

## BALANCE SHEET

As of September 30, 2025

Unit: VND

ASSETS	Code	Notes	Ending balance (September 30, 2025)	Beginning of year balance (January 01, 2025)
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>181,293,192,683</b>	<b>166,519,611,429</b>
<b>I. Cash and Cash equivalents</b>	<b>110</b>	<b>5</b>	<b>38,120,488,238</b>	<b>47,146,253,696</b>
1. Cash	111		38,120,488,238	4,127,760,546
2. Cash equivalents	112			43,018,493,150
<b>II. Short-term financial investments</b>	<b>120</b>		<b>10,000,000,000</b>	<b>10,000,000,000</b>
1. Held-to-maturity investments	123		10,000,000,000	10,000,000,000
<b>III. Short-term Receivables</b>	<b>130</b>		<b>29,475,526,591</b>	<b>37,629,778,089</b>
1. Short-term trade receivables	131	6	29,721,171,989	37,736,005,367
2. Short-term prepayment to suppliers	132	7	360,069,515	122,154,009
3. Short-term other receivables	136	8	58,111,990	296,723,650
4. Provision for short-term doubtful debts (*)	137	9	(663,826,903)	(525,104,937)
5. Assets awaiting resolution	139			
<b>IV. Inventories</b>	<b>140</b>		<b>99,269,976,627</b>	<b>69,178,303,700</b>
1. Inventories	141	10	102,904,229,766	72,432,991,312
2. Provision for decline in value of inventories (*)	149		(3,634,253,139)	(3,254,687,612)
<b>V. Other short-term assets</b>	<b>150</b>		<b>4,427,201,227</b>	<b>2,565,275,944</b>
1. Short-term prepaid expenses	151	11a	860,476,245	449,205,127
2. Value added tax deductibles	152			
3. Taxes and amounts receivable from the State	153	17	3,566,724,982	2,116,070,817
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>44,615,332,809</b>	<b>41,224,083,413</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>19,318,596</b>	<b>19,318,596</b>
1. Other long-term receivables	216		19,318,596	19,318,596
<b>II. Fixed Assets</b>	<b>220</b>		<b>23,457,634,565</b>	<b>21,464,436,753</b>
1. Tangible fixed assets	221	12a	22,319,103,686	21,464,436,753
- Cost	222		66,814,331,256	64,097,876,121
- Accumulated depreciation (*)	223		(44,495,227,570)	(42,633,439,368)
2. Intangible fixed assets	227	12b	1,138,530,879	
- Cost	228		2,154,056,498	696,540,000
- Accumulated depreciation (*)	229		(1,015,525,619)	(696,540,000)
<b>III. Investment properties</b>	<b>230</b>	<b>12c</b>	<b>5,478,286,508</b>	<b>5,681,024,531</b>
- Cost	231		7,974,362,168	7,974,362,168
- Accumulated depreciation (*)	232		(2,496,075,660)	(2,293,337,637)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>700,000,000</b>	<b>1,799,008,000</b>
1. Long-term work in progress	242	13	700,000,000	1,799,008,000
<b>V. Long-term financial investments</b>	<b>250</b>	<b>14</b>	<b>3,250,000,000</b>	<b>3,250,000,000</b>
1. Investments in subsidiary	251		2,760,000,000	2,760,000,000
2. Equity Investments in Other Entities	253		490,000,000	490,000,000
<b>VI. Other long-term assets</b>	<b>260</b>		<b>11,710,093,140</b>	<b>9,010,295,533</b>
1. Long-term prepaid expenses	261	11b	11,710,093,140	9,010,295,533
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>225,908,525,492</b>	<b>207,743,694,842</b>



RESOURCES	Code	Notes	Ending balance (September 30, 2025)	Beginning balance (January 01, 2025)
1	2	3	4	5
<b>C. LIABILITIES</b>	<b>300</b>		<b>90,359,303,468</b>	<b>72,549,523,750</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>90,359,303,468</b>	<b>72,549,523,750</b>
1. Short-term Trade payables	311	15	62,963,180,028	30,464,265,549
2. Short-term Advances from customers	312	16	11,390,004,103	434,445,279
3. Taxes and amounts payables to the State	313	17	674,429,164	2,137,995,133
4. Payable to employees	314		6,285,473,997	22,106,558,665
5. Short-term accrued expenses	315	18	3,642,818,225	914,000,590
6. Short-term unearned revenue	318		143,181,817	
7. Other Short-term payables	319	19	736,699,657	711,042,057
8. Short-term loan and payable for finance leasing	320	20		
9. Bonus and welfare fund	322		4,523,516,477	15,781,216,477
<b>II. Long-term liabilities</b>	<b>330</b>			
1. Other long-term payables	337			
<b>D. EQUITY</b>	<b>400</b>		<b>135,549,222,024</b>	<b>135,194,171,092</b>
<b>I. Owners' equity</b>	<b>410</b>		<b>135,549,222,024</b>	<b>135,194,171,092</b>
1. Share capital	411	21	56,655,300,000	56,655,300,000
- Common shares with voting rights	411a		56,655,300,000	56,655,300,000
- Preference shares	411b			
2. Share premium	412	21	13,761,696,224	13,761,696,224
3. Other owner's equity	414		6,476,325,962	6,476,325,962
4. Investment and development fund	418	21	50,369,106,906	50,369,106,906
5. Undistributed profit after tax	421	21	8,286,792,932	7,931,742,000
- Undistributed profit accumulated to the prior year end	421a			
- Undistributed profit of the current year	421b		8,286,792,932	7,931,742,000
<b>II. Budget sources and other funds</b>	<b>430</b>			
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>225,908,525,492</b>	<b>207,743,694,842</b>

Ho Chi Minh City, October 14, 2025

Preparer  
(Sign, full name)



Vo Thi Thanh Tuyen

Chief Accountant  
(Sign, full name)



Le Thi Thanh Thien

General Director  
(Sign, full name)



