

DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY
Address: 76 -78 Bach Dang, Hai Chau ward, Da Nang city

FINANCIAL STATEMENTS

QUARTER IV OF 2025 AND YEAR 2025

Respectfully to: - Ủy Ban Chứng Khoán Nhà Nước
- Sở Giao Dịch Chứng Khoán Hà Nội

BALANCE SHEET
As of December 31st, 2025,

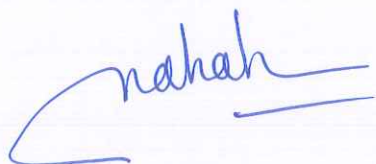
Unit: VND

| CRITERIA | Code | Subtitle | Ending number of 2025 | Starting number of 2025 |
|--|------------|----------|-----------------------|-------------------------|
| (1) | (2) | (3) | (4) | (5) |
| A. SHORT-TERM ASSETS | 100 | | 32,179,169,322 | 34,289,136,388 |
| I. Cash and cash equivalents | 110 | V.01 | 4,604,932,037 | 3,899,327,136 |
| 1. Cash | 111 | | 4,604,932,037 | 3,899,327,136 |
| 2. Cash equivalents | 112 | | | |
| II Short-term financial assets | 120 | V.02 | 12,000,000,000 | 11,500,000,000 |
| 1. Trading securities | 121 | | | |
| 2. Provision for securities | 122 | | | |
| 3. Held-to-maturity investment | 123 | | 12,000,000,000 | 11,500,000,000 |
| III. Short-term receivables | 130 | | 1,351,493,416 | 4,323,530,770 |
| 1. Short-term trade receivables | 131 | V.03 | 1,373,589,090 | 3,999,051,350 |
| 2. Repayments to suppliers | 132 | | 108,222,570 | 277,415,733 |
| 3. Short-term intra-company receivables | 133 | | | |
| 4. Receivable due to construction contract progress plan | 134 | | | |
| 5. Receivables for short-term loans | 135 | | | |
| 6. Other short-term receivables | 136 | V.04 | 361,640,209 | 142,060,065 |
| 7. Short-term allowance for doubtful debts (*) | 137 | V.06 | (491,958,453) | (94,996,378) |
| 8. Shortage of assets awaiting resolution | 139 | V.05 | 0 | 0 |
| IV. Inventories | 140 | | 14,222,743,869 | 14,566,278,482 |
| 1. Inventories | 141 | V.07 | 14,348,206,115 | 14,715,420,558 |
| 2. Provision for devaluation of inventories (*) | 149 | | (125,462,246) | (149,142,076) |
| V. Other current assets | 150 | | 0 | 0 |
| 1. Short-term prepaid expenses | 151 | V.13 | 0 | 0 |
| 2. Value added tax deducted | 152 | | 0 | 0 |
| 3. Taxes and other payables to government budget | 153 | V.17 | 0 | 0 |
| 4. Government bond repurchase transaction | 154 | | 0 | 0 |
| 5. Other current assets | 155 | | 0 | 0 |
| B. LONG-TERM ASSETS | 200 | | 19,738,325,769 | 19,970,479,748 |
| I. Long-term receivables | 210 | | 0 | 0 |
| 1. Short-term trade receivables | 211 | V.03 | 0 | 0 |
| 2. Long-term repayments to suppliers | 212 | | | |
| 3. Working capital provided to sub-units | 213 | | | |
| 4. Long-term intra-company receivables | 214 | | | |
| 5. Receivables for long-term loans | 215 | | | |
| 6. Other long-term receivables | 216 | V.04 | 0 | 0 |
| 7. Long-term allowance for doubtful debts (*) | 219 | V.06 | 0 | 0 |
| II Fixed assets | 220 | | 16,574,439,772 | 16,587,891,192 |
| 1. Tangible fixed assets | 221 | V.09 | 1,425,116,355 | 1,438,567,775 |
| - Historical costs | 222 | | 12,791,364,522 | 13,010,138,192 |
| - Accumulated depreciation (*) | 223 | | (11,366,248,167) | (11,571,570,417) |

