

TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

**Financial report
Quarter 4, 2025**

BALANCE SHEET

Reporting date: 31/12/2025

ITEMS	Codes	Notes	Balance as of 31/12/2025	Balance as of 01/01/2025
A - CURRENT ASSETS (100=110+120+130+140+150)	100		24.089.556.598	29.371.257.671
I. Cash and cash equivalents	110		2.361.856.910	12.649.502.081
1. Cash	111		2.361.856.910	12.649.502.081
2. Cash equivalents	112			
II. Short-term financial investments	120			
1. Trading securities	121			
2. Provision for impairment of trading securities (*)	122			
3. Investments held to maturity	123			
III. Short-term receivables	130		14.690.319.803	12.504.651.184
1. Short-term trade receivables	131		5.593.366.732	4.644.448.750
2. Short-term advances to suppliers	132		3.074.901.381	3.327.711.000
3. Short-term internal receivables	133			
4. Receivables according to construction contract progress plan	134			
5. Receivables from short-term loans	135			
6. Other short-term receivables	136		5.995.048.838	4.505.488.582
7. Provision for short-term doubtful receivables (*)	137			
8. Shortage of assets awaiting resolution	139		27.002.852	27.002.852
IV. Inventories	140		856.586.600	993.134.322
1. Inventories	141		856.586.600	993.134.322
2. Provision for inventories depreciation (*)	149			
V. Other current assets	150		6.180.793.285	3.223.970.084
1. Short-term prepayments	151		4.609.789.716	2.193.567.334
2. Deductible VAT	152		1.571.003.569	1.030.402.750
3. Taxes and other receivables from the State	153			
4. Government bond repurchase transactions	154			
5. Other short-term assets	155			
B - LONG-TERM ASSETS (200=210+220+230+240+250+260)	200		37.958.204.629	33.711.708.555
I. Long-term receivables	210		211.132.900	579.666.372
1. Long-term receivables from customers	211			
2. Long-term prepayments to suppliers	212			
3. Working capital at affiliated units	213			
4. Long-term internal receivables	214			
5. Long-term loan receivables	215			
6. Other long-term receivables	216		211.132.900	579.666.372
7. Provision for long-term doubtful debts (*)	219			
II. Fixed assets	220		27.591.792.651	27.922.872.006
1. Tangible fixed assets	221		16.024.767.550	16.272.513.577
- Original price	222		42.786.583.312	39.445.783.676
- Accumulated depreciation (*)	223		-26.761.815.762	-23.173.270.099
2. Finance lease fixed assets	224			
- Original price	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		11.567.025.101	11.650.358.429
- Original price	228		11.872.500.000	11.872.500.000
- Accumulated depreciation (*)	229		-305.474.899	-222.141.571
III. Investment real estate	230			
- Original price	231			
- Accumulated depreciation (*)	232			
IV. Long-term unfinished assets	240		382.850.000	277.850.000
1. Long-term unfinished production and business costs	241			
2. Unfinished construction costs	242		382.850.000	277.850.000
V. Long-term financial investments	250			
1. Investments in subsidiaries	251			
2. Investments in joint ventures and associates	252			
3. Capital contributions to other entities	253			
4. Long-term financial investment provisions (*)	254			
5. Investments held to maturity	255			
VI. Other long-term assets	260		9.772.429.078	4.931.320.177



