,500,000	430,671,500,000
13. Long-term held to maturity investments				
- Term deposits	-	-	13,500,000,000	13,500,000,000
Total	-	-	13,500,000,000	13,500,000,000



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

5 . OTHER RECEIVABLES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
5.1. Other short-term receivables				
- Advances	120,634,500	-	120,634,500	-
+ Head quarter	120,634,500	-	120,634,500	-
- Other receiveales	8,768,578,161	-	13,141,159	-
+ VETC	12,641,159	-	12,641,159	-
+ Other	500,000	-	500,000	-
+ Insurance company	8,755,437,002	-	-	-
Total	8,889,212,661 ✓	-	133,775,659 ✓	-

5.1. Other long-term receivables

- Deposits	29,865,293,076	-	26,139,560,306	-
+ Renting deposits	28,808,840,222	-	25,218,468,674	-
+ L/C	816,156,122	-	792,560,944	-
+ Electric deposits	240,296,732	-	128,530,688	-
Total	29,865,293,076 ✓	-	26,139,560,306 ✓	-

6 . BAD DEBTS

	Closing balance		Opening balance	
	Historical cost	Recoverable value	Historical cost	Recoverable value
+ Intelligent Foreign Language	(8,541,550)	-	(8,541,550)	-
+ Nguyen Thi Hong	(120,634,500)	-	(120,634,500)	-
Total	(129,176,050) ✓	-	(129,176,050) ✓	-

7 . INVENTORIES

	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	3,328,004,715	-	2,801,202,333	-
- Work in progress	8,783,121,942	-	7,789,700,216	-
- Goods	753,117,855,334	-	648,234,279,293	-
+ Head quarter	28,913,251,113	-	25,319,807,701	-
+ Nguyen Hue book center	140,618,028,074	-	114,745,464,612	-
+ Xuan Thu book center	173,960,273,467	-	161,812,469,337	-
+ Phu Nhuan book center	127,498,327,565	-	105,378,381,562	-
+ Gia Dinh book center	115,782,725,648	-	91,278,677,622	-
+ Ha Noi book center	166,345,249,467	-	149,699,478,459	-
Total	765,228,981,991 ✓	-	658,825,181,842 ✓	-

8 . PREPAID EXPENSES

	Closing balance	Opening balance
Short-term prepaid expenses		
- Renting expense	3,050,645,000	3,716,700,000
Total	3,050,645,000 ✓	3,716,700,000 ✓

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

10 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Item	Buildings, structures	Machinery, equipment	Transportation equipments, transmitters	Office equipment and furniture	Other tangible fixed assets	Total
Historical cost						
Opening balance	38,374,367,278	44,970,549,205	25,422,903,432	23,324,961,201	96,194,200	132,188,975,316
Increase	-	5,827,762,223	734,385,273	2,166,151,728	-	8,728,299,224
- Additions	-	5,827,762,223	734,385,273	2,166,151,728	-	8,728,299,224
- Other increases	-	-	-	-	-	-
Decrease	-	523,140,000	231,836,527	835,346,614	-	1,590,323,141
- Conversion into investment properties	-	-	-	-	-	-
- Disposals	-	523,140,000	231,836,527	835,346,614	-	1,590,323,141
- Other decreases	-	-	-	-	-	-
Closing balance	38,374,367,278	50,275,171,428	25,925,452,178	24,655,766,315	96,194,200	139,326,951,399
Accumulated depreciation						
Opening balance	25,071,870,662	40,209,262,049	21,398,366,936	19,059,865,671	96,194,200	105,835,559,518
Increase	1,425,267,480	4,968,060,175	2,852,617,676	2,774,960,021	-	12,020,905,352
- Depreciation	1,425,267,480	4,968,060,175	2,852,617,676	2,774,960,021	-	12,020,905,352
- Other increases	-	-	-	-	-	-
Decrease	-	523,140,000	231,836,527	835,346,614	-	1,590,323,141
- Disposals	-	523,140,000	231,836,527	835,346,614	-	1,590,323,141
- Other decreases	-	-	-	-	-	-
Closing balance	26,497,138,142	44,654,182,224	24,019,148,085	20,999,479,078	96,194,200	116,266,141,729
Net book value						
Opening balance	13,302,496,616	4,761,287,156	4,024,536,496	4,265,095,530	-	26,353,415,798
Closing balance	11,877,229,136	5,620,989,204	1,906,304,093	3,656,287,237	-	23,060,809,670