| CRITERIA | Code | Subtitle | Ending number of 2025 | Starting number of 2025 |
|--|------------|-------------|--------------------------|----------------------------|
| (1) | (2) | (3) | (4) | (5) |
| 2. Financial lease fixed assets | 224 | V.10 | 0 | 0 |
| - Historical costs | 225 | | | |
| - Accumulated depreciation (*) | 226 | | | |
| 3. Intangible fixed assets | 227 | V.11 | 15,149,323,417 | 15,149,323,417 |
| - Historical costs | 228 | | 15,149,323,417 | 15,149,323,417 |
| - Accumulated depreciation (*) | 229 | | | |
| III Investment real estate | 230 | V.12 | 2,781,286,365 | 3,150,877,211 |
| - Historical costs | 231 | | 16,934,932,603 | 16,618,239,762 |
| - Accumulated depreciation (*) | 232 | | (14,153,646,238) | (13,467,362,551) |
| IV. Long term assets in progress | 240 | V.08 | 0 | 0 |
| 1. Long-term work in progress | 241 | | | |
| 2. Construction in progress | 242 | | | |
| V. Long-term financial investment | 250 | V.02 | 0 | 0 |
| 1. Investment in subsidiaries | 251 | | | |
| 2. Investment in affiliates | 252 | | 0 | 0 |
| 3. Investments in equity of other entities | 253 | | | |
| 4. Allowances for long-term financial investment (*) | 254 | | | |
| 5. Held-to-maturity investment | 255 | | | |
| VI. Other long-term assets | 260 | | 382,599,632 | 231,711,345 |
| 1. Long-term prepaid expenses | 261 | V.13 | 382,599,632 | 231,711,345 |
| 2. Deferred tax assets | 262 | V.24 | | |
| 3. Long-term replacement equipment and supplies | 263 | | | |
| 4. Other long-term assets | 268 | | | |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 51,917,495,091 | 54,259,616,136 |
| C. LIABILITIES | 300 | | 10,157,181,551 | 10,724,712,975 |
| I. Short-term liabilities | 310 | | 9,616,531,551 | 9,862,244,575 |
| 1. Short-term trade payables | 311 | V.16 | 7,333,173,421 | 6,721,168,763 |
| 2. Short-term prepayments from customers | 312 | | 8,085,528 | 39,443,617 |
| 3. Taxes and other payables to government budget | 313 | V.17 | 480,757,263 | 1,095,716,001 |
| 4. Payables to employees | 314 | | 0 | 625,580,384 |
| 5. Short-term accrued expenses | 315 | V.18 | 92,221,788 | 88,688,498 |
| 6. Short-term intra-company payables | 316 | | | |
| 7. Payables due to construction contract progress plan | 317 | | | |
| 8. Short-term unearned revenues | 318 | V.20 | 508,731,819 | 404,996,466 |
| 9. Other short-term payables | 319 | V.19 | 708,373,350 | 262,979,320 |
| 10. Short-term borrowings and finance lease liabilities | 320 | V.15 | | |
| 11. Short-term provisions | 321 | | | |
| 12. Bonus and welfare fund | 322 | | 485,188,382 | 623,671,526 |
| 13. Price Stabilization Fund | 323 | | | |
| 14. Government bond repurchase transaction | 324 | | | |
| II Long-term liabilities | 330 | | 540,650,000 | 862,468,400 |
| 1. Long-term trade payable | 331 | V.16 | | |
| 2. Short-term prepayments to customers | 332 | | | |
| Short-term accrued expenses | 333 | | | |
| 4. Intra-company payables for operating capital received | 334 | | | |