1. Long-term prepaid expenses	261		9.772.429.078	4.931.320.177
2. Deferred income tax assets	262			
3. Long-term equipment, supplies, spare parts	263			
4. Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		62.047.761.227	63.082.966.226
C - LIABILITIES (300=310+330)	300		3.696.451.997	4.637.967.402
I. Short-term debt	310		3.696.451.997	4.637.967.402
1. Short-term payables to suppliers	311		722.699.941	1.036.407.477
2. Buyer pays short-term in advance	312		30.000.000	
3. Taxes and amounts payable to the State	313		864.110.454	993.074.347
4. Payable to employees	314		323.301.488	638.322.456
5. Short-term payable expenses	315			
6. Short-term internal payables	316			
7. Payable according to construction contract plan progress	317			
8. Short-term unearned revenue	318		105.638.619	337.845.277
9. Other short-term payables	319		1.650.701.495	1.632.317.845
10. Short-term financial lease loans and debt	320			
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322			
13. Price stabilization fund	323			
14. Resale transactions of Government bonds	324			
II. Long-term liabilities	330			
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Internal payables for working capital	334			
5. Long-term internal payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Long-term borrowings and finance leases	338			
9. Convertible bonds	339			
10. Preferred shares	340			
11. Deferred income tax payable	341			
12. Long-term provisions	342			
13. Science and technology development fund	343			
D - OWNER'S EQUITY (400=410+430)	400		58.351.309.230	58.444.998.824
I. Owner's equity	410		58.351.309.230	58.444.998.824
1. Owner's capital contribution	411		55.650.040.000	50.590.980.000
- Common shares with voting rights	411A		55.650.040.000	50.590.980.000
- Preferred shares	411B			
2. Share premium	412		-310.890.000	-310.890.000
3. Bond conversion options	413			
4. Other owners' capital	414			
5. Treasury shares (*)	415			
6. Asset revaluation differences	416			
7. Differences exchange rate	417			
8. Development investment fund	418			
9. Enterprise arrangement support fund	419			
10. Other funds belonging to equity	420			
11. Undistributed profit after tax	421		3.012.159.230	8.164.908.824
- Undistributed profit after tax accumulated to the end of the previous period	421A		576.299.824	4.257.892.634
- Undistributed profit after tax of this period	421B		2.435.859.406	3.907.016.190
12. Capital sources for basic construction investment	422			
II. Other sources of funds and funds	430			
1. Funding sources	431			
2. Funding sources for forming fixed assets	432			
TOTAL CAPITAL SOURCES(440=300+400)	440		62.047.761.227	63.082.966.226



Chief Accountant

Dao Thi Thanh Ha

Preparer

Pham Khanh Chi

TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

**REPORT ON BUSINESS PERFORMANCE
Quarter 4, 2025**

ITEMS	Codes	Notes	Quarter 4		Accumulated from the beginning of the year to the end of this quarter	
			Year 2025	Year 2024	Year 2025	Year 2024
1. Revenue from goods sold and services rendered	01		16.425.745.783	12.825.793.109	42.648.391.729	41.719.645.246
- Sales and service revenue	01A		16.425.745.783	12.825.793.109	42.648.391.729	41.719.645.246
- Special consumption tax, export tax, VAT payable	01B					
2. Deductions	02					
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		16.425.745.783	12.825.793.109	42.648.391.729	41.719.645.246
4. Cost of goods sold and services rendered	11		10.163.147.260	8.451.677.390	27.745.812.270	27.173.005.786
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		6.262.598.523	4.374.115.719	14.902.579.459	14.546.639.460
6. Financial income	21		55.047	4.431.459	3.140.740	15.363.661
7. Financial expenses	22		115.149.261	35.229.191	337.482.973	167.333.513
- In which: Interest expense	23					
7. Selling expenses	25		1.886.736.753	1.217.808.627	5.490.983.274	3.839.515.412
8. General and administration expenses	26		1.479.653.913	1.461.345.935	5.750.281.658	5.625.145.794
10. Lợi nhuận thuần từ hoạt động kinh doanh (30=20+(21-22)-(25+26))	30		2.781.113.643	1.664.163.425	3.326.972.294	4.930.008.402
11. Other income	31		145.001	2.498.557	386.300	2.420.557
11. Other expenses	32		94.802.062	19.130.830	202.849.965	38.926.977
13. Profit from other activities (40=31-32)	40		-94.657.061	-16.632.273	-202.463.665	-36.506.420
14. Accounting profit before tax (50=30+40)	50		2.686.456.582	1.647.531.152	3.124.508.629	4.893.501.982
15. Current corporate income tax expense	51		599.025.988	339.210.467	688.649.223	986.485.792
16. Deferred corporate income tax expense	52					
17. Net profit after corporate income tax (60=50-51-52)	60		2.087.430.594	1.308.320.685	2.435.859.406	3.907.016.190
18. Basic earnings per share	70					



