

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, Quang Ninh Book & Educational Equipment Joint Stock Company hereby discloses the Financial Statements (FS) for Quarter 4 of 2025 to the Hanoi Stock Exchange as follows

1. Organization Name: Quang Ninh Book & Educational Equipment JSC

- Ticker symbol: QST
- Address: 10 Long Tien Street, Hong Gai Ward, Quang Ninh Province
- Tel: 02033 826332. Fax: 02033 826332

Email: quangpt25@gmail.com; Website: sachquangninh.vn

2. Content of Disclosure:

- Quarter 4 of 2025 Financial Statements

☒ Separate FS (The listed company does not have subsidiaries and the superior accounting unit has subordinate units);

☐ Consolidated FS (The listed company has subsidiaries);

☐ Combined FS (The listed company has subordinate accounting units with independent accounting systems).

- Circumstances requiring explanation:

+ The audit organization expresses an opinion other than an unqualified opinion on the financial statements (for the audited financial statements of 2025):

☐ Yes

☐ No

Written explanation provided, if applicable:

☐ Yes

☐ No

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, with a change from loss to profit or vice versa (for audited FS in 2025):

☐ Yes

☐ No

Written explanation provided, if applicable:

☐ Yes

☐ No

+ The profit after tax in the income statement of the reporting period changes by 10% or more compared to the same period in the previous year:

☒ Yes

☐ No

Written explanation provided, if applicable:

☐ Yes

☐ No

+ The profit after tax in the reporting period shows a loss, changing from profit in the same period of the previous year to a loss in the current period, or vice versa:

☒ Yes

☐ No

Written explanation provided, if applicable:

☐ Yes

☐ No

This information was published on the Company's official website on 18 January 2026 at the following link:

<http://sachquangninh.vn/new/index.php/hoat-dong-cong-ty-qni>

3. Report on transactions valued at 35% or more of total assets in 2025:

In the event that the listed company has any such transactions, please report the following details:

- Content of transaction: *None*
- Transaction value as a percentage of the total assets of the Company (%) (*based on the latest annual financial statements*);.....
- Transaction completion date:.....

We hereby confirm that the disclosed information is true and we take full legal responsibility for the content of the information provided.

On behalf of the organization

Legal representative

Attached documents:

Quarter 4 of 2025 Financial Statements



Vu The Hoa

INTERIM BALANCE SHEET
(FULL DISCLOSURE)
QUARTER IV OF 2025

Currency: VND

Item	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
ASSETS				
A- CURRENT ASSETS	100		28.891.005.354	38.485.282.672
I. Cash and cash equivalents	110		15.623.298.150	14.280.610.441
1. Cash	111	1	15.623.298.150	14.280.610.441
2. Cash equivalents	112			
II. Short-term financial investments	120		-	-
1. Trading securities	121			
2. Provision for diminution in value of trading securities	122			
3. Held-to-maturity investments	123			
III. Short-term receivables	130		10.717.317.545	17.298.775.802
1. Short-term trade receivables	131		4.396.689.532	7.789.259.678
2. Short-term prepayments to suppliers	132		6.321.423.667	8.429.179.899
3. Short-term intercompany receivables	133			
4. Receivables according to construction contracts progress	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136	4	2.711.434.377	2.476.394.194
7. Provision for doubtful (short-term) debts (*)	137	2	(2.712.230.031)	(1.396.057.969)
8. Shortage of assets pending resolution	139	4		
IV. Inventories	140		2.400.389.660	6.716.488.828
1. Inventories	141	3	5.266.385.990	8.454.300.038
2. Provision for decline in value of inventories (*)	149		(2.865.996.330)	(1.737.811.210)
V. Other current assets	150		150.000.000	189.407.600
1. Short-term prepaid expenses	151		150.000.000	189.407.600
2. Deductible VAT	152	10	-	(0)
3. Taxes and amounts recoverable from the State	153			
4. Purchase and resale and of government bonds	154			
5. Other current assets	155			
B. NON-CURRENT ASSETS	200		86.914.071.099	73.289.109.094
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital at dependent entities	213			
4. Long-term intercompany receivables	214			
5. Long-term loan receivables	215			
6. Other long-term receivables	216			
7. Provision for doubtful (long-term) debts (*)	219			
II. Fixed assets	220		78.533.108.083	61.002.891.252
1. Tangible fixed assets	221		73.075.958.083	55.545.741.252
- Cost	222	5	104.079.026.744	82.237.341.231