Nguyễn Cong Dung



## ENTERPRISE - INCOME STATEMENT

As of Q3 2025

Unit: VND

Item	Cod e	Notes	Q3 2025	Q3 2024	Year-to-date 2025	Year-to-date 2024
1. Revenue from sales and services provision	01	23	155,687,395,108	180,763,640,897	286,047,746,303	295,236,418,361
2. Revenue deductions	02	24	86,771,420	52,094,390	90,349,811	141,684,865
3. Net revenue from sales and service provision (10 = 01 - 02)	10		155,600,623,688	180,711,546,507	285,957,396,492	295,094,733,496
4. Costs of goods sold	11	25	138,129,937,605	158,512,598,983	238,594,410,466	252,191,230,042
5. Gross profit from sales and service provision (20 = 10 - 11)	20		17,470,686,083	22,198,947,524	47,362,986,026	42,903,503,454
6. Financial income	21	26	(353,064,487)	27,180,538	758,874,402	807,204,310
7. Financial expenses	22	27	13,670,240	340,280,674	51,451,634	343,745,674
- In which: Interest expenses	23		13,670,240	340,280,674	51,451,634	343,745,674
8. Selling expenses	25	28a	6,472,412,240	10,165,384,906	20,605,441,621	20,049,758,928
9. Administrative expenses	26	28b	7,212,419,381	7,579,567,145	18,207,016,830	15,188,936,572
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		3,419,119,735	4,140,895,337	9,257,950,343	8,128,266,590
11. Other income	31	29	740,472	52,636,661	163,954,389	234,625,974
12. Other expenses	32	30	30,800	2,298,200	387,990	54,651,886
13. Other profit (40 = 31 - 32)	40		709,672	50,338,461	163,566,399	179,974,088
14. Accounting profit before tax (50 = 30 + 40)	50		3,419,829,407	4,191,233,798	9,421,516,742	8,308,240,678
15. Current Corporate Income Tax Expense	51	31	404,920,205	684,037,916	1,134,723,810	1,254,272,481
16. Deferred Corporate Income Tax Expense	52					
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		3,014,909,202	3,507,195,882	8,286,792,932	7,053,968,197

Preparer

Chief Accountant

Ho Chi Minh City, October 14, 2025

General Director



Vo Thi Thanh Tuyen

Le Thi Thanh-Phien



# CASHFLOW STATEMENT

(Indirect Method)

As of Q3 2025

Unit: VND

Item	Code	Notes	Current Year	Previous Year
1	2	3	4	5
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Profit before tax	01		9,421,516,742	8,308,240,678
2. Adjustments for				
- Depreciation and amortization	02		2,383,511,844	2,211,434,437
- Provisions	03		518,287,493	(696,805,131)
- Foreign exchange gain/loss from revaluation of monetary	04		(200,940)	(380,779)
- Gains, losses from investing activities	05		(740,483,531)	(782,339,761)
- Interest expenses	06		51,451,634	343,745,674
3. Business profit before changes in working capital	08		11,634,083,242	9,383,895,118
- Increase, decrease in receivables	09		6,574,482,139	(17,685,230,155)
- Increase, decrease in inventories	10		(30,471,238,454)	(72,160,370,952)
- Increase, decrease in payables (excluding interest payable, income tax payable)	11		29,578,809,742	25,240,546,914
- Increase, decrease in prepaid expenses	12		(3,111,068,725)	(845,718,459)
- Increase, decrease in trading securities	13			
- Interest paid	14		(51,451,634)	(343,745,674)
- Corporate income tax paid	15		(1,364,501,834)	(974,940,169)
- Other cash receipts from operating activities	16			23,000,000
- Other cash payments from operating activities	17		(11,257,700,000)	(2,779,223,522)
Net cash flows from operating activities	20		1,531,414,476	(60,141,786,899)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Cash paid for the purchase, construction of fixed assets and other long-term assets	21		(3,583,874,892)	(683,611,075)
2. Cash received from liquidation, disposal of fixed assets and other long-term assets	22			
3. Cash paid for loans, purchase of debt instruments of other entities	23			(126,329,223)
4. Cash recovered from loans, resale of debt instruments of other entities	24			
5. Cash paid for equity investments in other entities	25			
6. Cash recovered from equity investments in other entities	26			
7. Cash received from interest on loans, dividends and shared profits	27		965,036,018	846,100,516
Net cash flows from investing activities	30		(2,618,838,874)	36,160,218
<b>III. Cash flows from financing activities</b>				
1. Cash received from issuance of shares, owner's contributed capital	31			
2. Cash paid for capital contributions to owners, repurchase of treasury shares	32			
3. Cash received from borrowings	33			44,205,891,210
4. Cash paid for principal of borrowings	34			
5. Cash paid for finance lease liabilities	35			
6. Dividends, profits paid to owners	36		(7,938,542,000)	(7,930,342,000)
Net cash flows from financing activities	40		(7,938,542,000)	36,275,549,210
Net cash flows during the period (50=20+30+40)	50		(9,025,966,398)	(23,830,077,471)
Cash and cash equivalents at beginning of period	60		47,146,253,696	32,771,838,524
Effect of exchange rate changes on foreign currency translation	61		200,940	380,779
Cash and cash equivalents at end of period (70=50+60+61)	70		38,120,488,238	8,942,141,832

Preparer

Vo Thi Thanh Tuyen

Chief Accountant

Le Thi Thanh Thien



Ho Chi Minh City, October 14, 2025

General Director

Nguyen Cong Dung



## NOTES TO THE FINANCIAL STATEMENT

### As of Q3 2025

#### 1. Characteristics of Operations

##### 1.1 General Overview

Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (hereinafter referred to as "the Company") is a Joint Stock Company established from the equitization of a State-owned enterprise (Book and Educational Equipment Joint Stock Company of Ho Chi Minh City) pursuant to Decision No. 6500/QĐ-UBND Date December 23, 2005, of the People's Committee of Ho Chi Minh

The Company is an independent accounting unit, operating its production business pursuant to business registration certificate No. 4103004971 Date July 04, 2006, issued by the Department of Planning and Investment of HCMC, the Enterprise Law, the Company's Charter, and relevant current legal regulations. Since its establishment until now

the Company has amended its business registration certificate 14 times, with the most recent amendment on Date April 29, 2025, with enterprise code 0301325347.

The Company has listed its ordinary share for trading on the Hanoi Stock Exchange since Date December 21, 2006, pursuant to stock trading registration certificate No. 63/TTGDHN – ĐKGD Date December 06, 2006, issued by the Hanoi Stock Exchange with stock symbol STC.