Note:

- Ending net book value of tangible fixed assets put up as collateral for loans

- Historical cost of fully depreciated tangible fixed assets at the end of the fiscal year: 89.271.832.316 VND

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

11 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

Item	Land use rights	Copyrights	Patents, inventions	Computer software	Other intangible fixed assets	Total
Historical cost						
Opening balance	9,523,080,000	-	-	3,414,159,360	-	12,937,239,360
Increase	-	-	-	45,000,000	-	45,000,000
- Additions	-	-	-	45,000,000	-	45,000,000
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Closing balance	9,523,080,000	-	-	3,459,159,360	-	12,982,239,360
Accumulated depreciation						
Opening balance	-	-	-	3,414,159,360	-	3,414,159,360
Increase	-	-	-	7,500,000	-	7,500,000
- Depreciation	-	-	-	7,500,000	-	7,500,000
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Closing balance	-	-	-	3,421,659,360	-	3,421,659,360
Net book value						
Opening balance	9,523,080,000	-	-	-	-	9,523,080,000
Closing balance	9,523,080,000	-	-	37,500,000	-	9,560,580,000

Note:

- Ending net book value of intangible fixed assets put up as collateral for loans :
- Historical cost of fully depreciated intangible fixed assets at the end of the fiscal year: 2.779.159.360 VND :
- Description of figures and other descriptions :

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

14 . TRADE PAYABLES

	Closing balance		Opening balance	
	Value	Recoverable value	Value	Recoverable value
17.1. Short-term trade payables				
Head quarter	454,238,849,471	454,238,849,471	435,443,778,705	435,443,778,705
Nguyen Hue book center	129,449,632,447	129,449,632,447	124,775,327,213	124,775,327,213
Xuan Thu book center	96,866,287,040	96,866,287,040	100,110,743,405	100,110,743,405
Phu Nhuan book center	122,855,992,522	122,855,992,522	115,895,683,492	115,895,683,492
Gia Dinh book center	107,966,051,524	107,966,051,524	95,313,816,863	95,313,816,863
Ha Noi book center	138,224,120,959	138,224,120,959	137,362,464,330	137,362,464,330
E-commerce center	31,519,446,205	31,519,446,205	33,041,045,929	33,041,045,929
Printing factory	10,356,459,080	10,356,459,080	8,526,113,521	8,526,113,521
Total	1,091,476,839,248	1,091,476,839,248	1,050,468,973,458	1,050,468,973,458

15 . PREPAYMENTS FROM CUSTOMERS

Short-term prepayments from customers

	Closing balance	Opening balance
Head quarter	13,278,151,698	13,055,441,445
Nguyen Hue book center	649,368,817	323,627,402
Xuan Thu book center	877,644,125	501,060,236
Phu Nhuan book center	39,272,000	285,419,850
Gia Dinh book center	22,153,000	30,214,465
Ha Noi book center	1,675,971,745	897,813,238
Printing factory	1,396,841,114	2,511,502,549
Total	17,939,402,499	17,605,079,185

TAXES AND OTHER PAYABLES TO THE STATE

	Opening balance	Payables in year	Paid in year	Closing balance
16 . Taxes and other payables to government budget				
Value added tax	3,698,947,970	26,564,209,342	27,096,077,312	3,167,080,000
Value added tax of import goods	-	4,123,749,906	4,123,749,906	-
Import tax	-	1,603,258,811	1,603,258,811	-
Corporate income tax	13,969,329,554	14,508,787,389	14,006,137,554	14,471,979,389
Personal income tax	5,189,372,724	15,695,176,631	14,211,728,970	6,672,820,385
Other taxes	-	2,587,697,242	2,587,697,242	-
Total	22,857,650,248	65,082,879,321	63,628,649,795	24,311,879,774
Taxes and other receivables from government budget				
Value added tax	-	135,910,838,083	135,910,838,083	-
Other taxes	-	1,077,287,064	1,077,287,064	-
Total	-	136,988,125,147	136,988,125,147	-

The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

17 . PAYABLES TO EMPLOYEES

	Closing balance	Opening balance
Payables to employees	68,965,496,292	70,491,777,954
Total	<u>68,965,496,292</u>	<u>70,491,777,954</u>