- Accumulated depreciation (*)	223	5	(31.003.068.661)	(26.691.599.979)
2. Finance lease fixed assets	224		-	-
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		5.457.150.000	5.457.150.000
- Cost	228	6	5.582.150.000	5.582.150.000
- Accumulated amortization (*)	229	6	(125.000.000)	(125.000.000)
III. Investment properties	230			
- Cost	231			
- Accumulated depreciation (*)	232			
IV. Non-current assets in progress	240		0	8.471.201.444
1. Long-term work in progress	241			
2. Construction in progress	242		0	8.471.201.444
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251			
2. Investments in associates and joint ventures	252			
3. Equity investments in other entities	253			
4. Provisions for diminution in value of long-term financial in	254			
5. Held-to-maturity investments	255			
VI. Other non-current assets	260		8.380.963.016	3.815.016.398
1. Long-term prepaid expenses	261	7	8.380.963.016	3.815.016.398
2. Deferred income tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		115.805.076.454	111.774.391.766
C. LIABILITIES	300		61.595.004.555	62.065.923.719
I. Short-term liabilities	310		53.198.990.817	59.769.909.981
1. Short-term trade payables	311		8.175.007.973	7.569.335.474
2. Short-term advances from customers	312		6.279.728.633	4.493.566.664
3. Taxes and amounts payable to the State	313	9	1.383.108.782	1.269.644.744
4. Payables to employees	314		9.176.773.439	7.557.296.188
5. Short-term accrued expenses	315	11	1.281.524.453	2.103.948.329
6. Short-term intercompany payables	316			
7. Payables according to construction contract progress	317			
8. Short-term unearned revenue	318	13	83.333.000	
9. Other short-term payables	319	12	3.462.729.148	3.278.486.343
10. Short-term loans and finance lease liabilities	320	9	22.773.267.000	33.101.625.200
11. Provision for short-term payables	321			
12. Reward and welfare fund	322		583.518.388	396.007.039
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
II. Long-term liabilities	330		8.396.013.738	2.296.013.738
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Intercompany payables on working capital	334			
5. Long-term intercompany payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Loans and finance lease liabilities	338	9	8.396.013.738	2.296.013.738

9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred tax liabilities	341			
12. Provision for long-term payables	342			
13. Scientific and technological development fund	343			
D. EQUITY	400		54.210.071.899	49.708.468.046
I. Owners' equity	410		54.210.071.899	49.708.468.046
1. Paid-in capital	411	14	32.400.000.000	32.400.000.000
- Common shares with voting rights	411a	14	32.400.000.000	32.400.000.000
- Preference shares	411b			
2. Share premium	412		(105.100.000)	(105.100.000)
3. Options for convertible bonds	413			
4. Other owner's capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418	14	7.316.132.375	5.800.304.769
9. Assistance fund for enterprise restructuring	419			
10. Other equity funds	420			
11. Undistributed profit after tax	421	14	14.599.039.524	11.613.263.277
- Undistributed profit up to prior period-end	421a		2.612.159.804	1.507.745.906
- Undistributed profit for the current period	421b	14	11.986.879.720	10.105.517.371
11. Capital construction fund	422			
II. Other resources and funds	430		-	-
1. Budget resources	431			
2. Resources financing fixed assets	432			
TOTAL RESOURCES (440 = 300 + 400)	440		115.805.076.454	111.774.391.765
OFF-BALANCE SHEET ITEM				
1. Goods received on consignment for sale, deposit and collateral	03			