##### 1.2 Main business sector: production and trade

##### 1.3 Business lines

- Production and supply of school equipment and supplies
- Trading of textbooks; Trading of cabinets, tables, chairs, wooden products, Minor's toys (excluding toys harmful to the personality education or health of Minors, or affecting social order and safety), sports equipment (excluding business of sports firearms, crude weapons);
- Printing of student textbooks and school publications; Printing of labels and packaging;
- Production of cabinets, tables, chairs, wooden products (excluding wood processing, forging, casting, metal rolling, stamping, forming, welding, painting; electroplating; waste recycling at the head office);
- Production of Minor's toys;
- Production of video films;
- Trading of chemicals (excluding highly toxic chemicals);
- Trading of audio-visual equipment, computers, peripherals, computer software;
- Primary, lower secondary, and upper secondary education;
- Vocational training;
- Office leasing;
- Preschool education

##### 1.4 Enterprise Structure

The Company has 1 Company's subsidiaries and 3 directly affiliated units:

- Company's subsidiaries: An Dong Education Joint Stock Company
- Directly affiliated units:
  - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City - Teaching Aids Enterprise;
  - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (At Song Than 3 Industrial Park - Binh Duong Ward, Ho Chi Minh City);
  - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (At 104/5 Mai Thi Luu, Tan Dinh Ward; Ho Chi Minh City).

#### 2. Accounting period, currency unit used in accounting

The annual accounting period begins on Date January 01 and ends on Date December 31 every year.

Financial statements and accounting transactions are prepared and recorded in Vietnamese Dong (VND).

#### 3. Applicable Accounting Standards and Regime

The Company applies the Vietnamese Accounting Regime, issued under Circular 200/2014/TT-BTC Date December 22, 2014, relevant amending and supplementing regulations, and the Vietnamese Accounting Standards system issued by the Ministry of Finance. Applied accounting method: Journal voucher.

#### 4. Summary of significant accounting policies:

##### 4.1 Cash and cash equivalents:

Cash includes: cash on hand, cash in banks, and cash in transit.

Cash equivalents are short-term investments with a maturity or recovery period not exceeding 3 months from the acquisition date, readily convertible into a known amount of cash, and subject to an insignificant risk of changes in value.

##### 4.2 Foreign currency transactions

The recognition, valuation, and treatment of exchange rate differences are carried out in accordance with Circular No. 179/2012/TT-BTC dated October 24, 2012, of the Ministry of Finance. Accordingly, for the settlement of monetary items denominated in foreign currency arising during the accounting period, the actual exchange rate at the time of the foreign currency transaction of the commercial bank where the enterprise has transactions shall be applied.

For the revaluation of foreign currency ending balances at the end of the accounting period, the buying exchange rate announced by the commercial bank where the enterprise maintains its account at the time of preparing the Financial Statements shall be applied.

Foreign currency exchange differences arising during the period and from the revaluation of ending balances are reflected in the results of business operations for the period.

##### 4.3 Receivables

Receivables are presented in the financial statements at the carrying amount of customer receivables and other receivables.

The allowance for doubtful debts represents the estimated loss allowance arising from receivables not settled by customers, based on the ending balance of receivables at the end of the accounting year. The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, of the Ministry of Finance.

##### 4.4 Inventories:

Inventories are recognized at the lower of cost and net realisable value. The cost of inventories includes purchase costs, conversion costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price less the estimated costs of completion of inventories

and the estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted-average method and accounted for under the perpetual inventory system.

Provision for Inventory Devaluation is made when the net realisable value of inventories is lower than their cost. The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, of the Ministry of Finance.

##### 4.5 Financial investments:

Held-to-maturity investments are term deposits recognized at their carrying amount after revaluation, and the loss allowance is directly reduced from the carrying amount of the investment.

Investments in subsidiary, associate, joint venture, and other financial investments are recognized at cost.

Provision for impairment of securities investments is made for the Company's investment securities that have declined in value at the end of the accounting period.

Loss allowance for investments is made for capital invested by the Company in other economic organizations if these organizations incur losses at the end of the accounting period (except for planned losses identified in the business plan prior to investment).

The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, and Circular No. 89/2013/TT-BTC dated June 28, 2013, of the Ministry of Finance.

##### 4.6 Tangible fixed assets

###### Cost

Tangible fixed assets are recorded at cost less accumulated depreciation.

Cost includes the purchase price and all costs incurred by the Company to acquire the fixed asset up to the point it is ready for its intended use. Subsequent expenditures are capitalized only if they will certainly increase future economic benefits from the use of the asset.

Costs that do not meet the above conditions are recognized as expenses in the period.

###### Depreciation

Depreciation is calculated using the straight-line method based on the estimated useful life of the asset. The depreciation rate is in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

Asset type	Depreciation period (years)
Building & architectonic model	5 – 44
Machinery and equipment	5 – 7
Means of transport, transmission	6 – 10
Management equipment	3 – 5



#### 4.7 Intangible fixed assets

##### Land use rights

Intangible fixed assets are land use rights including:

- + Land use rights allocated by the state with land use fees or legally transferred land use rights (including definite-term land use rights, indefinite-term land use rights).
- + Land use rights leased before the effective date of the 2003 Land Law for which land rent has been paid for the entire lease term or for which land rent has been prepaid for many years, provided that the remaining prepaid lease term is at least 05 years and a certificate of land use rights has been issued by a competent authority.

The cost of intangible fixed assets being land use rights is determined as the total amount spent to acquire legal land use rights plus costs for site clearance compensation, land leveling, registration fees (excluding costs incurred for constructing works on the land); or the value of land use rights contributed as capital.

Indefinite-term land use rights are not subject to amortisation.

##### Other intangible fixed assets

Other intangible fixed assets are recorded at cost less accumulated amortisation.

Amortisation of other intangible fixed assets is calculated using the straight-line method based on the estimated useful life of the asset. The amortisation percentage is in accordance with Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

Asset type	Amortisation period (years)
Computer software	3

#### 4.8 Recognition of prepaid expenses

Long-term prepaid expenses reflect actual expenses incurred but relate to the business results of multiple accounting periods. Long-term prepaid expenses are allocated over the period during which economic benefits are expected to be generated.

#### 4.9 Payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future related to goods and services received, regardless of whether the Company has received an invoice from the supplier.

#### 4.10 Distribution of Profit after tax

Profit after tax, after appropriation to funds according to the Company's Charter, is distributed to shareholders according to the Resolution of the General Meeting of Shareholders.