OTHER PAYABLES

	Closing balance	Opening balance
18 . Short-term other payables		
- Other short-term receivables	1,800,000	1,800,000
- Trade union fund	4,352,097,689	2,856,089,671
- SI, HI, UI	1,407,048	
- Short-term deposits	790,528,200	708,371,560
+ Uniform deposit - Head quarter	305,800,000	287,200,000
+ Dividends	455,172,235	391,958,095
+ Others	29,555,965	29,213,465
Total	<u>5,145,832,937</u>	<u>3,566,261,231</u>

20 . Long-term other payables

- Long-term deposits	706,662,604	199,386,560
Total	<u>706,662,604</u>	<u>199,386,560</u>

19 . BONUS AND WELFARE FUND

	Closing balance	Opening balance
Bonus and welfare fund	27,617,722,207	13,118,410,546
Total	<u>27,617,722,207</u>	<u>13,118,410,546</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

21 . OWNER'S EQUITY

a) Change in owner's equity

	Contributed capital	Development and investment funds	Undistributed profit after tax	Total
	(1)	(2)	(3)	(4)=(1)+(2)+(3)
Previous opening balance	127,514,620,000	14,418,231,386	32,009,887,726	173,942,739,112
- Profits in previous year	-	-	55,767,970,218	55,767,970,218
- Increase in capital in previous	-	8,155,034,610	-	8,155,034,610
- Other increases	-	-	-	-
- Decrease in capital in previous	-	-	-	-
- Funds distribution				
+ <i>Bonus and welfare fund</i>	-	-	(9,094,075,870)	(9,094,075,870)
+ <i>Development and</i>	-	-	(8,155,034,610)	(8,155,034,610)
- Dividends or profits	-	-	(19,127,193,000)	(19,127,193,000)
- Other decreases	-	-	(1)	(1)
Previous closing balance	127,514,620,000	22,573,265,996	51,401,554,464	201,489,440,460
(Current opening balance)				
- Profits in current year	-	-	56,698,999,555	56,698,999,555
- Increase in capital in current	-	16,730,391,065	-	16,730,391,065
year				
- Other increases	-	-	-	-
- Decrease in capital in previous	-	-	-	-
- Funds distribution				
+ <i>Bonus and welfare fund</i>	-	-	(15,615,031,661)	(15,615,031,661)
+ <i>Development and</i>	-	-	(16,730,391,065)	(16,730,391,065)
- Dividends or profits	-	-	(22,952,631,600)	(22,952,631,600)
- Other decreases	-	-	-	-
Current closing balance	127,514,620,000	39,303,657,061	52,802,499,693	219,620,776,754

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

b) Details of contributed capital

		Closing balance	Opening balance
- State investment capital	30.50%	38,888,480,000	38,888,480,000
- Others	69.50%	88,626,140,000	88,626,140,000
Total	100.00%	127,514,620,000 ✓	127,514,620,000 ✓

c) Capital transactions with owners and distribution of dividends or profits

	Year 2024	Year 2023
- Owner's invested equity		
+ Opening capital	127,514,620,000 ✓	127,514,620,000 ✓
+ Increase in capital during the fiscal year	-	-
+ Decrease in capital during the fiscal year	-	-
+ Opening capital	127,514,620,000	127,514,620,000

d) Shares

	Closing balance	Opening balance
- Number of shares registered issuance	12,751,462	12,751,462
- Number of shares sold to public market	12,751,462	12,751,462
+ Common shares	12,751,462	12,751,462
+ Preference shares	-	-
- Number of shares repurchased (treasury shares)	-	-
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	12,751,462	12,751,462
+ Common shares	12,751,462	12,751,462
+ Preference shares	-	-

* Par value of shares outstanding: 10.000 VND / share

d) Dividends

- Declared dividends after the fiscal year-end	22,952,631,600 ✓
- Dividends on accumulated preference shares not recorded:	

e) Funds

	Closing balance	Opening balance
- Development and investment funds	39,303,657,061 ✓	22,573,265,996 ✓
- Bonus and welfare fund	27,617,722,207 ✓	13,118,410,546 ✓