Prepared on 18 January 2026


Pham Trung Quang
Preparer


Tran Hoai An
Chief Accountant


Phu The Hoa
Chairman

**INTERIM INCOME STATEMENT
(FULL DISCLOSURE)
QUARTER IV OF 2025**

Currency: VND

Item	Code	Note	Quarter IV		Accumulated from the beginning of the year to the reporting period	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5		
1. Revenue from sales and service provision	01	15	56.066.218.767	52.809.108.991	188.114.337.193	202.083.050.932
2. Revenue deductions	02					
3. Net revenue from sales and service provision (10=01-02)	10		56.066.218.767	52.809.108.991	188.114.337.193	202.083.050.932
4. Cost of goods sold	11	16	40.985.548.200	37.613.388.697	152.804.968.756	168.460.580.136
5. Gross profit from sales and service provision (20=10-11)	20		15.080.670.567	15.195.720.294	35.309.368.437	33.622.470.796
6. Financial income	21	17	9.556.029	1.680.803	16.181.282	7.559.136
7. Financial expenses	22	18	486.947.258	638.298.773	1.966.273.395	2.628.977.741
- Including: Interest expense	23		486.947.258	638.298.773	1.966.273.395	2.628.977.741
8. Selling expenses	25	19	3.832.302.661	2.460.568.362	12.288.687.224	11.028.825.052
9. Administrative expenses	26	19	2.839.543.979	3.224.995.289	8.151.601.550	9.035.415.738
10. Operating profit (30=20+(21-22)-(25+26))	30		7.931.432.699	8.873.538.672	12.918.987.550	10.936.811.401
11. Other income	31	20	219.231.815	250.738.888	413.054.128	418.687.591
12. Other expenses	32		1.709.790	37.774	4.827.790	7.301.722
13. Other profit (40=31-32)	40		217.522.025	250.701.114	408.226.338	411.385.869
14. Accounting profit before tax (50=30+40)	50		8.148.954.724	9.124.239.786	13.327.213.888	11.348.197.270
15. Current corporate income tax expense	51		822.508.252	1.020.284.151	1.340.334.168	1.242.679.899
16. Deferred corporate income tax expense	52					
17. Profit after tax (60=50-51-52)	60	21	7.326.446.472	8.103.955.635	11.986.879.720	10.105.517.371
18. Basic earnings per share (*)	70		2.261	2.501	3.700	3.119
19. Diluted earnings per share (*)	71		2.261	2.501	3.700	3.119

Pham Trung Quang
Preparer

Tran Hoai An
Chief Accountant



INTERIM STATEMENT OF CASH FLOWS
(FULL DISCLOSURE)
UNDER THE DIRECT METHOD)
QUARTER IV OF 2025

Currency: VND

Item	Code	Note	Accumulated from the beginning of the year to the reporting period	
			Current year	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Cash receipts from sales, service provision and other	01		193.293.069.308	199.886.730.336
2. Cash paid to suppliers	02		(117.612.446.802)	(146.753.372.770)
3. Cash paid to employees	03		(46.107.730.715)	(33.595.319.596)
4. Loan interest paid	04		(2.788.697.271)	(1.292.194.545)
5. Cash paid for corporate income tax	05		(1.242.679.899)	(881.757.729)
6. Other cash receipts from operating activities	06		5.743.214.188	4.017.175.387
7. Other payments for operating activities	07		(9.577.317.584)	(6.173.119.925)
Net cash from operating activities	20		21.707.411.225	15.208.141.158
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other	21			(8.905.736.349)
2. Proceeds from disposals of fixed assets and other non-	22		(9.672.546.598)	
3. Cash paid for loans, acquisition of debt instruments	23		-	
4. Recovery of loans, re-sales of debt instruments	24		-	
5. Cash paid for capital contribution in other entities	25		-	
6. Recovery of capital contribution in other entities	26		-	
7. Dividends, profit and interest received	27	16	16.181.282	7.080.232
Net cash from investing activities	30		(9.656.365.316)	(8.898.656.117)
III. Cash flows from financing activities				
1. Proceeds from stock issuance, capital contribution	31			
2. Repayments of contributed capital, recall of issued	32			
3. Proceeds from borrowings	33		35.088.065.300	39.426.778.790
4. Repayment of borrowings	34		(39.316.423.500)	(31.449.789.800)
5. Cash paid for finance lease obligation	35			
6. Dividends, profit paid to owners	36		(6.480.000.000)	(6.480.000.000)
Net cash from financing activities	40		(10.708.358.200)	1.496.988.990
Net cash flows for the period (50 = 20+30+40)	50		1.342.687.709	7.806.474.031
Cash and cash equivalents at the beginning of the period	60		14.280.610.441	6.474.136.410
Impacts of exchange rate fluctuations	61		-	
Cash and cash equivalents at the end of the period (70	70		15.623.298.150	14.280.610.441

Prepared on 18 January 2026

Phạm Trung Quang
Preparer

Trần Hoài An
Chief Accountant

Vũ Thế Hòa
Chairman



Reporting entity: Quang Ninh Book & Educational Equipment JSC
Address: 10 Long Tien Street, Hồng Gai Ward, Quang Ninh Province

Form B 09a - DN

(Issued under Circular No. 200/2014/TT-BTC dated 22/12/2014 by the Ministry of Finance)

NOTES TO THE FINANCIAL STATEMENTS (FULL DISCLOSURE)

Quarter IV of 2025

1. Nature of operations

1.1 Overview

Quang Ninh Book and School Equipment Joint Stock Company ("the Company") was incorporated through the equitization of Quang Ninh Book and Educational Equipment Company, pursuant to Decision No. 3585/QĐ-UB dated 08/10/2004 by the People's Committee of Quang Ninh Province. The Company is an independent accounting entity, operating under Business Registration Certificate No. 22.03.000334 issued on 14/12/2004 by the Quang Ninh Department of Planning and Investment, in compliance with the Enterprise Law, the Company's Charter, and other relevant legal regulations. Since its establishment, the Company has amended its Business Registration Certificate seven times, with the latest amendment dated 08/11/2021, under enterprise code 5700101549.