Chief Accountant

[Signature]

Dao Thi Thanh Ha

Preparer

[Signature]

Pham Khanh Chi

CASH FLOW STATEMENT (DIRECT METHOD)
Quarter 4, 2025

Code	Target	Print code	Explanation	Accumulated from the beginning of the year to the end of this quarter	
				Year 2025	Year 2024
I1	1. Cash flow from operating activities				
01	1. Revenue from sales, provision of services and other revenues	01		21.170.160.829	28.878.719.223
02	2. Payments to suppliers of goods and services	02		-29.037.379.862	-25.905.792.960
02A	- Payments to suppliers of goods and services [A]	02A			
02B	- Payments to suppliers of goods and services [B]	02B		-29.037.379.862	-25.905.792.960
03	3. Money paid to workers	03		-7.442.004.400	-8.591.935.674
04	4. Interest paid	04			
05	5. Corporate income tax paid	05		-1.036.235.992	-1.001.129.404
06	6. Other revenue from business activities	06		13.164.384.440	12.564.041.052
07	7. Other expenses for business activities	07		-7.027.690.446	-8.053.341.362
20	Net cash flow from operating activities	20		-10.208.765.431	-2.109.439.125
I2	II. Cash flow from investing activities				
21	1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21			
22	2. Proceeds from liquidation, sale of fixed assets and other long-term assets	22			
22A	- Proceeds from liquidation and sale of fixed assets and other long-term assets	22A			
22B	- Expenses related to the sale and transfer of fixed assets and other assets	22B			
23	3. Cash spent on lending and purchasing debt instruments of other entities	23			
24	4. Proceeds from loans and resale of debt instruments of other entities	24			
25	5. Money spent on investment in other entities	25			
26	6. Proceeds from capital investment in other entities	26			
27	7. Interest income, dividends and profits distributed	27		3.140.740	15.363.661
30	Net cash flow from investing activities	30		3.140.740	15.363.661
I3	III. Cash flow from financial activities				
31	1. Proceeds from Issuing shares and receiving capital contributions from owners	31			12.190.430.000
32	2. Money to return capital to owners, buy back issued shares	32			
33	3. Proceeds from borrowing	33		11.449.235.941	6.511.801.793
34	4. Loan principal repayment	34		-11.531.256.421	-6.975.758.187
35	5. Principal repayment of financial lease	35			
36	6. Dividends and profits paid to owners	36			
40	Net cash flow from financing activities	40		-82.020.480	11.726.473.606
50	Net cash flow during the period (50 = 20+30+40)	50		-10.287.645.171	9.632.398.142
60	Cash and cash equivalents at the beginning of the period	60		12.649.502.081	3.017.103.939
61	Impact of foreign exchange rate changes on foreign currency conversion	61			
61A	- Profit from exchange rate difference valuation	61A			
61B	- Loss due to exchange rate difference valuation	61B			
70	Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		2.361.856.910	12.649.502.081

Handwritten date: 20 month 11 year 2026

General Director

Phạm Thị Lam Hong

Chief Accountant



Dao Thị Thanh Hà

Preparer



Phạm Khanh Chi

NOTES TO FINANCIAL STATEMENTS*These notes form an integral part of and should be read in conjunction with the accompanying financial statements.***1. GENERAL INFORMATION****Form of capital ownership**

Tri Viet Education Group Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company operating under the Business Registration Certificate of Joint Stock Company No. 0106182582 issued by the Hanoi Department of Planning and Investment for the first time on May 20, 2013 and registered for the 14th change on August 11, 2025. The Company's charter capital is VND 50,590,980,000, equivalent to 5,059,098 shares, with a par value of VND 10,000/share.

The Company's shares are currently traded on the HNX stock exchange with the stock code CAR.

The total number of employees of the Company as of December 31, 2025 is 72.