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

22 . OFF-BALANCE SHEET ACCOUNTS

a) Operating leased assets

b) Assets held under a trust

c) Foreign currency

- USD

- GBP

- EUR

- AUD

27.4. Precious metal, jewels

27.5. Doubtful debts written-offs

	Closing balance	Opening balance
USD	5,075.63 ✓	44,952.05 ✓
GBP	151.74 ✓	
EUR	1.00 ✓	
AUD	15,002.88 ✓	
	1,845,039,033 ✓	1,845,039,033 ✓



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

VI . NOTES TO INCOME STATEMENT

Unit: VND

1 . REVENUES FROM SALES AND SERVICES RENDERED

1.1. Revenues

- Revenues from goods sold

Total

Year 2024	Year 2023
4,002,997,433,474	3,901,523,388,086
4,002,997,433,474	3,901,523,388,086

2 . REVENUE DEDUCTIONS

- Commercial discounts

- Sales rebates

- Sales returns

Total

Year 2024	Year 2023
346,493,000	184,027,863
463,427,292	50,440,427
9,649,207,622	9,991,010,897
10,459,127,914	10,225,479,187

3 . COST OF GOODS SOLD

- Costs of goods sold

Total

Year 2024	Year 2023
2,999,195,105,854	2,963,321,342,733
2,999,195,105,854	2,963,321,342,733

4 . FINANCIAL INCOME

- Interest income

- Dividends or distributed profits

- Realized gain from foreign exchange difference

- Others

Total

Year 2024	Year 2023
26,334,230,670	24,481,645,944
337,850,000	405,420,000
1,505,107,563	1,578,415,128
-	58,272
28,177,188,233	26,465,539,344

5 . FINANCIAL EXPENSES

- Realized loss from foreign exchange difference

Total

Year 2024	Year 2023
63,416,794	12,843,210
63,416,794	12,843,210

6 . OTHER INCOME

- Proceeds from disposals of fixed assets

- Commissions

- Others

Total

Year 2024	Year 2023
149,074,075	80,348,621
1,077,757,952	1,613,428,055
202,881,800	294,274,209
1,429,713,827	1,988,050,885



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

7 . OTHER EXPENSES

	Year 2024	Year 2023
- Others	417,477	1,305,587
Total	417,477	1,305,587

8 . SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

	Year 2024	Year 2023
8.1. Selling expenses		
- Labour costs and staff costs	460,655,082,522	434,437,000,242
- Others	400,274,305,655	373,070,398,520
Total	860,929,388,177	807,507,398,762
8.2. General administration expenses		
- Labour costs and staff costs	50,940,656,688	46,234,011,613
- Others	39,808,435,686	32,900,489,451
Total	90,749,092,374	79,134,501,064

9 . PRODUCTION AND BUSINESS COSTS BY ELEMENT

	Year 2024	Year 2023
- Packing material costs	3,096,579,441,728	3,058,671,803,839
- Labour costs and staff costs	546,666,987,672	512,874,888,207
- Depreciation	12,028,405,352	13,781,769,041
- External services	357,718,150,360	322,340,135,483
- Others	98,672,106,915	90,471,341,937
Total	4,111,665,092,027	3,998,139,938,507

10 . CURRENT INCOME TAX EXPENSES

	Year 2024	Year 2023
- Total accounting profit before tax	71,207,786,944	69,774,107,772
- Increase/(decrease) of accounting profit to determine profit subject to corporate income tax		
+ Increase adjustments	674,000,000	662,000,000
+ Decrease adjustments	337,850,000	405,420,000
Dividends's Fabico	337,850,000	405,420,000
- Loss on previous year	-	-
- Total taxable income	71,543,936,944	70,030,687,772
- Estimated corporate income tax payable	14,508,787,389	14,006,137,554
+ CIT under ordinary tax rate	14,508,787,389	14,006,137,554

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

VII . NOTES TO CASH FLOW STATEMENT

1 . Non-monetary transactions affecting cash flows statement in the future

- Purchasing assets by receiving direct debts or finance lease: None
- Purchasing enterprises by issuing shares: None
- Converting debts into owner's equity: None
- Other nonmonetary transactions: None

2 . Cash and cash equivalents held by the Company without use

Value and reasons for unused cash and cash equivalents held by the Company due to legal restrictions or other

3 . Proceeds from borrowings during the fiscal year: 0

4 . Payments on principla during the fiscal year: 0 VND

VIII . OTHER INFORMATION

1 . Potential debts, commitments and other financial information: none

2 . Events occurring after the end of fiscal year: none

3 . Relevant entity information

3.1. Relevant entity

Relevant party	Relationship
----------------	--------------

Binh Duong Cultural & Trading Subsidiary Joint Stock Company	
-----------------------------------------------------------------	--

3.2. Transaction of relevant entity

- Income of the Board of Management and Directors are as follows:

	Year 2024
Remuneration, bonus of the Board of the Management	2,828,000,000



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

5. FINANCIAL RISK MANAGEMENT

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company has loans and other receivables, trade and other receivables, and cash and short-term deposits that arise directly from its operations. The Company also hold available-for-sale investment.