The Company received approval to list its common shares on the Hanoi Stock Exchange under ticker symbol QST, pursuant to Decision No. 467/QĐ-TTGDHN dated 25/11/2008 by the Hanoi Securities Trading Center (now the Hanoi Stock Exchange). The shares commenced trading on 16/02/2009.

The Company was also approved to list an additional 1,620,000 shares per Decision No. 54/2008/GCNCP-VSD-2 issued by the Vietnam Securities Depository on 24/02/2021.

Charter capital: VND32,400,000,000

Paid-in capital as at 31/12/2025: VND32,400,000,000

1.2. Principal scope of business: Trading and education

1.3. Operating activities

- Wholesale of other household products (except wholesale of pharmaceuticals and medical goods);
- Non-specialized wholesale trade;
- Retail sale of music and video recordings (including blank tapes and discs) in specialized stores;
- Retail sale of games and toys in specialized stores;
- Retail sale of books, newspapers, magazines and stationery in specialized stores;
- Retail sale of sporting equipment in specialized stores;
- Short-term accommodation activities;
- Lower secondary education and upper secondary education;
- Other education n.e.c.;
- Educational support activities;
- Primary education;
- Other publishing activities;

- Book publishing;
- Travel agency activities;
- Tour operator activities;
- Support services related to tourism promotion and tour organization.

2. Accounting period, currency used in accounting

The Company's annual accounting period starts on 1 January and ends on 31 December.

These financial statements were exclusively prepared for the 4th quarter of 2025 (from 01/10/2025 to 31/12/2025).

3. Applied accounting standards and accounting system

The Company adopted the Vietnamese Corporate Accounting System guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and Vietnamese Accounting Standards promulgated by the Ministry of Finance.

Accounting method: Journal voucher.

4. Summary of significant accounting policies

4.1 Cash and cash equivalents

Cash includes cash on hand, cash at bank, cash in transit and cash equivalents.

All short-term investments which are collectible or mature of 3 months or less as from purchasing date, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at reporting date shall be recognized as cash equivalents.

4.2 Receivables

Receivables include trade receivables and other receivables.

- Trade receivables are trade-related amounts arising from trading activities between the Company and its customers.
- Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the amounts of outstanding receivables at the balance sheet date, which have been overdue for 6 months or which have not been overdue but the debtor is in the state of insolvency, winding up, missing or running away... Provision is made as guided by Circular No. 228/2009/TT-BTC dated 7/12/2009 of the Ministry of Finance.

Receivables are monitored according to their creditors, principal terms, remaining terms and original currencies. Receivables that are monetary items denominated in foreign currencies are revalued based on the buying exchange rate at the end of the period announced by the commercial bank where the Company frequently trades.

4.3 Inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition. Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Cost of inventories is calculated using the weighted average method and accounted for using the perpetual method.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost. The provision is made in accordance with Circular No. 228/2009/TT-BTC dated 7/12/2009 by the Ministry of Finance.

4.4 Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis. The depreciation rate is determined based on their cost and estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25 April 2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of assets</u>	<u>Depreciation period (years)</u>
Buildings, architectures	8 - 40
Motor vehicles	8
Office equipment	3 - 5
Other fixed assets	4 - 6

4.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state.

Intangible fixed assets are amortized in accordance with the straight-line method. Amortization rate is based on their cost and estimated useful lives. Amortization period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

<u>Asset title:</u>	<u>Amortization period (years)</u>
Computer software	6

4.6 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a period of 3 years or less.
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.7 Payables

Payables include: trade payables and other payables.

- Trade payables are trade-related amounts, arising from trading activities between the company and its suppliers.
- Other payables are non-trade amounts, which are not related to trading activities, intra-company transactions.

Payables are recognized at cost and reported as short-term or long-term payables based on the remaining terms at the balance sheet date.

The recognition of payables occurs when the Company incurs an obligation to make payment or when there is conclusive evidence indicating that a loss is likely to occur.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies. Payables that are monetary items denominated in foreign currencies are revalued based on the selling exchange rate at the end of the period announced by the commercial bank where the Company frequently trades.

