

FINANCIAL STATEMENTS

Quarter III/2025

SAO THANG LONG INVESTMENT JOINT STOCK COMPANY



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BALANCE SHEET

As at 30 September 2025

Unit: VND

ASSETS	Code	Notes	30/09/2025	01/01/2025
A. CURRENT ASSETS	100		6.251.495.342	4.352.647.805
I. Cash and cash equivalents	110	V.1	2.998.652.699	1.686.599.228
1. Cash	111		2.998.652.699	1.686.599.228
II. Short-term financial investments	120	V.2	1.553.160.111	1.732.166.040
1. Trading securities	121		5.011.980.754	5.011.980.754
2. Provision for devaluation of trading securities	122		(3.458.820.643)	(3.279.814.714)
III. Short-term receivables	130		1.555.958.323	818.112.854
1. Short-term trade receivables	131	V.3	306.457.800	306.457.800
2. Short-term prepayments to suppliers	132	V.4	42.426.675	81.000.000
3. Other short-term receivables	136	V.6	1.207.073.848	430.655.054
IV. Other current assets	150		143.724.209	115.769.683
1. Short-term prepaid expenses	151	V.7	5.956.820	2.568.182
2. Deductible value added tax	152		137.767.389	113.201.501
B. LONG-TERM ASSETS	200		395.833.237.355	396.190.113.484
I. Long-term receivables	210		31.000.676.403	31.000.000.000
1. Long-term loan receivables	215	V.5	31.000.676.403	31.000.000.000
II. Long-term financial investments	250	V.2	364.820.456.574	365.169.095.443
1. Investments in joint ventures, associates	252		310.155.998.833	310.155.998.833
2. Equity investment in other entities	253		56.000.000.000	56.000.000.000
3. Provision for long-term financial investments	254		(1.335.542.259)	(986.903.390)
III. Other long-term assets	260		12.104.378	21.018.041
1. Long-term prepaid expenses	261	V.7	12.104.378	21.018.041
TOTAL ASSETS	270		402.084.732.697	400.542.761.289

BALANCE SHEET

As at 30 September 2025

Unit: VND

RESOURCES	Code	Notes	30/09/2025	01/01/2025
C. LIABILITIES	300		1.029.430.030	1.529.347.574
I. Current liabilities	310		1.029.430.030	1.529.347.574
1. Short-term trade payables	311	V.8	185.434.646	221.661.270
2. Taxes and payables to the State	313	V.9	297.565.634	664.451.117
3. Payables to employees	314		193.714.000	313.069.749
4. Other short-term payables	319	V.10	352.715.750	330.165.438
D. OWNER'S EQUITY	400		401.055.302.667	399.013.413.715
I. Owner's equity	410	V.11	401.055.302.667	399.013.413.715
1. Owner's contributed capital	411		323.000.000.000	323.000.000.000
- Common shares with voting rights	411a		323.000.000.000	323.000.000.000
2. Share premium	412		113.603.333	113.603.333
3. Treasury shares	415		(437.449.533)	(437.449.533)
4. Investment and Development Fund	418		291.971.737	291.971.737
5. Retained earnings	421		78.087.177.130	76.045.288.178
- Retained earnings accumulated to the end of the previous period	421a		75.537.187.514	73.916.844.394
- Retained earnings of the current period	421b		2.549.989.616	2.128.443.784
TOTAL RESOURCES	440		402.084.732.697	400.542.761.289