#### 4.11 Principles of sales revenue and Financial income recognition

Revenue from sale of goods and rendering of services is recognized when it is probable that economic benefits will flow to the entity and can be identifiable with certainty, and simultaneously satisfies the following conditions:

- Sales revenue is recognized when significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant possibility of changes in the Decision of both parties regarding the selling price or the possibility of returning the goods.
- Revenue from rendering of services is recognized when the service has been completed. If the service is performed over multiple accounting periods, the revenue for each period is determined based on the Percentage of completion of the service at the end of the financial year.

Financial income is recognized when the revenue can be reliably measured and it is probable that economic benefits from the transaction will flow to the entity.

- Interest income is recognized on a time basis using the effective interest rate.
- Dividends and distributed profits are recognized when shareholders' right to receive dividends is established or when the parties involved in the capital contribution have the right to receive profits from the capital contribution.

#### 4.12 Corporate income tax

Corporate income tax expense for the period comprises current tax and deferred tax.

Current tax is the amount of tax calculated based on the taxable income for the period using the tax rates effective at the end of the accounting period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, as well as adjustments for non-taxable income and non-deductible expenses.

Deferred tax is determined for temporary differences at the end of the accounting period between the tax base of ASSETS and liability and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all temporary differences. Deferred tax ASSETS are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized. The carrying amount of deferred tax is calculated using the tax rates expected to apply to the year when the ASSETS are realized or

Liabilities are settled based on the tax rates effective at the end of the accounting period.

The carrying amount of deferred corporate income tax ASSETS must be reviewed at the end of each accounting period and must be reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax ASSET to be utilized.



#### 4.13 Tax policies and fees payable to the State Budget currently implemented by the company

##### · Value Added Tax

Textbooks and supplementary reference books for textbooks are exempt from tax, while other types of books, office equipment, and school supplies are subject to tax rates according to current regulations.

##### · Corporate income tax

A corporate income tax rate of 10% is applied throughout the operating period to the portion of the enterprise's income derived from the socialization sector (Production and supply of school equipment, teaching aids). This incentive is implemented according to Official Letter No. 1294/TCT-CS of the General Department of Taxation Date April 15, 2011, regarding the reply to Official Letter No. 245/STB-10 Date December 29, 2010.

from Book and Educational Equipment Joint Stock Company of Ho Chi Minh City

Apply a Corporate Income Tax rate of 20% for other activities.

##### · Other taxes and fees paid according to current regulations.

#### 4.14 Financial Instruments:

##### Initial Recognition

###### Financial Assets

At the Date of initial recognition, financial assets are recognized at cost plus transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets include: Cash, short-term deposits, financial investments, customer receivables, other receivables, and other financial assets.

###### Financial Liabilities

At the Date of initial recognition, financial liabilities are recognized at cost plus transaction costs directly attributable to the issuance of that financial liability. The Company's financial liabilities include loans, payables to suppliers, Accruals, and other payables.

##### Subsequent Measurement after Initial Recognition

Currently, there are no regulations on subsequent measurement of financial instruments after initial recognition.

#### 4.15 Related Parties

Parties are considered related if one party has the ability (directly or indirectly) to control or has significant influence over the other party in making Decisions regarding financial and operating policies.

A related party Relationship also arises between two companies under the joint control of a group or between two companies that are both significantly influenced by an individual (who is a shareholder/group of shareholders/leader).

#### Additional information for items presented in the Balance Sheet.

	(Unit: VND)	
	September 30, 2025	January 01, 2025
<b>5. Cash</b>		
- Cash on hand	119,327,436	273,118,719
- Cash in banks	38,001,160,802	3,854,641,827
- Cash equivalents		43,018,493,150
<b>Total</b>	<b>38,120,488,238</b>	<b>47,146,253,696</b>
<b>6. Customer Receivables</b>	<b>September 30, 2025</b>	<b>January 01, 2025</b>
A. Short-term Customer Receivables		
+ South Books and Educational Equipment Joint Stock Company	3,663,801,953	530,095,538
+ Other customer receivables	26,057,370,036	37,205,909,829
<b>Total</b>	<b>29,721,171,989</b>	<b>37,736,005,367</b>
B. Customer Receivables from Related Parties		
+ South Books and Educational Equipment Joint Stock Company	3,663,801,953	530,095,538
+ Central Book and Educational Equipment Joint Stock Company	1,887,638,447	583,759,534
+ Cuu Long Book and Educational Equipment Joint Stock Company	481,867,070	177,266,453
+ Phuong Nam Education Investment and Development Joint Stock Company	902,359,161	
+ Education Technology High School Development and Investment JSC	260,260	14,185,387
<b>7. Advances to suppliers</b>	<b>September 30, 2025</b>	<b>January 01, 2025</b>
A. Short-term Advances to suppliers		
+ Nhan Thinh Investment Corporation	210,772,000	
+ Phu Thien Construction Design - Survey Company Limited	79,073,280	79,073,280
+ Bravo Software Joint Stock Company	39,000,000	
+ Other customer receivables	31,224,235	43,080,729
<b>Total</b>	<b>360,069,515</b>	<b>122,154,009</b>
B. Advances to related parties		



8. Other Short-term Receivables	September 30, 2025	January 01, 2025
Accrued interest		224,552,487
Advances	43,778,941	67,838,114
Mortgage, deposits, short-term collateral	14,333,049	4,333,049
Other receivables		
<b>Total</b>	<b>58,111,990</b>	<b>296,723,650</b>

9. Provision for bad receivables	September 30, 2025	January 01, 2025
Receivables from 3 years	(234,262,808)	(153,604,247)
Receivables from 2 years to less than 3 years	(429,564,095)	(64,669,193)
Receivables from 1 year to less than 2 years		(306,831,497)
<b>Total</b>	<b>(663,826,903)</b>	<b>(525,104,937)</b>

10. Inventories	September 30, 2025		January 01, 2025	
	Value	Provision	Value	Provision
- Raw materials;	6,795,423,785	(510,300,393)	9,193,256,213	(347,995,926)
- Work in progress;	2,353,856,232		3,241,849,131	
- Finished goods;	13,261,751,846	(1,465,078,645)	11,500,719,181	(1,320,713,396)
- Goods;	80,493,197,903	(1,658,874,101)	48,497,166,787	(1,585,978,290)
<b>Total</b>	<b>102,904,229,766</b>	<b>(3,634,253,139)</b>	<b>72,432,991,312</b>	<b>(3,254,687,612)</b>