| CRITERIA | Code | Subtitle | Ending number of 2025 | Starting number of 2025 |
|--|------------|----------|--------------------------|----------------------------|
| (1) | (2) | (3) | (4) | (5) |
| 5. Long-term intra-company payables | 335 | | | |
| 6. Long-term unearned revenues | 336 | V.20 | | |
| 7. Other long-term payables | 337 | V.19 | 540,650,000 | 862,468,400 |
| 8. Long-term borrowings and finance lease liabilities | 338 | V.15 | | |
| 9. Convertible bonds | 339 | | | |
| 10. Preferred shares | 340 | | | |
| 11. Deferred income tax payable | 341 | V.24 | | |
| 12. Long-term provisions | 342 | | | |
| 13. Science and Technology Development Fund | 343 | | | |
| D. OWNER'S EQUITY | 400 | | 41,760,313,540 | 43,534,903,161 |
| I. Owner's Equity | 410 | V.25 | 41,760,313,540 | 43,534,903,161 |
| 1. Owner's Equity | 411 | | 30,000,000,000 | 30,000,000,000 |
| - Common shares with voting rights | 411a. | | 30,000,000,000 | 30,000,000,000 |
| - Preferred shares | 411b | | 0 | 0 |
| 2. Capital surplus | 412 | | 2,707,300,000 | 2,707,300,000 |
| 3. Bond conversion option | 413 | | | |
| 4. Other capital | 414 | | | |
| 5. Treasury shares (*) | 415 | | | |
| 6. Asset revaluation difference | 416 | | | |
| 7. Exchange rate difference | 417 | | | |
| 8. Development Investment Fund | 418 | | 3,000,000,000 | 2,638,377,649 |
| 9. Enterprise Reorganization Support Fund | 419 | | | |
| 10. Other equity funds | 420 | | | |
| 11. Undistributed profit after tax | 421 | | 6,053,013,540 | 8,189,225,512 |
| - Undistributed profit after tax accumulated to the end of the previous period | 421a. | | 852,958,892 | 8,189,225,512 |
| - Undistributed profit after tax this period | 421b | | 5,200,054,648 | |
| 12. Construction investment project | 422 | | | |
| II. Funding sources and other funds | 430 | | 0 | 0 |
| 1. Funding | 431 | | | |
| 2. Funding sources for fixed assets | 432 | | | |
| TOTAL CAPITAL (440=300+400) | 440 | | 51,917,495,091 | 54,259,616,136 |

PREPARED BY



Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT



Le Manh

Prepared on January 20th, 2026



Nguyen Van Can

REPORT OF BUSINESS OPERATION
Quarter IV/2025

Unit: Dong

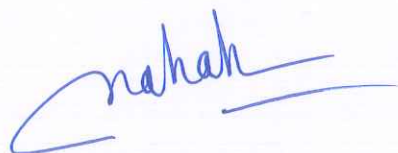
| CRITERIA | Code | Subtitle | QUARTER IV | | ACCUMULATED FROM START TO END OF QUARTER IV | |
|---|------|----------|---------------|---------------|--|----------------|
| | | | THIS YEAR | YEAR 2024 | THIS YEAR | YEAR 2024 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Revenues from sales and services rendered | 01 | VI.01 | 9,613,289,086 | 9,531,177,801 | 73,649,215,707 | 79,840,305,533 |
| 2. Deductions | 02 | VI.02 | 112,201,286 | 29,578,273 | 215,019,704 | 323,622,407 |
| 3. Net revenues from sales and services rendered (01-03) | 10 | VI.03 | 9,501,087,800 | 9,501,599,528 | 73,434,196,003 | 79,516,683,126 |
| 4. Cost of goods sold | 11 | VI.04 | 5,651,675,293 | 5,623,585,819 | 53,902,029,001 | 58,405,200,882 |
| 5. Gross profit (10 - 11) | 20 | | 3,849,412,507 | 3,878,013,709 | 19,532,167,002 | 21,111,482,244 |
| 6. Financial income | 21 | VI.05 | 170,555,236 | 186,086,587 | 522,312,811 | 715,612,442 |
| 7. Financial expenses | 22 | VI.06 | - | - | - | 21,200,004 |
| (In which: Interest expenses) | 23 | | - | - | - | 21,200,004 |
| 8. Selling expenses | 25 | VI.09 | 1,952,446,992 | 2,176,499,995 | 10,077,977,134 | 11,105,693,448 |
| 9. General administration expenses | 26 | VI.09 | 723,438,564 | 678,629,783 | 3,282,534,840 | 3,124,332,015 |
| 10. Net profit from operating activities [30=20+(21-22)-25-26] | 30 | | 1,344,082,187 | 1,208,970,518 | 6,693,967,839 | 7,575,869,219 |
| 11. Other income | 31 | VI.07 | 30,630,676 | 2,332,622,150 | 44,091,821 | 1,987,366,165 |
| 12. Other expenses | 32 | VI.08 | 19,038,035 | 418,906,556 | 111,850,103 | 67,559,882 |
| 13. Other profits (40 = 31 - 32) | 40 | | 11,592,641 | 1,913,715,594 | (67,758,282) | 1,919,806,283 |
| 14. Total net profit before tax (50=30+40) | 50 | | 1,355,674,828 | 3,122,686,112 | 6,626,209,557 | 9,495,675,502 |
| 15. Current corporate income tax expense | 51 | VI.10 | 281,034,966 | 661,597,610 | 1,426,154,909 | 2,002,790,122 |
| 16. Deferred corporate income tax expense | 52 | VI.11 | | | - | |
| 17. Profit after corporate income tax (60 = 50 - 51 - 52) | 60 | | 1,074,639,862 | 2,461,088,502 | 5,200,054,648 | 7,492,885,380 |
| 18. Basic earnings per share | 70 | VI.12 | 340 | 779 | 1,647 | 2,373 |
| 19. Diluted earnings per share | 71 | | 340 | 779 | 1,647 | 2,373 |