Main business lines and activities

- Agents, brokers, auctioneers;
- Wholesale of food;
- Wholesale of beverages;
- Wholesale of fabrics, ready-made garments, footwear;
- Wholesale of other household goods;
- Wholesale of computers, peripherals and software;
- Wholesale of electronic and telecommunications equipment and components;
- Wholesale of agricultural machinery, equipment and spare parts;
- Wholesale of other machinery, equipment and spare parts;
- Retail of food, foodstuffs, beverages, cigarettes and tobacco accounting for a large proportion in general stores;
- Computer consulting and computer system administration;
- Financial service support activities not elsewhere classified;
- Management consulting activities;
- Technical testing and analysis;
- Advertising;
- Market research and public opinion polling;
- Other professional, scientific and technological activities not elsewhere classified;
- Retail of computers, peripherals, software and telecommunications equipment in specialized stores;
- Retail sale of fabrics, wool, yarn, sewing thread and other textiles in specialized stores;
- Retail sale of carpets, mattresses, blankets, curtains, wall and floor coverings in specialized stores;
- Retail sale of electrical household appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and electric lighting equipment, other household articles not elsewhere classified in specialized stores;
- Retail sale of books, newspapers, magazines and stationery in specialized stores;
- Retail sale of gymnastic and sports equipment and tools in specialized stores;
- Retail sale of garments, footwear, leather and imitation leather goods in specialized stores;
- Organizing trade introductions and promotions;
- Other remaining business support service activities not elsewhere classified;
- Primary education;
- Secondary and high school education;



NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

- Vocational education;
- College training;
- University and postgraduate training;
- Sports and entertainment education;
- Cultural and artistic education;
- Other education not elsewhere classified; and
- Printing.

The Company's main activities are education and training.

The Company's normal production and business cycle is carried out within a period of no more than 12 month

Characteristics of the Company's operations during the fiscal year that affect the financial statements

There are no special activities of the Company during the fiscal year that affect the financial statements for the fiscal period ending December 31, 2025 of the Company.

Statement on the comparability of information on the financial statements

Comparative figures are figures on the financial statements for the fiscal period ending December 31, 2025.

2. FISCAL YEAR, ACCOUNTING STANDARDS AND ACCOUNTING REGIME**Fiscal Year**

The Company's fiscal year begins on January 1 and ends on December 31.

Applicable Accounting Regime

The Company applies the Vietnamese Accounting Standards and Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 and circulars guiding the implementation of Accounting Standards of the Ministry of Finance in the preparation and presentation of financial statements.

Statement on compliance with Accounting Standards and Accounting System

The Board of Directors ensures that it has complied with the requirements of the Vietnamese Accounting Standards and Accounting System for Enterprises issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and the amendments under Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as the circulars guiding the implementation of Accounting Standards of the Ministry of Finance in preparing financial statements.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation of financial statements**

The financial statements are prepared and presented in Vietnam Dong (VND) on the accrual basis (except for information related to cash flows), using the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of financial statements.

Accounting estimates

The preparation of financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets

S. T. A. U. E. T.

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements. and the presentation of contingent liabilities and assets at the date of the financial statements as well as the reported figures on revenues and expenses during the financial year. Although the accounting estimates are made to the best of the Board of Directors' knowledge, the actual amounts incurred may differ from the estimates and assumptions made.

Evaluation and recognition at fair value

According to Article 28 of the Accounting Law No. 88/2015/QH13, assets and liabilities are assessed and recorded at fair value, but there is no specific guidance on this issue. Accordingly, the Board of Directors has considered and applied as follows:

For assets and liabilities, the Company has no basis to reliably determine the value, therefore, the Company is recording at original cost.

3. SUMMARY OF MAIN ACCOUNTING POLICIES (CONTINUED)**Cash and cash equivalents**

Cash and cash equivalents include cash on hand, demand deposits and savings deposits at banks with terms of 3 months or less.

Receivables

Receivables are amounts receivable from customers or other entities. Receivables are stated at book value less allowances for doubtful debts.