11. Prepaid expenses	September 30, 2025	January 01, 2025
Repair of 223 Nguyen Tri Phuong	577,679,193	
Repair of Binh Duong	19,250,000	76,098,253
Repair of 780 Nguyen Kiem	60,875,389	
Other deferred expenses for instruments & tools	24,661,638	47,164,397
Repair of 122 PVT Binh Thanh		8,996,858
Other expenses	178,010,025	316,945,619
<b>Total</b>	<b>860,476,245</b>	<b>449,205,127</b>
Repair of 223 Nguyen Tri Phuong	2,795,818,365	
Repair of 104/5 Mai Thi Luu	1,614,687,772	1,654,070,404
Repair of Binh Duong	405,313,331	648,501,332
Prepaid land lease expenses at Song Than Industrial Park - Binh Duong(*)	5,919,557,085	6,061,626,459
Other deferred expenses for instruments & tools	580,209,697	188,956,698
Other expenses	394,506,890	457,140,640
<b>Total</b>	<b>11,710,093,140</b>	<b>9,010,295,533</b>

(\*) Lease 20,606 m2 of land at Song Than Industrial Park, Binh Duong with lease term from December 26, 2006 to December 31, 2055.

## 12. Increase, decrease in fixed assets and investment real estate

### a. Increase, decrease tangible fixed assets

Item	Building & architectonic model	Equipment & machine	Transportation & transmit instrument	Instruments & tools for management	Total
<b>Cost of Fixed Assets</b>					
Beginning balance	38,501,160,216	13,861,029,179	10,179,796,363	1,555,890,363	64,097,876,121
- Purchases during the year			1,435,817,818	1,280,637,317	2,716,455,135
- Completed capital construction					
- Liquidation, disposal					
<b>Ending balance</b>	<b>38,501,160,216</b>	<b>13,861,029,179</b>	<b>11,615,614,181</b>	<b>2,836,527,680</b>	<b>66,814,331,256</b>
<b>Accumulated depreciation</b>					
Beginning balance	19,386,637,908	12,959,298,359	8,852,792,406	1,434,710,695	42,633,439,368
- Depreciation during the year	712,729,844	531,549,172	557,031,785	60,477,401	1,861,788,202
- Liquidation, disposal					
<b>Ending balance</b>	<b>20,099,367,752</b>	<b>13,490,847,531</b>	<b>9,409,824,191</b>	<b>1,495,188,096</b>	<b>44,495,227,570</b>
<b>Carrying amount</b>					
- As of beginning of year	19,114,522,308	901,730,820	1,327,003,957	121,179,668	21,464,436,753
- As of end of year	<b>18,401,792,464</b>	<b>370,181,648</b>	<b>2,205,789,990</b>	<b>1,341,339,584</b>	<b>22,319,103,686</b>

- The remaining value at the end of the period of tangible fixed assets used as mortgage or pledge to secure loans is VND

- Original price of fixed assets at the end of the year that have been fully depreciated but are still in use as of September 30, 2025: 24,266,948,641



**b. Increase and decrease of intangible fixed assets:**

Item	Software Computers	Total
<b>Cost of Fixed Assets</b>		
Beginning balance	696,540,000	696,540,000
- Purchases during the year	1,457,516,498	1,457,516,498
- Liquidation, disposal		
Ending balance	2,154,056,498	2,154,056,498
<b>Accumulated depreciation</b>		
Beginning balance	696,540,000	696,540,000
- Depreciation during the year	318,985,619	318,985,619
- Liquidation, disposal		
Ending balance	1,015,525,619	1,015,525,619
<b>Carrying amount</b>		
- As of beginning of year		
- As of end of year	1,138,530,879	1,138,530,879

- Original price of fixed assets at the end of the year that have been fully depreciated but are still in use as of September 30, 2025: 696,540,000

**c. Increase and decrease in investment real estate**

Item	Building & architectonic model	Total
<b>Cost of Fixed Assets</b>		
Beginning balance	7,974,362,168	7,974,362,168
- Purchases during the year		
- Liquidation, disposal		
Ending balance	7,974,362,168	7,974,362,168
<b>Accumulated depreciation</b>		
Beginning balance	2,293,337,637	2,293,337,637
- Depreciation during the year	202,738,023	202,738,023
- Liquidation, disposal		
Ending balance	2,496,075,660	2,496,075,660
<b>carrying amount</b>		
- As of beginning of year	5,681,024,531	5,681,024,531
- As of end of year	5,478,286,508	5,478,286,508

This is part of the office building at 780 Nguyen Kiem rented to An Dong Education Joint Stock Company (subsidiary) as a teaching facility.

**13. Unfinished basic construction**

	September 30, 2025	January 01, 2025
+ Legal advice 223 Nguyen Tri Phuong	700,000,000	700,000,000
+ Bravo Software		1,099,008,000
	700,000,000	1,799,008,000
<b>Total</b>		

	September 30, 2025		January 01, 2025	
14. Financial investments	Original cost	Provision	Original cost	Provision
- Investments in subsidiary				
+ An Dong Education Joint Stock Company	2,760,000,000		2,760,000,000	
- Equity investments in other entities;				
+ Gia Dinh Educational Publishing Services Joint Stock Cc	490,000,000		490,000,000	
<b>Total</b>	<b>3,250,000,000</b>		<b>3,250,000,000</b>	

- These shares are not listed on the Stock Exchanges and the Company does not have any source of capital.

any reliable reference data on the market prices of these stocks at the end of the year. Board of Management

The Company also assesses that the carrying value of these investments is reasonable.

Therefore, the value of invested shares is recorded at original cost and no provision is made.