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Tran Quoc Thuan

GENERAL DIRECTOR



Ngo Van Phuong

Ninh Binh, 20 October 2025

SAO THANG LONG INVESTMENT JOINT STOCK COMPANY
INCOME STATEMENT
Quarter III/2025

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Unit: VND

ITEMS	Code	Notes	Quarter III/2025	Quarter III/2024	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
1. Revenue from goods sold and services rendered	01	VI.1	-	15.000.000	-	490.756.800
2. Net revenue from goods sold and services rendered	10		-	15.000.000	-	490.756.800
3. Cost of goods sold	11	VI.2	-	2.727.273	-	384.289.119
4. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		-	12.272.727	-	106.467.681
5. Financial income	21	VI.3	950.207.392	283.932	4.193.477.545	1.306.381.635
6. Financial expenses	22	VI.4	26.167.749	142.249.164	527.644.798	444.787.808
<i>In which: Interest expense</i>	23		-	147.575.343	-	147.575.343
7. Selling expenses	25		-	-	-	-
8. General & administration expenses	26	VI.5	475.265.032	875.518.222	1.894.358.235	1.893.365.519
9. Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		448.774.611	(1.005.210.727)	1.771.474.512	(925.304.011)
10. Other income	31	VI.6	1.100.465.958	2.835.190.830	1.100.715.958	4.865.625.863
11. Other expenses	32	VI.7	26.703.723	891.536.462	27.947.945	891.538.128
12. Other profit (40 = 31 - 32)	40		1.073.762.235	1.943.654.368	1.072.768.013	3.974.087.735
13. Total accounting profit before tax (50 = 30 + 40)	50		1.522.536.846	938.443.641	2.844.242.525	3.048.783.724
14. Current Corporate income tax expense	51	VI.9	294.252.909	365.996.021	294.252.909	648.064.371
15. Deferred Corporate income tax expense	52		-	-	-	-
16. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		1.228.283.937	572.447.620	2.549.989.616	2.400.719.353
17. Basic earnings per share	70		38,1	17,8	79,1	74,5

PREPARER

Phuong

Nguyen Thi Phuong

CHIEF ACCOUNTANT

Tran

Tran Quoc Thuan

DIRECTOR

Ninh Binh, 20 October 2025

Ngô Văn Phương

Notes to the financial statements are an integral part of this report

CASH FLOW STATEMENT

(Under indirect method)

Quarter III/2025

Unit: VND

ITEMS	Code	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
I. CASH FLOW FROM OPERATING ACTIVITIES			
1. Profit before tax	01	2.844.242.525	3.048.783.724
2. Adjustments for:			
- Provision	03	527.644.798	(60.903.699)
- Gain/loss from investing activities	05	(4.193.477.545)	(283.932)
- Interest expense	06	-	147.575.343
3. Operating profit before changes in working capital	08	(821.590.222)	3.135.171.436
- Increase (-), decrease (+) in receivables	09	56.007.937	(665.155.452)
- Increase (+), decrease (-) in payables (Other than interest payable, Corporate income tax payable)	11	(187.824.912)	3.531.907.323
- Increase (-), decrease (+) in prepaid expenses	12	5.525.025	16.709.166
- Interest expense paid	14	-	(362.051.507)
- Corporate income tax paid	15	(642.345.541)	(6.056.781.555)
Net cash flow from operating activities	20	(1.590.227.713)	(400.200.589)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Loans granted, purchases of debt instruments of other entities	23	(1.900.000.000)	-
2. Collection of loans, proceeds from sales of debt instruments of other entities	24	1.899.323.597	-
3. Interest, dividends and profits received	27	3.375.058.251	283.932
Net cash flow from investing activities	30	3.374.381.848	283.932
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Dividends and profits paid to owners	36	(472.100.664)	-
Net cash flow from financing activities	40	(472.100.664)	-
Net cash flow during the period (50 = 20+ 30 + 40)	50	1.312.053.471	(399.916.657)
Cash and cash equivalents at the beginning of the period	60	1.686.599.228	492.754.421
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	2.998.652.699	92.837.764

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Tran Quoc Thuan

GENERAL DIRECTOR



Ngo Van Phuong

Ninh Binh, 20 October 2025

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment:**

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

After the merger, it was located at: 13 Minh Khai, Nam Dinh Ward, Ninh Binh Province, Vietnam

The Company's registered charter capital is VND 323,000,000,000, the contributed charter capital as at 30 September 2025 is VND 323,000,000,000.

2. Business lines

The Company's principal activities are:

- Wholesale of other household goods: Wholesale of textbooks, other books, and stationery; Wholesale of educational equipment, teaching aids, maps, CDs and other educational publications;
- Retail sale of books, newspapers, magazines and stationery in specialized stores;
- Publishing books;
- Publishing of newspapers, magazines and periodicals;
- Wholesale of beverages.

3. Normal operating cycle

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

4. The total number of employees to 30 September 2025: 08 persons.**5. Enterprise structure****5.1. List of subsidiaries**

List of affiliated units without legal status and dependent accounting

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

5.2. As at 30 September 2025, the Company has two (02) associates as follows:

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

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

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

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The financial year of the Company begins on 01 January and ends on 31 December annually.