Provisions for doubtful debts are made for receivables that are past due or for debts that the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

Inventories

Inventories are determined at the lower of cost and net realizable value. The cost of inventories comprises the cost of purchase and other directly attributable costs incurred in bringing the inventories to their present location and condition. The cost of inventories is determined by the weighted average method at the end of the period and is accounted for using the perpetual inventory method. Net realizable value is determined by the estimated selling price less the estimated costs of completion and the costs incurred in marketing, selling and distribution.

The Company's inventory write-down provision is made in accordance with current regulations. Accordingly, the Company is allowed to make a provision for obsolescence, damaged, substandard inventories and in cases where the cost of inventories is higher than the net realizable value at the end of the accounting period.

Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of production and business activities of many accounting periods. Prepaid expenses include office renovation costs, tools and supplies issued for use and other prepaid expenses allocated to the Income Statement using the straight-line method in accordance with current regulations.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the asset to its working condition for use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, specifically as follows:

Estimated useful lives (Years)

Buildings, structures 03 - 30

Equipment, management tools 03 - 05

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Gains and losses arising from the liquidation and sale of assets are the difference between the income from liquidation and the remaining value of the assets and are recorded in the Statement of Business Performance.

Intangible fixed assets and depreciation

Intangible fixed assets include land use rights at Xuan Phuong urban area and computer software.

Computer software is recorded at purchase price and is depreciated using the straight-line method from 03 to 05 years. Long-term land use rights at Xuan Phuong urban area The Company does not depreciate.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Liabilities and accrued expenses**

Liabilities and accrued expenses are recognized for amounts to be paid in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts to be paid.

The classification of payables as trade payables, accrued expenses and other payables is made according to the following principles:

- Trade payables reflect payables of a commercial nature arising from the purchase of goods, services, assets and the seller is an independent entity from the Company.
- Payables reflect payables for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and payables to employees for vacation pay, production and business expenses that must be accrued in advance.

Other payables reflect payables that are not commercial in nature and not related to the purchase, sale, or provision of goods and services.

Owner's equity

Owner's capital contribution: Owner's capital contribution is recorded according to the actual capital contributed by shareholders.

Profit distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Revenue recognition

Revenue from service provision transactions is recognized when the outcome of such transaction can be reliably determined. In the case of a service transaction that involves several periods, revenue is recognized in the period based on the results of the work completed at the Balance Sheet date of that period. The result of a service transaction is determined when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the service transaction will flow to the company;
- (c) The stage of completion of the work at the Balance Sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest on deposits is recognized on an accrual basis, determined by the outstanding deposit accounts and the applicable interest rate.

Taxation

Current tax payable is calculated based on taxable income for the year. Taxable income differs from net profit as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of the examination by the competent tax authorities.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets and liabilities in the financial statements and is recorded using the balance sheet method. Deferred income tax liabilities are recognized for all temporary differences while deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the temporary differences can be used.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued)

Deferred income tax is measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled. Deferred income tax is recognised in the statement of comprehensive income and is denominated in equity except when it relates to items charged or credited directly to equity.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to set off current income tax assets against current income tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current income tax assets and liabilities on a net basis.

Other taxes are applied in accordance with the tax laws in force in Vietnam.

Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid to the substance of the relationship rather than the legal form.

List of Company's related parties:

<u>Stakeholders</u>	<u>Relationship</u>
Fibo Invest Joint Stock Company	Significant impact
Board of Directors, General Director, Supervisory Board and Chief Accountant	Key Leadership

4. CASH AND CASH EQUIVALENTS

	On 31/12/2025	On 01/01/2025
	VND	VND
Cash	1,998,684,545	2,426,733,886
Non-term bank deposits (i)	363,172,365	10,222,768,195
Total	2,361,856,910	12,649,502,081

5. SHORT-TERM TRADE RECEIVABLES

	On 31/12/2025	On 01/01/2025
	VND	VND
Center for Child Injury Prevention	2,632,741,750	2,768,022,250
Tam Tin Thanh Education and Event Organization Joint Stock	1,521,085,921	-
Other objects	1,439,539,061	1,876,426,500
Total	5,593,366,732	4,644,448,750