15. Payables to Suppliers	September 30, 2025	January 01, 2025
A. Short-term Trade payables		
+ Phuong Nam Education Investment and Development Joint Stock Company	51,278,866,751	
+ Payables to other parties	11,684,313,277	30,464,265,549
<b>Total</b>	<b>62,963,180,028</b>	<b>30,464,265,549</b>
B. Payables to related party suppliers		
+ Education Publishing House in Ho Chi Minh City		1,023,220,879
+ Phuong Nam Education Investment and Development Joint Stock Company	51,278,866,751	

16. Advances from customers	September 30, 2025	January 01, 2025
A. Short-term Advances from customers		
+ Advances from other parties	11,390,004,103	434,445,279
<b>Total</b>	<b>11,390,004,103</b>	<b>434,445,279</b>
B. Advances from related parties		

17. Taxes and amounts payable to the State budget	Beginning balance		Amount payable during the year	Amount actually paid during the year	Ending balance	
	Debit	Credit			Debit	Credit
- Value added tax		1,327,449,315	2,523,080,413	3,369,715,304		480,814,424
- Import & export duties						
- Corporate income tax		392,930,521	1,134,723,810	1,364,501,834		163,152,497
+ Corporate income tax in Ho Chi Minh City		277,799,275	1,134,723,810	1,249,370,588		163,152,497
+ Corporate income tax in Binh Duong		115,131,246		115,131,246		
- Personal income tax		417,615,297	3,317,434,371	3,704,587,425		30,462,243
+ Personal income tax for employees in Ho Chi Minh City		159,524,023	1,893,125,113	2,036,244,246		16,404,890
+ Personal income tax for employees in Binh Duong		48,517,194	1,109,975,701	1,158,492,895		
+ Personal income tax for casual income		209,574,080	128,849,717	324,366,444		14,057,353
+ Personal income tax on capital investment			185,483,840	185,483,840		
- Property tax and land rental fees	2,114,070,817		3,865,451,741	5,316,105,906	3,564,724,982	
- Other taxes	2,000,000		8,000,000	8,000,000	2,000,000	
<b>Total</b>	<b>2,116,070,817</b>	<b>2,137,995,133</b>	<b>10,848,690,335</b>	<b>13,762,910,469</b>	<b>3,566,724,982</b>	<b>674,429,164</b>

The Company's tax reports will be subject to examination by the Tax Authority, the tax amount presented in these financial statements will change according to the decision of the Tax Authority.

18. Accruals	September 30, 2025	January 01, 2025
+ Accrued selling expenses	122,537,179	781,576,389
+ Other accrued expenses	3,520,281,046	132,424,201
<b>Total</b>	<b>3,642,818,225</b>	<b>914,000,590</b>

19. Other short-term payables and remittances	September 30, 2025	January 01, 2025
- Short-term deposits received;	166,500,000	171,500,000
- Dividends and profits payable;	15,337,557	22,137,557
- Remuneration payable to the Board of Directors, Board of Supervisors	554,862,100	517,404,500
<b>Total</b>	<b>736,699,657</b>	<b>711,042,057</b>

20. Borrowings and finance lease liabilities	Beginning balance January 01, 2025	During the period		Ending balance September 30, 2025
		Increase	Decrease	
A, Short-term borrowings		15,575,757,337	15,575,757,337	
B, Long-term borrowings				
<b>Total</b>		<b>15,575,757,337</b>	<b>15,575,757,337</b>	



## 21. Owners' Equity

### a) Equity fluctuation comparison table

	Owner's Contributed Capital	Other equity	Investment and development fund
Beginning balance of prior year	56,655,300,000	6,476,325,962	48,155,058,205
Increase during the year			2,214,048,701
Decrease during the year			
Ending balance of prior year	56,655,300,000	6,476,325,962	50,369,106,906
Beginning balance of current year	56,655,300,000	6,476,325,962	50,369,106,906
Increase during the year			
Decrease during the year			
Ending balance of current year	56,655,300,000	6,476,325,962.00	50,369,106,906.00

	Share premium	Retained earnings	Total
Beginning balance of prior year	13,761,696,224	7,931,742,000	132,980,122,391
Increase during the year		14,091,375,973	16,305,424,674
Decrease during the year		14,091,375,973	14,091,375,973
Ending balance of prior year	13,761,696,224	7,931,742,000	135,194,171,092
Beginning balance of current year	13,761,696,224	7,931,742,000	135,194,171,092
Increase during the year		8,286,792,932	8,286,792,932
Decrease during the year		7,931,742,000	7,931,742,000
Ending balance of current year	13,761,696,224	8,286,792,932	135,549,222,024

### b) Details of owner's contributed capital

	September 30, 2025	January 01, 2025
- Capital contribution from Vietnam Education Publishing House	29,767,680,000	29,767,680,000
- Capital contribution from other shareholders	26,887,620,000	26,887,620,000
<b>Total</b>	<b>56,655,300,000</b>	<b>56,655,300,000</b>

### c) Shares

	September 30, 2025	January 01, 2025
- Number of registered shares for issuance		
- Number of shares sold to the public	5,665,530	5,665,530
+ Ordinary share	5,665,530	5,665,530
- Number of outstanding shares	5,665,530	5,665,530
+ Ordinary share	5,665,530	5,665,530

\* Par value of outstanding shares: 10,000 VND

### d) Undistributed profit after tax

	Q3 2025	Q3 2024
Profit carried forward from prior period	5,271,883,730	3,546,772,315
Profit from prior year tax adjustment increasing profit		
Profit after corporate income tax	3,014,909,202	3,507,195,882
Prior year profit distribution:		
Current year profit distribution:		
<b>Undistributed profit after tax</b>	<b>8,286,792,932</b>	<b>7,053,968,197</b>

### 22. Off-Balance Sheet items

	September 30, 2025	January 01, 2025
Item		
- Foreign currency (USD)	324.62	324.62

### 23. Total revenue from sales and services (Code 01)

	Q3 2025	Q3 2024
A) Revenue		
+ Revenue from sales of books and printed products	118,543,643,584	136,568,504,270
+ Revenue from educational equipment	34,930,828,284	42,214,531,208
+ Other revenue	2,212,923,240	1,980,605,419
<b>Total</b>	<b>155,687,395,108</b>	<b>180,763,640,897</b>