2. Currency unit used in accounting

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

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

The Company applies the Vietnamese Corporate Accounting Regime under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance on amending, supplementing a number of articles of Circular No. 200/2014/TT-BTC

2. Disclosure of compliance with Vietnamese Accounting Standards and regime

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

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

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

Cash comprises cash on hand, demand deposit.

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

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

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

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

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

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

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

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

Principles for recording equity investments in other entities

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

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

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

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

3. Principle for recording trade receivables and other receivables

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

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

NOTES TO THE FINANCIAL STATEMENTS*Quarter III/2025**Unit: VND*

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

4. Principles for recording prepaid expenses

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

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

5. Principles for recording liabilities

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

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

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

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

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

6. Principles for recording borrowings

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

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

7. Principles for recording accrued expenses

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

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

NOTES TO THE FINANCIAL STATEMENTS*Quarter III/2025**Unit: VND***8. Principles of recording owner's equity****Principles for recording owner's contributed capital**

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

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

Principles for recording undistributed profit:

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

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

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

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

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

Principles and methods for recording financial income

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

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

- Interest income is recognized based on time and actual interest rates in each period.
- Royalties are recognized on an accrual basis in accordance with the contract.

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

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

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

10. Principles and methods of recording the cost of goods sold

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

11. Principles and methods for recording financial expenses

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

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

12. Principles for accounting General and administrative expenses

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

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

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

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

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

14. Related parties

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



NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

1. Cash and cash equivalents

	30/09/2025	01/01/2025
Cash	2.998.652.699	1.686.599.228
Cash on hand	1.410.964.064	32.511.250
Demand deposits	1.587.688.635	1.654.087.978
Total	2.998.652.699	1.686.599.228

2. Financial investments

Trading securities

	30/09/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	5.011.980.754	(3.458.820.643)	5.011.980.754	(3.279.814.714)
Petrolvietnam Oil Nam Dinh Joint Stock Company - Securities code: PND (*)	5.011.980.754	(3.458.820.643)	5.011.980.754	(3.279.814.714)
Total	5.011.980.754	(3.458.820.643)	5.011.980.754	(3.279.814.714)

(*) Petrolvietnam Oil Nam Dinh Joint Stock Company's shares: 231,573 shares worth VND 5,011,980,754. The Company makes provision for the devaluation of securities based on the average reference price over the last 30 consecutive trading days, as follows:

	Number of shares	Cost	Average reference price over the last 30 consecutive trading days	Provision
Petrolvietnam Oil Nam Dinh Joint Stock Company - Securities code: PND	231.573	21.643	6.707	3.458.820.643

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

2. Financial investments

	30/09/2025			01/01/2025		
	Cost	Provision	Fair value	Cost	Provision	Fair value
- Investments in joint ventures, associates	310.155.998.833	(1.335.542.259)		310.155.998.833	(986.903.390)	
Cho Mo Joint Stock Company	306.127.500.000	(1.335.542.259)	(*)	306.127.500.000	(986.903.390)	(*)
Nam Dinh Educational Book and Equipment Joint Stock Company	4.028.498.833	-	(*)	4.028.498.833	-	(*)
- Equity investment in other entities	56.000.000.000	-		56.000.000.000	-	
Vinaconex Trading Development Joint Stock Company	56.000.000.000	-	(*)	56.000.000.000	-	(*)
Total	366.155.998.833	(1.335.542.259)		366.155.998.833	(986.903.390)	

Detailed information about the Company's subsidiaries, joint ventures, associates, and other company as at 30 September 2025 is as follows:

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

(*) The company has not determined the fair value of these financial investments, since Vietnamese Accounting Standards and Corporate accounting regimes do not provide specific guidance.