The Company is exposed to market risk, credit risk and liquidity risk.

Risk management is integral to the whole business of the Group. The Company has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The management continually monitors the Company's risk management process to ensure that an appropriate balance between risk and control is achieved.

The Board of Directors consider and apply management policies for these risks as follows:

5.1. Market risk

Market risk is the risk that the fair value or cash flows in the future of a financial instrument will fluctuate due to changes in the market prices. The market risks include foreign currency risk, interest risk and material price risk. Financial instruments affected by market risk include loans, common bonds, convertible bonds, deposits and financial investments.

The sensitivity analyses below are on the basis of net debt value, the ratio between debt at fixed interest rates and loans at floating interest rates unchanged.

a. Foreign currency risk

Foreign currency risk is the risk that the fair value or cash flows of a financial instrument will fluctuate due to changes in exchange rate. Foreign currency risks of the Company are mainly related to the the Company's operations (when revenue or expenses derived from foreign currencies have difference of the Company's the functional currency).

Foreign currency sensitivity

Since the Company is established and operating in Vietnam where the reporting currency is Vietnam dong. Besides, the currency transactions of the Company is Vietnam dong. Hence, foreign currency risk of the Company is not material. At the end of the fiscal year, the Company has negligible balance in foreign currencies, the Company did not perform a sensitive analysis for foreign currency.

Assuming all other variables unchanged, the volatility of the profit before tax and equity of the Company for the change of the exchange rate as follows:

b. Interest rate risk

Interest rate risk is the risk that the fair value or cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The Company's interest rate risk substantially relates to term deposits and loans at floating interest rates. The Company controls the interest rate risk by analyzing the market situation in order to give best rate.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

The Company did not perform a sensitive analysis on interest rate risk because changes in interest rates at the reporting date are not insignificant.

c. Price risk

Share price risk:

The listed and non-listed shares are affected by the market risk arising from uncertainty value in the future, hence provisions for investment have increased or decreased. The Company manage share price risk by setting investment limit. The Board of Directors also consider and approve investment decision in shares.

The Company will analyze and present the sensitivity due to the impact of fluctuation in share price to operating results when they has instructions by the Authorities.

Property price risk:

The Company has identified risks related to the real estate investment list as follows:

- The cost of the developing project may increase if there has a delay in the planning. To reduce this risk, the Company hires consultants in the project planning.
- The risk of fair value of real estate investment list due to the fundamentals of the market and buyers.

5.2. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

a. Trade receivables

The Company minimizes credit risk by dealing only with the customers that have good financial resources. Besides, the accountants follow up the account receivables regularly to speed up the recovery. Trade receivables of the Company are related to various entities and therefore the credit risk exposed from trade receivables is low.

b. Cash in bank

Most of the Company's cash in bank is in the large and trusted banks in Vietnam. Credit risk to this balance at the bank is managed by the treasury department of the Company in accordance with Company policy. The Company does not realize any material credit risk to this cash in bank.

5.3. Liquidity risk

Liquidity risk is the risk that Company will encounter difficulty in meeting obligations associated with financial liabilities. The Company's liquidity risk mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The Board of Directors is responsible for managing liquidity risk. The most major payables are secured by deposits, receivables and short-term assets. The Company did not perform a sensitive analysis on liquidity risks because concentration on liquid risks are low.

The Company's approach to control this risk: regularly following up the currency payment requests as well as estimated payment requests in the future to maintain an appropriate amount of cash and loans, supervising the cash flows actually arisen in comparison with estimation to minimize the effect of the changes in the cash flows to the Company.