<b>24. Revenue deductions (Code 02)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Sale returns: books and printed products	40,060,328	39,196,520
- Sale returns: Educational equipment	46,711,092	12,897,870
<b>Total</b>	<b>86,771,420</b>	<b>52,094,390</b>
<b>Net revenue from sales of goods and services (code 10)</b>	<b>155,600,623,688</b>	<b>180,711,546,507</b>
<b>25. Costs of goods sold (Code 11)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Cost of sales of books and printed products	110,915,123,242	125,580,267,041
- Cost of sales of educational equipment	25,350,792,583	30,897,428,713
- Other cost of sales	1,864,021,780	2,034,903,229
<b>Total</b>	<b>138,129,937,605</b>	<b>158,512,598,983</b>
<b>26. Financial income (Code 21)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Interest on deposits, interest on advances under contract	(361,087,819)	15,889,235
- Early payment discount received	8,023,332	11,291,303
<b>Total</b>	<b>(353,064,487)</b>	<b>27,180,538</b>
<b>27. Financial expenses (Code 22)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Bank loan interest, interest on deferred purchases	13,670,240	340,280,674
<b>Total</b>	<b>13,670,240</b>	<b>340,280,674</b>
<b>28. Costs to sell and General and administrative expenses</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
<b>A. Selling expenses arising during the period</b>		
- Salaries, payroll-related expenses	5,257,286,741	6,198,408,351
- Depreciation of fixed assets	111,483,825	100,153,734
- Transport costs	1,164,754,702	1,608,035,359
- Land rent	(767,442,903)	1,470,753,024
- Other expenses	706,329,875	788,034,438
<b>Total</b>	<b>6,472,412,240</b>	<b>10,165,384,906</b>
<b>B. General and administrative expenses arising during the period</b>		
- Salaries, payroll-related expenses	3,188,879,461	4,429,625,990
- Depreciation of fixed assets	383,802,252	221,052,127
- Land rent	76,777,937	647,951,016
- Other expenses	3,562,959,731	2,280,938,012
<b>Total</b>	<b>7,212,419,381</b>	<b>7,579,567,145</b>
<b>29. Other income (Code 31)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Liquidation and disposal of fixed assets;		
- Handling of inventory count differences		
- Other items.	740,472	52,636,661
<b>Total</b>	<b>740,472</b>	<b>52,636,661</b>
<b>30. Other expenses (Code 32)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
- Carrying amount of fixed assets and costs of disposal and transfer of fixed assets;		
- Other items.	30,800	2,298,200
<b>Total</b>	<b>30,800</b>	<b>2,298,200</b>



<b>31. Current Corporate Income Tax Expense (Code 51)</b>	<b>Q3 2025</b>	<b>Q3 2024</b>
<b>Total accounting profit before tax</b>	<b>3,419,829,407</b>	<b>4,191,233,798</b>
- Other operating profit with tax incentives for socialized activities	3,009,626,724	1,797,344,548
- Other operating profit not eligible for tax incentives	410,202,683	2,393,889,250
<b>Adjustments to taxable income</b>	<b>105,755,637</b>	<b>128,438,298</b>
- Upward adjustments	105,755,637	128,438,298
+ Invalid expenses	105,755,637	128,438,298
- Downward adjustments		
<b>Total taxable income</b>	<b>3,525,585,044</b>	<b>4,319,672,096</b>
- Taxable income from production-business activities for socialized sectors	3,001,968,041	1,798,965,037
- Taxable income from other activities not eligible for tax incentives	523,617,003	2,520,707,059
<b>Corporate income tax</b>	<b>404,920,205</b>	<b>684,037,916</b>
- Production-business activities for socialized sectors	300,196,804	179,896,504
- Other activities not eligible for tax incentives	104,723,401	504,141,412
<b>Current Corporate Income Tax Expense for this period</b>	<b>404,920,205</b>	<b>684,037,916</b>
<b>Current Corporate Income Tax Expense adjusted from prior period</b>		
<b>Current Corporate Income Tax Expense</b>	<b>404,920,205</b>	<b>684,037,916</b>
<b>Profit after tax</b>	<b>3,014,909,202</b>	<b>3,507,195,882</b>

### 32. Events occurring after the end of the accounting period

No other significant events occurred after the end of the accounting period requiring adjustment or disclosure in the Financial Statements.

### 34. Information on related parties

#### A. Information on related parties

	<b>Relationship</b>
Vietnam Education Publishing House Co., Ltd	Parent company
Education Publishing House in Ho Chi Minh City	Subsidiary of the Parent company
South Books and Educational Equipment Joint Stock Company	Common Parent company
Educational Material JSC	Common Parent company
Phuong Nam Education Investment and Development Joint Stock Company	Common investment com
Central Book and Educational Equipment Joint Stock Company	Common Parent company
Cuu Long Book and Educational Equipment Joint Stock Company	Common Parent company
Education Technology High School Development and Investment JSC	Common Parent company
An Dong Education Joint Stock Company	Company's subsidiaries

#### B. Significant transactions of the Company with related parties during the fiscal year include Related Companies

<b>Sales</b>		<b>Q3 2025</b>	<b>Q3 2024</b>
Vietnam Education Publishing House Co., Ltd	Books, equipment, etc.		
Education Publishing House in Ho Chi Minh City	Books, equipment, etc.		1,792,800
South Books and Educational Equipment Joint Stock Company	Books, equipment, etc.	4,154,022,879	4,134,984,604
Educational Material JSC	Equipment, etc.	654,300	
Phuong Nam Education Investment and Development Joint Stock	Books, equipment, discs	944,722,930	1,626,861,884
Central Book and Educational Equipment Joint Stock Company	Equipment	1,944,686,280	2,087,968,332
Cuu Long Book and Educational Equipment Joint Stock Company	Equipment	292,526,074	320,962,285
Education Technology High School Development and Investment JSC	Equipment		5,416,887
An Dong Education Joint Stock Company	Books, equipment, premises,.	1,690,411,724	1,466,049,153
<b>Purchases</b>		<b>Q3 2025</b>	<b>Q3 2024</b>
Vietnam Education Publishing House Co., Ltd	Trademark fees		35,600,000
South Books and Educational Equipment Joint Stock Company	Textbooks, Reference Books,	10,386,600	66,220,964
Phuong Nam Education Investment and Development Joint Stock	Textbooks, Workbooks, Refe	46,357,884,625	94,511,128,940



### 34. Risk management

#### A. Capital risk management

Through capital management, the Company reviews and decides to maintain appropriate capital balances and liabilities in each period to ensure continuous operations and maximize shareholder benefits.

#### B. Financial risk management

Financial risk includes market risk (comprising exchange rate risk, interest rate risk, commodity price risk), credit risk, and liquidity risk.

##### Market risk management:

Market risk management: The Company's business operations will primarily be exposed to risk from significant fluctuations in exchange rates, interest rates, and prices.