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

3. Trade receivables	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
Short-term	306.457.800	-	306.457.800	-
Street Coffe Trading and Service Joint Stock Company	306.457.800	-	306.457.800	-
4. Prepayments to suppliers	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
Short-term	42.426.675	-	81.000.000	-
Branch of Moore AISC Auditing and Informatics Services Co., Ltd	-	-	81.000.000	-
NVA Auditing Co., Ltd	37.500.000	-	-	-
Others	4.926.675	-	-	-
Total	42.426.675	-	81.000.000	-
5. Loan receivables	30/09/2025		01/01/2025	
Long-term	Value	Provision	Value	Provision
Cho Mo Joint Stock Company	31.000.676.403	-	31.000.000.000	-
Total	31.000.676.403	-	31.000.000.000	-
6. Other receivables	30/09/2025		01/01/2025	
Short-term	Value	Provision	Value	Provision
Cho Mo Joint Stock Company	862.937.387	-	44.518.593	-
Nam Dinh Educational Book and Equipment Joint Stock Company	339.136.461	-	381.136.461	-
Deposits, collaterals	5.000.000	-	5.000.000	-
Total	1.207.073.848	-	430.655.054	-
Receivables from related parties				
Cho Mo Joint Stock Company	862.937.387	-	44.518.593	-
Nam Dinh Educational Book and Equipment Joint Stock Company	339.136.461	-	381.136.461	-

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

7. Prepaid expenses	30/09/2025		01/01/2025	
Short-term prepaid expenses	5.956.820		2.568.182	
Tools and instruments waiting for allocation	5.956.820		2.568.182	
Long-term prepaid expenses	12.104.378		21.018.041	
Tools and instruments waiting for allocation	12.104.378		21.018.041	
Total	18.061.198		23.586.223	

8. Trade payables	30/09/2025		01/01/2025	
	Value	Recoverable amount	Value	Recoverable amount
Short-term	185.434.646	185.434.646	221.661.270	221.661.270
Cho Mo Joint Stock Company	180.718.030	180.718.030	180.718.030	180.718.030
Nam Dinh Educational Book and Equipment Joint Stock Company	-	-	33.000.000	33.000.000
Others	4.716.616	4.716.616	7.943.240	7.943.240
Total	185.434.646	185.434.646	221.661.270	221.661.270

Payables to related parties				
Nam Dinh Educational Book and Equipment Joint Stock Company	-	-	33.000.000	33.000.000
Cho Mo Joint Stock Company	180.718.030	180.718.030	180.718.030	180.718.030
Total	180.718.030	180.718.030	213.718.030	213.718.030

9. Taxes and payables to the State	01/01/2025	Payables in the period	Paid in the period	30/09/2025
Payables				
Corporate income tax	642.345.542	294.252.909	642.345.542	294.252.909
Personal income tax	22.105.575	98.131.766	116.924.616	3.312.725
Other types of tax	-	4.000.000	4.000.000	-
Total	664.451.117	396.384.675	763.270.158	297.565.634

10. Other payables	30/09/2025		01/01/2025	
Short-term				
Trade union fee	59.791.000		44.065.000	
Deposits, collaterals	270.924.750		270.924.750	
Other payables	22.000.000		15.175.688	
Total	352.715.750		330.165.438	

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

11. Owner's equity

a. Comparison table for changes in owner's equity

Items	Owner's contributed capital	Share premium	Investment and Development Fund	Treasury shares	Undistributed profit after tax	Total
Year 2024						
Balance as at 01/01/2024	323.000.000.000	113.603.333	291.971.737	(437.449.533)	73.916.844.394	396.884.969.931
Profit	-	-	-	-	2.128.443.784	2.128.443.784
Balance as at 31/12/2024	323.000.000.000	113.603.333	291.971.737	(437.449.533)	76.045.288.178	399.013.413.715
Year 2025						
Balance as at 01/01/2025	323.000.000.000	113.603.333	291.971.737	(437.449.533)	76.045.288.178	399.013.413.715
Profit	-	-	-	-	2.549.989.616	2.549.989.616
Board of Directors' remuneration	-	-	-	-	(508.100.664)	(508.100.664)
Balance as at 30/9/2025	323.000.000.000	113.603.333	291.971.737	(437.449.533)	78.087.177.130	401.055.302.667