4.8 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies. Loans and finance lease liabilities that are monetary items denominated in foreign currencies are revalued based on the selling exchange rate at the end of the period announced by the commercial bank where the Company frequently trades.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

Borrowing costs associated with a particular borrowing for the purpose of obtaining a qualifying asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined according to the capitalization rate, which is the weighted average of the borrowing costs applicable to the borrowings of the Company that are outstanding during the period.

Capitalization of borrowing costs shall be suspended during extended periods in which it suspends active development of a qualifying asset, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

4.9 Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company. The Company's accrued expenses are interest expenses, which are determined based on the agreed interest rate of each loan contract, the loan term, and the principal amount of the loan.

4.10 Owners' equity

Paid-in capital represents the amount of capital actually contributed.

Share premium reflects the difference between the issue price and par value of the shares issued.

Profit after corporate income tax (excluding foreign exchange gains arising from revaluation of balances at the end of the reporting period) is allocated to funds and distributed to shareholders in accordance with the Company's Charter or the resolution of the General Assembly of Shareholders.

Profit distribution is only carried out when the Company has undistributed profit after tax. The dividend paid to shareholders shall not exceed the undistributed profit after tax.

4.11 Recognition of revenue

- Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods.

- ✓ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.
- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
- ✓ Interest is recognized on the basis of the actual term and interest rates.
- ✓ Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

4.12 Cost of goods sold

The cost of goods sold and the corresponding revenue are recognized simultaneously in accordance with the matching principle.

The reductions in cost of goods sold during the period include reversals of provisions for decline in value of inventories, sales returns, trade discounts, and sales rebates after the purchased goods have been sold.

4.13 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: interest expense, payment discounts for buyers, provision for diminution in value of trading securities, provision for loss from investment in other entities and other expenses attributable to investing activities.

4.14 Selling expenses, administrative expenses

Selling expenses recognized in the period are expenses actually incurred in the process of selling products, goods, rendering services.

Administrative expenses recognized are expenses actually incurred related to the overall administration of the Company.

4.15 Current corporate income tax expense, deferred corporate income tax expense

Corporate income tax expenses in the period include current income tax and deferred income tax.

Current income tax is the tax amount computed based on the taxable income in the period at the tax rates ruling at the balance sheet date. The difference between taxable income and accounting profit is due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose.

4.16 Tax rates and charges payable to the State Budget which the Company applies

- *Value-added tax (VAT)*
 - ✓ For textbooks and supplementary reference books: These are not subject to VAT.
 - ✓ For the sale of office supplies and dictionaries: A VAT rate of 5% is applied.
 - ✓ For other products: The current applicable VAT rate is applied.
- *Corporate income tax (CIT)*
 - ✓ For educational activities of Van Lang High School: A CIT rate of 10% is applied during the operation period (pursuant to Government Decree No.69/2008/NĐ-CP dated 30/5/2008).
 - ✓ For other business activities: A CIT rate of 20% is applied.

- Other taxes and obligation are fulfilled in accordance with the prevailing regulations.

4.17 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, short-term deposits, trade receivables and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise loans, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.18 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions.

V. Significant events or transactions during the accounting period

1. Cash

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Cash on hand	549.805.079	1.662.267.511
Cash at bank	15.073.493.071	4.908.867.766
Total	15.623.298.150	6.571.135.277

2. Provision for doubtful debts

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Provisions for debts overdue		
- From 3 years or more	2.254.949.303	177.356.169
- From 2 years to under 3 years	60.711.582	1.072.660.456
- From 1 year to under 2 years	159.266.492	57.260.612
- From over 6 months to under 1 year	237.302.655	151.222.858
Total	2.712.230.031	1.458.500.095

3. Inventories

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Inventories	5.266.385.990	15.481.459.536
Total	5.266.385.990	15.481.459.536

4. Other short-term receivables

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Advances	1.819.550.000	1.539.800.000
Short-term deposits, guarantees	152.220.072	152.220.072
Other receivables	739.664.305	442.771.305
Total	2.711.434.377	2.134.791.377

5. Tangible fixed assets

	Buildings, architectures	Motor vehicles	Office equipment	Other fixed assets	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
Cost					
Beginning balance	97.808.702.237	2.140.345.091	2.929.620.917	1.200.358.500	104.079.026.745
New purchases	76.338.636.724	2.140.345.091	2.558.000.917	1.200.358.500	82.237.341.232
Self-construction	21.470.065.513		371.620.000		21.841.685.513
Decreases					-
Ending balance					-
Depreciation	<u>83.816.909.278</u>	<u>2.140.345.091</u>	<u>2.929.620.917</u>	<u>1.045.641.500</u>	<u>104.079.026.745</u>
Beginning balance					
Charge for the pe	<u>24.653.627.698</u>	<u>1.717.444.091</u>	<u>2.354.730.004</u>	<u>849.576.033</u>	29.575.377.826
Disposals	1.250.415.440	46.262.659	60.513.163	42.194.350	1.399.385.613
Ending balance					-
Net book value	<u>25.904.043.138</u>	<u>1.763.706.750</u>	<u>2.415.243.167</u>	<u>891.770.383</u>	<u>30.974.763.438</u>
Beginning balance					
Ending balance	73.155.074.539	422.901.000	574.890.913	350.782.467	<u>74.503.648.919</u>