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

6. SHORT-TERM SELLER ADVANCE

	On 31/12/2025	On 01/01/2025
	VND	VND
FTA Consulting Services Co., Ltd.	1,844,995,919	1,891,245,269
Hoang Ngan General Trading and Service Company Limited	52,280,116	183,566,360
Nguyen Thi Nhan Business Household	249,228,400	-
An Phuoc Thai Company Limited	220,257,445	471,665,375
Other objects	708,139,501	781,233,996
Total	3,074,901,381	3,327,711,000

7. OTHER RECEIVABLES

	On 31/12/2025	On 01/01/2025
	VND	VND
a) Other short-term receivables	5,995,048,838	4,505,488,582
Advance	865,202,838	750,650,622
Deposit, bet (i)	83,000,000	83,000,000
Receivables from agents (ii)	5,046,846,000	3,671,837,960
Other receivables	-	-
b) Other long-term receivables	544,516,372	579,666,372
Advance	-	35,150,000
Deposit, bet:	211,132,900	544,516,372
- Thang Long Urban Development Investment Joint Stock	-	333,383,472
- Van Phu Trade Development Investment Joint Stock	211,132,900	211,132,900
- Hung PhOn Trade Development Investment Company Limited	-	-
Total	6,206,181,738	5,085,154,954

Note:

- (ii) Amounts receivable from agents for the sale of courses and life skills programs collected by agents from customers.
(iii) Deposit for renting the Company's Office on the 5th floor of Sunsquare My Dinh building according to Contract No. 3718/HĐCTMB/SUN SQUARE - TRIVIET signed on July 3, 2018.
(iv) Deposit for renting an office at Homecity Trung Kinh shopping mall according to Contract No. 37/HĐ-TTTM-HOMECITY signed on December 16, 2016. The contract term is 2 years from the date of signing and automatically expires in the following years if there is no change between the two parties.

8. INVENTORY

	On 31/12/2025		On 01/01/2025	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Raw materials, materials	48,552,400	-	252,888,004	-
Tools, instruments	808,034,200	-	740,246,318	-
Total	856,586,600	-	993,134,322	-

9. PREPAID EXPENSES

NOTES TO FINANCIAL STATEMENTS*These notes form an integral part of and should be read in conjunction with the accompanying financial statements.***On 31/12/2025****On 01/01/2025**

	VND	VND
<i>a) Short term</i>	<i>4,609,789,716</i>	<i>2,193,567,334</i>
Tools and supplies used	2,119,001,558	1,523,120,435
Other items	2,490,788,158	670,446,899
<i>b) Long term</i>	<i>9,772,429,078</i>	<i>4,931,320,177</i>
Office Repair and RenovOnion Costs	1,212,898,418	641,055,550
Tools and Equipment Used	8,291,777,380	2,891,923,154
Other items	267,753,280	1,398,341,473

10. INCREASE, DECREASE TANGIBLE FIXED ASSETS:

	Houses, buildings	Management equipment	Total
	VND	VND	VND
ORIGINAL COST			
On 01/01/2025	34,869,457,103	4,576,326,573	39,445,783,676
Purchases during the period	3,418,956,000	333,680,000	3,752,636,000
- Liquidation, sale	-	(411,836,364)	(411,836,364)
On 31/12/2025	38,288,413,103	4,498,170,209	42,786,583,312
CUMPED DEPRECIATION	-	-	-
On 01/01/2025	21,126,680,877	2,046,589,222	23,173,270,099
Depreciation during the period	3,239,720,128	423,308,762	3,663,028,890
- Other decreases (i)	-	(74,483,227)	(74,483,227)
On 31/12/2025	24,366,401,005	2,395,414,757	26,761,815,762
RESIDENTIAL VALUE	-	-	-
On 01/01/2025	13,742,776,226	2,529,737,351	16,272,513,577
On 31/12/2025	13,922,012,098	2,102,755,452	16,024,767,550

The cost of fully depreciated tangible fixed assets that are still in use as of December 31, 2025 is VND 9.047.128.646.