PREPARED BY

CHIEF ACCOUNTANT

Prepared on January 20th, 2026

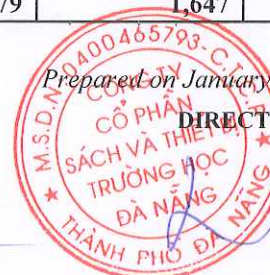
DIRECTOR



Nguyen Thi Ngoc Hanh



Le Manh



Nguyen Van Can

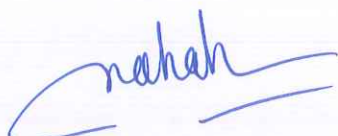
CASH FLOW STATEMENT
(By indirect method)
Quarter IV/2025

Unit: Dong

| CRITERIA | Code | Subtitle | Year 2025 | Year 2024 |
|---|------|----------|-----------------|-----------------|
| (1) | (2) | (3) | (4) | (5) |
| I. Cash flow from operating activities | | | | |
| 1. Profit before tax | 01 | | 6,626,209,557 | 9,495,675,502 |
| 2. Adjustments for items | | | | |
| - Depreciation of fixed assets and investment real estate | 02 | | 695,163,323 | 822,474,561 |
| - Provisions | 03 | | 373,282,245 | (84,347,568) |
| - Exchange rate difference gains and losses due to revaluation of foreign currency items | 04 | | - | - |
| - Profit and loss from investment activities (profit (-), loss (+)) | 05 | | (377,175,201) | (367,185,989) |
| - Interest expenses (+) | 06 | | | 21,200,004 |
| - Other adjustments | 07 | | - | |
| 3. Operating profit before changes in working capital | 08 | | 7,317,479,924 | 9,887,816,510 |
| - Increase (-), decrease (+) receivables | 09 | | 2,610,708,157 | (1,847,685,381) |
| - Increase (-), decrease (+) inventory | 10 | | 367,214,443 | (682,364,176) |
| - Increase (+), decrease (-) in payables (excluding interest payable, corporate income tax payable) | 11 | | (62,593,136) | (345,797,146) |
| - Increase (-), decrease (+) prepaid expenses | 12 | | (150,888,287) | 637,633,389 |
| - Increase (-), decrease (+) trading securities | 13 | | - | - |
| - Interest paid | 14 | | | (21,200,004) |
| - Corporate income tax paid | 15 | | (1,806,717,553) | (1,676,363,355) |
| - Other profit from operating activities | 16 | | - | - |
| - Other expenses from operating activities | 17 | | (513,127,413) | (324,045,569) |
| Net cash flow from operating activities | 20 | | 7,762,076,135 | 5,627,994,268 |

| | | | | |
|--|-----------|----|------------------------|------------------------|
| II Cash flow from investing activities | | | | |
| 1. Cash spent on purchasing and constructing fixed assets and other long-term assets | 21 | | (312,121,057) | (31,445,000) |
| 2. Proceeds from liquidation, sale of fixed assets and other long-term assets | 22 | | | 72,000,000 |
| 3. Cash spent on lending and purchasing debt instruments of other entities | 23 | | (12,000,000,000) | (11,500,000,000) |
| 4. Proceeds from loans and resale of debt instruments of other entities | 24 | | 11,500,000,000 | 10,800,000,000 |
| 5. Investment expenses in equity of other entities | 25 | | - | - |
| 6. Return on Investments in equity of other entities | 26 | | - | - |
| 7. Interest income, dividends and profits | 27 | | 341,542,323 | 254,376,676 |
| Net cash flow from investing activities | 30 | | (470,578,734) | (405,068,324) |
| III Cash flow from financing activities | | | | |
| 1. Proceeds from issuing shares, receiving capital contributions from owners | 31 | | - | - |
| 2. Money to return capital to owners, buy back shares issued by the enterprise | 32 | | - | - |
| 3. Proceeds from borrowing | 33 | | - | 10,115,892,955 |
| 4. Repayment of loan principal | 34 | | - | (10,115,892,955) |
| 5. Lease principal repayment | 35 | | - | - |
| 6. Dividends, profits paid to owners | 36 | | (6,585,892,500) | (6,592,699,250) |
| Net cash flow from financing activities | 40 | | (6,585,892,500) | (6,592,699,250) |
| Net cash flow during the period (20+30+40) | 50 | | 705,604,901 | (1,369,773,306) |
| Cash and cash equivalents at the beginning of the period | 60 | | 3,899,327,136 | 5,269,100,442 |
| Impact of foreign exchange rate changes on foreign currency conversion | 61 | | - | - |
| Cash and cash equivalents at the end of the period (50+60+61) | 70 | 31 | 4,604,932,037 | 3,899,327,136 |