These notes are an integral part of the financial statements



NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

14. Owners' equity (continued)

b. Owner's equity in detail	Capital contribution ratio	30/09/2025	01/01/2025
Shareholders	100,00%	323.000.000.000	323.000.000.000
Total	100%	323.000.000.000	323.000.000.000
c. Capital transactions with owners and distribution of dividends, profits		30/09/2025	01/01/2025
Owner's contributed capital		323.000.000.000	323.000.000.000
<i>At the beginning of the period</i>		<i>323.000.000.000</i>	<i>323.000.000.000</i>
<i>At the end of the period</i>		<i>323.000.000.000</i>	<i>323.000.000.000</i>
Distributed dividends, profit		-	-
d. Shares		30/09/2025	01/01/2025
Number of registered shares		32.300.000	32.300.000
Number of registered shares sold out to public		32.300.000	32.300.000
<i>Common shares</i>		<i>32.300.000</i>	<i>32.300.000</i>
Number of treasury shares		81.000	81.000
<i>Common shares</i>		<i>81.000</i>	<i>81.000</i>
Number of shares in circulation		32.219.000	32.219.000
<i>Common shares</i>		<i>32.219.000</i>	<i>32.219.000</i>
<i>Par value of share in circulation: VND/share.</i>		<i>10.000</i>	<i>10.000</i>
e. Enterprise's funds		30/09/2025	01/01/2025
Investment and Development Fund		291.971.737	291.971.737
Total		291.971.737	291.971.737

* Purpose of creating and utilizing funds

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

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

	From 01/7/2025 to 30/9/2025	From 01/7/2024 to 30/9/2024
1. Revenue from goods sold and services rendered		
Revenue from services rendered	-	15.000.000
Total	-	15.000.000
2. Cost of goods sold		
Cost of services rendered	-	2.727.273
Total	-	2.727.273
3. Financial income		
Interest income from loans, deposits	950.207.392	283.932
Total	950.207.392	283.932

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

	From 01/7/2025 to 30/9/2025	From 01/7/2024 to 30/9/2024
4. Financial expenses		
Interest expense	-	147.575.343
Provision/Reversal of provision	26.167.749	(5.326.179)
Total	26.167.749	142.249.164
5. General and administrative expenses		
Staff cost	429.129.712	726.122.806
Office Supplies Expenses	6.789.453	2.472.222
External services	38.845.867	145.785.319
Other Cash Expenses	500.000	1.137.875
Total	475.265.032	875.518.222
6. Other income		
Penalties for late payment	-	2.835.190.830
Contractual penalty interest	1.100.000.000	-
Others	465.958	-
Total	1.100.465.958	2.835.190.830
7. Other expenses		
Penalties for administrative violations, late tax payments	26.562.823	891.536.462
Others	140.900	-
Total	26.703.723	891.536.462
8. Business costs by factor		
Raw Materials	6.789.453	2.472.222
Labor cost	429.129.712	726.122.806
External services	38.848.680	145.785.319
Other Cash Expenses	500.000	1.137.875
Total	475.267.845	875.518.222
9. Current Corporate income tax expense		
1. Total accounting profit before tax	1.522.536.846	938.443.641
a. Adjustments to increase	26.703.723	891.536.462
- Non-deductible expenses	26.703.723	891.536.462
b. Adjustments to decrease	-	-
2. Loss carryforward	77.976.026	-
3. Assessable income	1.471.264.543	1.829.980.103
4. Corporate Income Tax rate	20%	20%
Total current corporate income tax expense	294.252.909	365.996.021

NOTES TO THE FINANCIAL STATEMENTS*Quarter III/2025**Unit: VND***10. Financial risk management policies and objectives**

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

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

10.1 Market risk

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

Interest rate risk

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

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

Foreign exchange risk

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

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

10.2 Credit risk

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

Trade receivables

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

Bank deposits

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

10.3 Liquidity risk

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

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

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

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

As at 30 June 2025	<i>Less than 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Trade payables	185.434.646	-	-	185.434.646
Other payables	292.924.750	-	-	292.924.750
Total	478.359.396	-	-	478.359.396
As at 01 January 2025				
Trade payables	221.661.270	-	-	221.661.270
Other payables	286.100.438	-	-	286.100.438
Total	507.761.708	-	-	507.761.708

The Company has the ability to access capital sources and loans that are due within 12 months can be renewed with existing lenders.

Secured assets

The Company does not hold any secured assets of the third party as at 01 January 2025 and 30 September 2025.