Cost of tangible fixed assets fully depreciated but still in use as at 31/12/2025 is: 2.486.463.623 VND

As at 31/12/2025, tangible fixed assets with a carrying value of 15.273.059.436 VND were pledged as collateral for debts granted to the Company.

6. Intangible fixed assets: Computer software and land use rights

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Cost	5.457.150.000	5.457.150.000
Amortization		
Net book value	5.457.150.000	5.457.150.000

7. Trade payables

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Canh Dieu Education JSC	716.974.530	12.019.940.764
123 Education Investment and Development JSC	397.239.110	435.361.310
Quang Loi Cultural Product and Book JSC	12.946.420	551.867.800
Tuan Chau Pearl Isle JSC	174.390.167	599.600.907
Other suppliers	6.873.457.747	14.984.559.576
Total	8.175.007.974	28.591.330.357

8. Long-term prepaid expenses

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Tools and instruments put into use	3.108.817.714	2.724.303.797
Repair of fixed assets	664.304.691	654.587.511
Total	3.773.122.405	3.378.891.308

9. Loans and finance lease liabilities

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
<u>a. Short-term loans</u>		
- VietinBank - Quang Ninh Branch	5.000.000.000	10.959.328.500
- MSB - Quang Ninh Branch		
- VIB - Quang Ninh Branch		
- Borrowings from individuals	17.773.267.000	23.856.267.000
Total	22.773.267.000	34.815.595.500
<u>b. Long-term loans</u>		
- State Price Stabilization Fund	100.000.000	100.000.000
- VietinBank - Quang Ninh Branch	2.196.013.738	2.635.237.038
- Borrowings from individuals	6.100.000.000	1.017.000.000
Total	8.396.013.738	3.752.237.038

10. Taxes and amounts recoverable from the State budget

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
VAT	130.040.399	(47.546.786)
CIT	1.139.960.668	317.825.916
PIT	77.398.008	(78.463.309)
Total	1.347.399.075	191.815.822

The Company's tax returns would be subject to inspection by the tax authorities. The tax amounts reported in these financial statements could be changed at a later date upon final determination by the tax authorities.

11. Accrued expenses

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Short-term accrued interest expenses	1.281.524.453	1.260.927.494
Total	1.281.524.453	1.260.927.494

12. Other short-term payables

	30/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Trade union fees	239.344.333	461.587.333
Social insurance, health insurance, unemployment insurance	(126.695.473)	528.420.736
Short-term deposits received	7.000.000	7.000.000
Issuance fee payable	1.525.268.528	1.427.424.718
Other payables	1.819.211.760	1.300.874.110
Total	3.464.129.148	3.725.306.897

13. Unearned revenue

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Rent received in advance	83.333.000	
Total	83.333.000	-

14. Owners' equity

a. Statement of changes in owners' equity

	Paid-in capital	Share premium	Investment and development fund	Other owners' equity	Undistributed profit after tax
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
As at 30/9/2025	<u>32.400.000.000</u>	<u>(105.100.000)</u>	<u>7.316.132.375</u>	<u>-</u>	<u>7.272.593.052</u>
Increases					<u>7.338.355.528</u>
Decreases					
As at 31/12/2025	<u>32.400.000.000</u>	<u>(105.100.000)</u>	<u>7.316.132.375</u>	<u>-</u>	<u>14.610.948.580</u>

b. Shares

	31/12/2025	30/9/2025
	<u>VND</u>	<u>VND</u>
Authorized shares	3.240.000	3.240.000
Common shares	3.240.000	3.240.000
Outstanding shares	3.240.000	3.240.000
Common shares	3.240.000	3.240.000

c. Undistributed profit after tax

	<u>31/9/2025</u>	<u>30/9/2025</u>
Profit brought forward	7.272.593.049	10.279.944.513
Profit after tax for the current period	7.338.355.528	(3.007.351.464)
Profit distribution	-	
Distribution of prior year's profit		
- Dividend payment		
- Appropriation to investment and development fund		
- Appropriation to reward and welfare fund		
- Appropriation to Board of Directors' reward fund		
Distribution of current year's profit	-	-
- Appropriation to reward and welfare fund		
Undistributed profit after tax	14.610.948.577	7.272.593.049