11. INCREASE, DECREASE INTANGIBLE FIXED ASSETS:

	Land use rights	Computer Software	Total
	VND	VND	VND
ORIGINAL COST			
On 01/01/2025	11,487,500,000	385,000,000	11,872,500,000
On 31/12/2025	11,487,500,000	385,000,000	11,872,500,000
CUMPED DEPRECIATION	-	-	-
On 01/01/2025	-	222,141,571	222,141,571
Depreciation during the period	-	83,333,328	83,333,328
On 31/12/2025	-	305,474,899	305,474,899
RESIDENTIAL VALUE	-	-	-
On 01/01/2025	11,487,500,000	162,858,429	11,650,358,429
On 31/12/2025	11,487,500,000	79,525,101	11,567,025,101

NOTES TO FINANCIAL STATEMENTS*These notes form an integral part of and should be read in conjunction with the accompanying financial statements.*

The original cost of fully depreciated intangible fixed assets still in use as of December 31, 2024 is VND 135,000,000.

12. SHORT-TERM TRADE PAYABLES

	On 31/12/2025		On 01/01/2025	
	Amount	Amount able to be	Amount	Amount able to be
	VND	VND	VND	VND
Thang Long Urban Development Investment JSC	-	-	394,881,896	394,881,896
Vietnam Education Support Consulting CO., Ltd	184,505,500	184,505,500	256,982,500	256,982,500
KOVIF Co., Ltd	88,124,340	88,124,340	88,124,340	88,124,340
Co Loa Studio	-	-	52,700,000	52,700,000
Others	450,070,101	450,070,101	243,718,741	243,718,741
Total	722,699,941	722,699,941	1,036,407,477	1,036,407,477

13. TAXES AND OTHER PAYMENTS TO THE STATE

	Amount payable during the period		Actual amount paid during the period	
	On 01/01/2025	On 31/12/2025	On 01/01/2025	On 31/12/2025
	VND	VND	VND	VND
Corporate Income Tax	910,023,973	688,649,223	1,036,235,992	562,437,204
Personal Income Tax	82,786,603	341,458,541	122,571,894	301,673,250
Other Taxes	263,771	38,152,595	38,416,366	-
Fees, Charges and Other Payments	-	0	-	-
Total	993,074,347	1,068,260,359	1,197,224,252	864,110,454

14. UNEARNED REVENUE

	On 31/12/2025	On 01/01/2025
	VND	VND
Tuition fees collected in advance from students	105,638,619	337,845,277
Total	105,638,619	337,845,277

15. OTHER PAYABLES

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

	On 31/12/2025	On 01/01/2025
	VND	VND
Union dues	52,142,000	52,142,000
Social insurance	35,158,400	31,091,200
Other payables:	1,563,401,095	1,549,084,645
- Minh An Development Construction Investment Joint Stock	863,440,869	863,440,869
- OnK Asia Joint Stock Company (i)	388,600,000	388,600,000
- Mr - Đặng Ngọc Trinh (i)	296,000,000	296,000,000
- Other payables	15,360,226	1,043,776
Total	1,650,701,495	1,632,317,845

Note:

- (i) Joint venture to implement the ATK project - Dinh Hoa Historical - Ecological Relic Site, Thai Nguyen province.

16. EQUITY

Change in equity

	Owner's equity	Capital surplus	Undistributed profit after tax	Total
	VND	VND	VND	VND
Opening balance of previous year	32,000,000,000	-	5,635,359,824	37,635,359,824
Profit for the year	-	-	3,907,016,190	3,907,016,190
Phân phối lợi nhuận	6,400,000,000	-	(6,400,000,000)	-
Tăng khác	12,190,980,000	-	-	11,880,090,000
Opening balance of this year	50,590,980,000	-	8,164,908,824	58,444,998,824
Profit for this period	-	-	2,435,859,406	2,435,859,406
Profit distribution (i)	5,059,060,000	-	(7,588,609,000)	(2,529,549,000)
Capital increase during the period (ii)	-	-	-	-
Closing balance of this year	55,650,040,000	-	3,012,159,230	58,351,309,230