##### Exchange rate risk management

The Company rarely incurs foreign currency-denominated transactions. The main foreign currency transactions at the Company involve debt payments for imported equipment. The Board of Management assesses that the Company is minimally exposed to exchange rate fluctuations. To manage exchange rate risk, the Company maintains measures such as optimizing debt payment terms and selecting appropriate times for purchasing and settling foreign currency amounts

Forecasting future foreign currency exchange rates.

The carrying amount of financial assets and financial liabilities denominated in foreign currency at the end of the period is as follows:

	September 30, 2025	January 01, 2025
Financial assets (bank deposits)	324.62	324.62

##### Interest rate risk management

The Company's interest rate risk primarily arises from signed loans. To mitigate this risk, the Company has estimated the impact of interest expenses on business results for each period, and analyzed and forecasted to select appropriate debt repayment times. The Board of Management believes that the Company's risk from unexpected interest rate fluctuations is low.

##### Price risk management

The Company primarily purchases raw materials from domestic suppliers for its production and business operations, thus being exposed to the risk of changes in the price of raw material inputs. To mitigate this risk, the Company has implemented a policy of signing master contracts with traditional suppliers while diversifying its sources of supply.

##### Credit risk management

The Company's customers are mostly domestic enterprises operating in the education sector, especially companies within the Vietnam Education Publishing House group and schools whose Other fund primarily comes from the State budget. Therefore, the Board of Management assesses the credit risk with the Company's customers as low. To manage credit risk, the Company has maintained a policy

The Company receives deposits from customers immediately after signing the contract or requires customers to pay before receiving goods.

##### Liquidity risk management

To manage liquidity risk, meet current and future capital needs and financial obligations, the Company regularly monitors and maintains sufficient cash reserves, optimizes idle cash flows, utilizes credit from customers and partners, and proactively controls debts due and soon-to-be-due in correlation with maturing assets and potential revenues generated during that period,...

Summary of the Company's financial liabilities by payment due date as follows

September 30, 2025	Not exceeding 1 year	Over 1 year	Total
Loans and borrowings			
Trade payables	62,963,180,028		62,963,180,028
Accruals	3,642,818,225		3,642,818,225
Other payables	736,699,657		736,699,657
<b>Total</b>	<b>67,342,697,910</b>		<b>67,342,697,910</b>
January 01, 2025	Not exceeding 1 year	Over 1 year	Total
Loans and borrowings			
Trade payables	30,464,265,549		30,464,265,549
Accruals	914,000,590		914,000,590
Other payables	711,042,057		711,042,057
<b>Total</b>	<b>32,089,308,196</b>		<b>32,089,308,196</b>



Currently, the Board of Management assesses that the Company's short-term liquidity risk is controllable and believes that the Company can generate sufficient cash to meet its financial obligations when due.

Summary of the Company's existing financial assets presented on a net asset basis as follows:

September 30, 2025	Not exceeding 1 year	Over 1 year	Total
Cash and cash equivalents	38,120,488,238		38,120,488,238
Trade receivables	29,057,345,086		29,057,345,086
Financial investments	10,000,000,000	490,000,000	10,490,000,000
Other receivables	14,333,049	19,318,596	33,651,645
<b>Total</b>	<b>77,192,166,373</b>	<b>509,318,596</b>	<b>77,701,484,969</b>
January 01, 2025	Not exceeding 1 year	Over 1 year	Total
Cash and cash equivalents	47,146,253,696		47,146,253,696
Trade receivables	37,210,900,430		37,210,900,430
Financial investments	10,000,000,000	490,000,000	10,490,000,000
Other receivables	228,885,536	19,318,596	248,204,132
<b>Total</b>	<b>94,586,039,662</b>	<b>509,318,596</b>	<b>95,095,358,258</b>

### 35. Operating lease commitments

As of September 30, 2025, the Company has the following operating lease commitments:

- Land lease contract No. 2490/HD-TNMT-QLSDD Date March 24, 2016 with Ho Chi Minh City Department of Natural Resources and Environment regarding the lease of 2,182.4 m<sup>2</sup> of land at 104/5 Mai Thi Luu, Tan Dinh Ward, Ho Chi Minh City; lease term: 50 years; annual land rent paid;
- Land lease contract No. 31/HDTD/ST3 Date December 26, 2006 regarding the lease of 20,606 m<sup>2</sup> of land in Song Than Industrial Park, Binh Duong Ward, Ho Chi Minh City with a term

Lease term from Date December 26, 2006 to December 31, 2055;

- Land lease contract No. 5109/HD-TNMT-DKKTD Date June 26, 2008 with the Ho Chi Minh City Department of Natural Resources and Environment regarding

the lease of 1,649 square meters of land at 122 Phan Van Tri, Binh Thanh Ward, Ho Chi Minh City to build a carpentry workshop – now the Educational Equipment Enterprise and a business store; annual land rent.

- Land lease contract No. 6170/HD-TNMT-DKKTD Date August 21, 2009 with the Ho Chi Minh City Department of Land Administration regarding the lease of 2,875 square meters of land at 223 Nguyen Tri Phuong, An Dong Ward, Ho Chi Minh City to be used as an office, rental office, store

business and product showroom; lease term: 50 years; annual land rent

- Land lease contract No. 8651/HD-TNMT-DKKTD Date November 27, 2009 with the Ho Chi Minh City Department of Natural Resources and Environment regarding

the lease of 1,423 square meters of land at 780 Nguyen Kiem, Duc Nhuan Ward, Ho Chi Minh City to build a mechanical workshop and electrostatic painting (which was the School Equipment Enterprise, now relocated to Song Than Industrial Park, currently this land area

is being used as a business store); annual land rent.

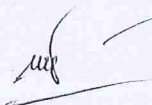
### 36. Comparative figures

Comparative figures on the balance sheet are figures on the Financial Statements for the fiscal year ending December 31, 2024 and comparative figures on the Income Statement and Cash Flow Statement are figures on the Financial Statements for the accounting period of the third quarter of 2024.

Ho Chi Minh City, October 14, 2025

Preparer

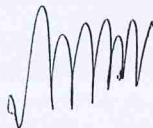
(Sign, full name)



Vo Thi Thanh Tuyen

Chief Accountant

(Sign, full name)



Le Thi Thanh Thien

General Director

(Sign, full name)



Nguyen Cong Dung