15. Revenue from sales and service provision

	<u>Q4 2025</u>	<u>Q4 2024</u>
	<u>VND</u>	<u>VND</u>
Total revenue	56.066.218.767	52.809.108.991
+ Revenue from sales of goods	16.819.191.488	17.102.059.345
+ Revenue from tuition fees and Van Lang services	37.585.053.167	32.319.577.171
+ Revenue from travel and tour services	1.098.548.186	3.387.472.475
+ Revenue from room rental services	563.425.926	
Total revenue from sales and service provision	56.066.218.767	52.809.108.991

16. Cost of goods sold

	Q4 2025	Q4 2024
	<u>VND</u>	<u>VND</u>
Cost of goods sold	40.985.548.200	37.613.388.697
+ Cost of goods sold	14.396.948.475	11.716.408.024
+ Cost of Van Lang school education services	25.738.024.750	22.839.519.498
+ Cost of travel and tour services	850.574.975	3.057.461.175
Provision for decline in value of inventories	(2.879.669.268)	(1.737.811.210)
Total	38.105.878.932	35.875.577.487
17. Financial income		
	Q4/2025	Q4/2024
	<u>VND</u>	<u>VND</u>
- Interest income from deposits and loans	9.556.029	1.680.803
- Margin interest		
Total	9.556.029	1.680.803
18. Financial expenses		
	Q4/2025	Q4/2024
	<u>VND</u>	<u>VND</u>
Loan interest	486.947.258	638.298.773
Total	486.947.258	638.298.773
19. Selling expenses and administrative expenses		
	Q4 2025	Q4 2024
	<u>VND</u>	<u>VND</u>
a. Selling expenses incurred during the period		
- Staff costs	1.835.087.259	1.337.413.251
- Issuance expenses	182.724.327	266.992.690
- Depreciation and amortization	522.004.468	142.712.737
- Tools and instruments expenses	720.624.972	342.567.700
- Other expenses	571.861.636	370.881.985
<u>Total</u>	3.832.302.661	2.460.568.363
b. Administrative expenses incurred during the period		
- Staff costs	923.247.040	1.421.724.795
- Depreciation and amortization	76.663.521	76.663.523
- Tools and instruments expenses	74.099.989	83.242.795
- Transaction, conference, and reception expenses	197.868.076	119.803.100
- Other expenses	1.567.665.353	1.523.561.077
<u>Total</u>	2.839.543.979	3.224.995.290

20. Other income

	Q4/2025	Q4/2024
	<u>VND</u>	<u>VND</u>
Stall rental	157.407.407	157.407.407
Rental income	43.055.889	76.157.407
Other income	18.768.519	2.359.259
Total	219.231.815	235.924.073

21. Basic earnings per share

	Q4/2025	Q4/2024
	<u>VND</u>	<u>VND</u>
Accounting profit after corporate income tax	7.326.446.472	8.103.955.635
- Incremental adjustments		
- Decremental adjustments		
Profit or loss attributable to common shareholders		
Weighted average number of common shares outstanding	3.240.000	3.240.000
Basic, diluted earnings per share	2.261	2.501

22. Operating expenses by elements

	Q4/2025	Q4/2024
	<u>VND</u>	<u>VND</u>
Materials expenses	1.758.572.409	1.158.544.248
Labor costs	18.179.232.275	15.996.611.773
Depreciation of fixed assets	1.427.690.835	886.159.092
Outside service expenses	6.436.012.723	2.590.925.870
Other cash expenses	4.608.363.146	1.923.645.670
Total	32.409.871.389	22.555.886.653

23. Financial instruments

a. Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance.

b. Financial risk management

Financial risks include market risk (including interest rate risk, commodity price risk), credit risk and liquidity risk.

Market risk management: The Company's activities expose it primarily to the financial risks of changes in interest rates, and commodity prices.

Interest rate risk management

The Company's interest rate risks mainly derive from interest bearing loans which are arranged. To minimize these

risks, the Company has estimated the impact of borrowing costs to its periodic business results as well as making analysis and projection to select appropriate time to repay the loans. Therefore, the Chairman and the Management assess that uncontrollable risks arising from fluctuations of interest rates are insignificant.

Commodity price risk

The Company purchases goods from domestic suppliers to support its business operations, and thus faces the risk of price fluctuations for input goods. However, the prices of goods in the education sector have remained relatively stable over the past several years. Therefore, the Company believes that the risk of price fluctuations for goods in its business operations is low.