The below table summarizes the maturity profile of the Company's financial liabilities based on contractual discounted payments:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Year 2024

	< 1 year	01 - 05 years	> 5 years	Total
Closing balance				
Trade payables	1,091,476,839,248 /	-	-	1,091,476,839,248 /
Prepayments from customers	17,939,402,499 /	-	-	17,939,402,499 /
Payables to employees	68,965,496,292 /	-	-	68,965,496,292 /
Other payables	5,145,832,937 /	706,662,604 /	-	5,852,495,541 /

The Company believe that the concentration on liquidity risk of loan payment is low. The Company is able to pay the debts to due from cash flow from operating activities and proceeds from the financial assets to maturity.

Collaterals

In Notes to financial statements, the Company has collateral for loans given to or received from other entities in their transactions.

6. GOING-CONCERN ASSUMPTION

No events had been caused to make serious doubts about the operating continuously and the Company does not intend and are forced to stop working, or significantly narrowed scale of operation.

7. COMPARATIVE FIGURES

The comparative figures are those taken from the accounts for the fiscal year 2023, ended as at 31/12/2023 which were audited by Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS).

Prepared by



Huynh Thi Ngoc Linh


Chief Accountant



Le Thi Thu Huyen

Prepared January 22, 2025

Chairman



Pham Minh Thuan

CÁC LĨNH VỰC HOẠT ĐỘNG CỦA AASCS:

1. DỊCH VỤ KIỂM TOÁN:

- Kiểm toán báo cáo tài chính.
- Kiểm toán vì mục đích thuế.
- Kiểm toán hoạt động - tuân thủ - nội bộ.
- Kiểm toán quyết toán vốn đầu tư công trình xây dựng cơ bản hoàn thành.
- Kiểm toán báo cáo quyết toán dự án hoàn thành.
- Kiểm toán xác định giá trị doanh nghiệp.
- Soát xét báo cáo tài chính.
- Kiểm toán các thông tin tài chính.

2. DỊCH VỤ KẾ TOÁN:

- Dịch vụ ghi sổ kế toán và lập báo cáo tài chính.
- Dịch vụ báo cáo thuế.
- Xây dựng các mô hình tổ chức bộ máy & tổ chức công tác kế toán.

3. DỊCH VỤ TƯ VẤN:

- Tư vấn xác định giá trị doanh nghiệp.
- Tư vấn cổ phần hóa: xây dựng phương án cổ phần hóa, phương án kinh doanh, Điều lệ công ty, tư vấn tổ chức đại hội cổ đông, quyết toán chi phí cổ phần hóa.
- Tư vấn thuế.
- Tư vấn quản lý doanh nghiệp.
- Tư vấn tài chính - kế toán, phân tích tài chính.

4. ĐÀO TẠO NHÂN VIÊN VÀ CÁC DỊCH VỤ KHÁC:

- Tổ chức các khóa học bồi dưỡng nghiệp vụ tài chính, kế toán, kiểm toán, quản trị doanh nghiệp, ứng dụng tin học trong công tác kế toán.
- Cung cấp và hướng dẫn sử dụng phần mềm kế toán.
- Cung cấp các văn bản pháp qui, các thông tin kinh tế - tài chính, sổ sách biểu mẫu, chứng từ.
- Hỗ trợ tuyển dụng nhân viên.

WIDE RANGE OF AASCS SERVICES:

1. AUDITING SERVICES:

- Audit of financial statements;
- Audit for taxation;
- Audit of operation - conformity - internal;
- Audit of the final accounts of basic construction investment;
- Audit of the completed projects final accounts;
- Audit of assets valuation for enterprises;
- Review of financial statements;
- Audit of financial information.

2. ACCOUNTING SERVICES:

- Recording the accounts and financial statements services;
- Taxation reports services;
- Establishment of the organizational kinds of apparatus & accounting.

3. CONSULTANCY SERVICES:

- Consultancy of assets valuation for enterprise;
- Consultancy of privatization: founding the privatized plan, business plan, company regulations, holding the shareholder's meeting, final accounts of privatization expenditure;
- Consultancy of taxation;
- Consultancy of business management;
- Consultancy of finance - accounting, financial analysis.

4. STAFF TRAINING AND OTHER SERVICES:

- Launching the development courses of finance, accounting, auditing, business management, and courses of informatics applications in accounting;
- Provision and introductions to use the accounting software;
- Providing the statutory documents, economic financial information, books, vouchers;
- Assisting in staffs recruitment.