Charter capital

	Vốn đã góp			
	Số cuối kỳ		Số đầu năm	
	VND	Tỷ lệ	VND	Tỷ lệ
Mrs. Nguyen Thuy Thuong	8,045,000,000	15.90%	8,045,000,000	25.14%
Fibo Invest Joint Stock Company	9,216,000,000	18.22%	7,680,000,000	24%
IB Plus Investment and Consulting Joint	7,760,000,000	15.34%	4,550,000,000	14.22%
Other shareholders	25,569,980,000	50.54%	11,725,000,000	36.64%
Total	50,590,980,000	100%	32,000,000,000	100%

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

17. SERVICE PROVISION REVENUE

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Revenue from providing training services	42,648,391,729	41,719,645,246
Total	42,648,391,729	41,719,645,246

18. COST OF SERVICE PROVISION

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Cost of training services	27,745,812,270	27,173,005,786
Total	27,745,812,270	27,173,005,786

19. PRODUCTION AND BUSINESS COSTS BY FACTOR

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Raw material costs	6,699,543,015	5,990,425,502
Labor costs	14,938,739,341	8,200,916,272
Fixed asset depreciation costs	8,153,259,472	3,307,969,873
Outsourced service costs	7,350,535,536	15,819,509,050
Other cash costs	1,844,999,838	3,318,846,295
Total	38,987,077,202	36,637,666,992

20. FINANCIAL REVENUE

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Interest on deposits and loans	3,140,740	15,363,661
Total	3,140,740	15,363,661

21. FINANCIAL OPERATING EXPENSES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Loan interest	337,482,973	167,333,513
Total	337,482,973	167,333,513

NOTES TO FINANCIAL STATEMENTS*These notes form an integral part of and should be read in conjunction with the accompanying financial statements.***22. SELLING AND ADMINISTRATIVE EXPENSES**

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
<i>a) Business management expenses incurred during the period</i>		
Employee costs	2,968,411,434	2,559,569,553
Office supplies costs	405,197,135	181,340,372
Fixed asset depreciation costs	888,365,981	440,890,332
Taxes, fees and charges	16,481,515	21,359,930
Outsourcing service costs	690,263,163	421,340,370
Other business management costs	781,562,430	2,000,645,237
Total	5,750,281,658	5,625,145,794
<i>b) Selling expenses incurred during the period</i>		
Employee costs	2,578,120,216	2,104,392,953
Raw material and packaging costs	280,049,236	44,503,350
Fixed asset depreciation costs	10,050,768	64,432,459
Outsourced service costs	2,622,763,054	1,273,352,327
Other sales expenses	-	352,834,323
Total	5,490,983,274	3,839,515,412

23. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Accounting profit before tax	3,326,972,294	4,893,501,982
Adjustment for taxable income	202,849,965	38,926,977
Plus: Non-deductible expenses	202,849,965	38,926,977
Taxable income	3,124,122,329	4,932,428,959
Current corporate income tax rate	17%	20%
Current corporate income tax	531,100,796	986,485,792
Additional corporate income tax from previous years	157,548,427	-
Corporate income tax payable	688,649,223	986,485,792

24. BASIC EARNINGS PER SHARE

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Accounting profit after corporate income tax	688,649,223	986,485,792
Amount allocated to bonus and welfare fund	-	-
Profit allocated to common stockholders	688,649,223	986,485,792
Average common stock outstanding during the year (i)	5,059,950	5,059,980
Par value of shares	10,000	10,000
Basic earnings per share	136	195

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TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

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Yen Hoa ward, Cau Giay district, Hanoi city

FORM B 09 - DN

Issued under Circular No. 200/2014/TT-BTC
dated December 22, 2014 of the Ministry of Finance

NOTES TO FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.




Pham Thi Lam Hong
General Director

Hanoi, date 20 month 4. year 2026

Dao Thi Thanh Ha
Chief Accountant

Pham Khanh Chi
Preparer