11. Financial assets and liabilities

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

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

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

11. Financial assets and liabilities (continued)

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

	Book value		Fair value	
	30/09/2025	01/01/2025	30/09/2025	01/01/2025
	Value	Provision	Value	Provision
Financial assets				
- Cash and cash equivalents	2.998.652.699	-	1.686.599.228	-
- Trade receivables	306.457.800	-	306.457.800	-
- Other receivables	1.207.073.848	-	430.655.054	-
- Short-term investments	5.011.980.754	(3.458.820.643)	5.011.980.754	(3.279.814.714)
- Long-term investments	56.000.000.000	-	56.000.000.000	-
TOTAL	65.524.165.101	(3.458.820.643)	63.435.692.836	(3.279.814.714)
Financial liabilities				
- Trade payables	185.434.646	-	221.661.270	-
- Other payables	292.924.750	-	286.100.438	-
TOTAL	478.359.396	-	507.761.708	-

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

VII. OTHER INFORMATION

1. Transaction with related parties

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

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

Related parties	Relation
Nguyen Duc Hieu	Chairman of the Board of Directors
Ngo Van Phuong	Member of the Board of Directors, General Director, Authorized Information Disclosure Representative
Tran Minh Tuan	Member of the Board of Directors
Ha Quang Hung	Deputy General Director
Nguyen Thi Lan Huong	Head of the Supervisory Board
Nguyen Truong Son	Member of the Supervisory Board
Nguyen Thi Hue	Member of the Supervisory Board
Pham Thi Nhai	Person in charge of corporate governance
Tran Quoc Thuan	Chief Accountant
Smart Invest Securities Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors The company has a Supervisory Board member acting as the authorized person for information disclosure.
Smartinvest Consulting and Management Co., Ltd	The company has the Chairman of the Board of Directors serving as the Chairman of the Members' Council
Dong A Hotel Group Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors
Thai Binh Petroleum Joint Stock Company	The company has a Board of Directors member serving as a member of the Board of Directors
Cho Mo Joint Stock Company	Associates
Nam Dinh Educational Book and Equipment Joint Stock Company	Associates
Tan Vinh Industrial Infrastructure Investment Joint Stock Company	The company has a member of the Board of Directors serving as the Chairman of the Board of Directors
ANN Holding Group Joint Stock Company	The company has a member of the Supervisory Board serving as the legal representative
Ao Gioi – Suoi Tien Tourism Joint Stock Company	The company has a member of the Board of Directors serving as the legal representative

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Transactions incurred in the period

Related parties	From 01/7/2025 to 30/9/2025	From 01/7/2024 to 30/9/2024
Revenue from goods sold and services rendered (VAT included)	-	16.500.000
Smart Invest Securities Joint Stock Company	-	16.500.000
Purchase goods, services (VAT included)	3.000.000	3.000.000
Nam Dinh Educational Book and Equipment Joint Stock Company	3.000.000	3.000.000

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

Unit: VND

Loan Interest	949.434.158	-
Cho Mo Joint Stock Company	949.434.158	-
Income of the Board of Directors and Executive Board	120.000.000	119.400.000
Mr Bui Viet Dung	-	119.400.000
Mr Ha Quang Hung	120.000.000	-
Closing balance		
Related parties	30/09/2025	01/01/2025
Loan receivables	31.000.676.403	31.306.457.800
Cho Mo Joint Stock Company	31.000.676.403	31.000.000.000
Other receivables	339.136.461	381.136.461
Nam Dinh Educational Book and Equipment Joint Stock Company	339.136.461	381.136.461
Cho Mo Joint Stock Company	862.937.387	44.518.593
Trade payables	180.718.030	213.718.030
Cho Mo Joint Stock Company	180.718.030	180.718.030
Nam Dinh Educational Book and Equipment Joint Stock Company	-	33.000.000
Other payables	-	6.906.991
Cho Mo Joint Stock Company	-	6.906.991

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

Revenue generated during the period is revenue from services rendered. Revenue and expenses mainly arise in Hanoi, so the Company does not prepare segment reports by geographical area and business sector.

3. Comparative information

Comparative figures in the financial statements are taken from the financial statements for the financial year ended 12 December 2024, audited by MOORE AISC Auditing and Informatics Services Co., Ltd

4. Information on the going-concern operation

The Company will continue operating in the future.

PREPARER



Nguyen Thi Phuong

CHIEF ACCOUNTANT



Tran Quoc Thuan

GENERAL DIRECTOR

Ninh Binh, 20 October 2025
Ngo Van Phuong