Credit risk management: The Company's customers are primarily the Department of Education and schools in the province. The proportion of overdue debt to total receivables is low. Therefore, the Chairman and the Management assess that the Company does not face significant credit risk with its customers.

Liquidity risk management: To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds can be generated within that period.

The Company's aggregate financial liabilities are categorized in line with their maturity as follows:

<u>30/9/2025</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Loans and debts	22,773,267.000	8,396,013.738	31,169,280.738
Trade payables	8,175,007.973		8,175,007.973
Accrued expenses	1,281,524.453		1,281,524.453
Other payables	3,462,729.148		3,462,729.148
Total	35,692,528.574	8,396,013.738	44,088,542.312
<u>30/9/2024</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Loans and debts	33,101,625.200	2,196,013.738	35,297,638.938
Trade payables	7,569,335.474		7,569,335.474
Accrued expenses	2,103,948.329		2,103,948.329
Other payables	3,278,486.343		3,278,486.343
Total	46,053,395.346	2,196,013.738	48,249,409.084

Currently, the Company is exposed to some liquidity risk, but the Management believes that the Company can generate sufficient resources to meet its financial obligations as they fall due.

The Company's available financial assets are drawn up on a net asset basis as follows:

<u>31/12/2025</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Cash and cash equivalents	15,623,298.150		15,623,298.150
Trade receivables	4,396,689.532		4,396,689.532
Other financial assets			-
Total	20,019,987.682	-	20,019,987.682
<u>31/12/2024</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Cash and cash equivalents	14,280,610.441		14,280,610.441
Trade receivables	7,789,259.678		7,789,259.678
Other financial assets			-
Total	22,069,870.119	-	22,069,870.119

24. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the relevant guidelines, the Company is required to have segment reporting. Accordingly, a business segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment. The Management assesses that the Company is operating in two main business segments: education services and sales of books and school equipment, and its main geographical segment is Quang Ninh Province, Vietnam

The business segment report as at 31/12/2025 is presented as follows:

Currency: VND

Segment report by business activities	Education activities		Other activities		Total	
	Quý IV/2025	Quý IV/2024	Quý IV/2025	Quý IV/2024	Quý IV/2025	Quý IV/2024
Segment revenue	37.585.053.167	32.319.577.171	18.481.165.600	20.491.212.623	56.066.218.767	52.810.789.794
Segment expenses	27.307.024.750	22.839.519.498	20.837.317.348	21.097.731.624	48.144.342.097	43.937.251.122
Operating profit (loss)	10.278.028.417	9.480.057.673	(2.356.151.748)	(606.519.001)	7.921.876.670	8.873.538.672
Net interest expenses			486.947.258		486.947.258	-
Other financial income			9.556.029		9.556.029	-
Profit (loss) from financing activities	-	-	(477.391.229)	-	(477.391.229)	-
Other income	41.203.704	90.972.222	178.028.111	159.766.666	219.231.815	250.738.888
Other expenses			4.827.790	37.774	4.827.790	37.774
Profit (loss) from other activities	41.203.704	90.972.222	173.200.321	159.728.892	214.404.025	250.701.114
Accounting profit before tax	10.319.232.121	9.571.029.895	(2.660.342.656)	(446.790.109)	7.658.889.466	9.124.239.786
CIT	822.508.252	1.020.321.925			822.508.252	1.020.321.925
Profit after CIT	9.496.723.870	8.550.707.970	(2.660.342.656)	(446.790.109)	6.836.381.214	8.103.917.861
Current assets			28.891.005.354	38.295.875.072	28.891.005.354	38.295.875.072
Non-current assets	51.318.937.306	48.202.791.342		25.086.317.752	51.318.937.306	73.289.109.094
Total assets	51.318.937.306	48.202.791.342	28.891.005.354	63.382.192.824	80.209.942.660	111.584.984.166
Short-term liabilities			22.773.267.000	59.769.909.981	22.773.267.000	59.769.909.981
Long-term liabilities	8.396.013.739	2.296.013.738			8.396.013.739	2.296.013.738
Total liabilities	8.396.013.739	2.296.013.738	22.773.267.000	59.769.909.981	31.169.280.739	62.065.923.719

Events after the balance sheet date

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

25. **Corresponding figures:** Corresponding figures were taken from the financial statements for the year ended 31/12/2024./.


Pham Trung Quang
Preparer


Tran Hoai An
Chief Accountant

Quang ninh 18 January 2026

Vũ The Hoa
Chairman