PREPARED BY



Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT



Le Manh

Prepared on January 20th, 2026



Nguyen Van Can

NOTES TO FINANCIAL STATEMENTS

Accounting period Quarter IV/2025, ending December 31st, 2025

Unit: Vietnamese Dong

I. CHARACTERISTICS OF BUSINESS ACTIVITIES

1. Establishment: DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY was converted from a State-owned enterprise, Danang Books and School Equipment Company, under the Department of Education and Training of Danang City according to Decision No. 26/2004/QĐ-UB dated February 24, 2004 of the People's Committee of Danang City and according to Business Registration Certificate No. 3203000288 dated May 24, 2004 issued by the Department of Planning and Investment of Danang City.

The company is currently operating under the business registration and tax registration certificate of Joint Stock Company No. 0400465793, registered for the 10th change on July 10, 2025 issued by the Business Registration Office – Finance department of Da Nang City.

Name in English: DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY

Abbreviated name: DANABOOK

Head Office address: 76 78 Bach Dang, Hai Chau ward, Da Nang city

Form of capital ownership: JOINT STOCK COMPANY

On July 3, 2024, the Company received Official Dispatch No.: 4090/UBCK-PTTT dated July 2, 2024 of the State Securities Commission on the dossier of notification of the Company's maximum foreign ownership ratio. Accordingly, the Company's maximum SHNN ratio notification dossier has been implemented in accordance with the provisions of Article 142, Decree 155/2020/ND-CP with the maximum SHNN ratio being 0%.

Board of Trustees At the date of the financial statements, the Board of Directors had:

| | | |
|-------|----------------------|----------------|
| Mrs.: | Huynh Phuoc Huyen Vy | CHAIRMAN |
| Mr.: | Nguyen Van Can | Vice president |
| Mr.: | Le Truong Ky | Member |
| Mr.: | Hoang Ngoc Loc | Member |
| Mr.: | Le Anh Long | Member |

Legal representative of the company: On the date of financial statements, there were 2 people:

| | | |
|-------|----------------------|--|
| Mrs.: | Huynh Phuoc Huyen Vy | Chairman of Board of Trustees |
| Mr.: | Nguyen Van Can | Vice Chairman of Board of Trustees as well as Director |

Supervisory Board At the date of the financial statements, the Board of Supervisors includes:

| | | |
|-------|------------------|-------------------|
| Mr.: | Huynh Nguyen Van | Chairman of Board |
| Mr.: | Khuong Tinh | Member |
| Mrs.: | Nguyen Thi Thao | Member |

2. **Business operations:** Trading, service, printing.

3. **Business lines:**

3.1. Wholesale of other household appliances Details: Wholesale of textbooks, teacher's books, books to expand and improve knowledge, paper, teaching and learning equipment, stationery.

3.2. Retail sale of books, newspapers, magazines and stationery in specialized stores Details: Retail of textbooks, teacher's books, books to expand and improve knowledge, paper, teaching and learning equipment, stationery.

3.3. Printing Details: Printing textbooks, forms, records and books for the education sector and printing paper and plastic packaging. Printing and participating in the exploitation of other publications.

3.4. Wholesale of other machinery, equipment and spare parts Details: Wholesale of office machinery, equipment and spare parts (except computers and peripheral equipment); wholesale of laboratory equipment and audiovisual equipment.

3.5. Real estate business, land use rights belonging to the owner, user or tenant Details: Office for rent, business premises, warehouse.

3.6. Manufacture of toys and games. Details: Production of children's toys, kindergarten toys, teaching aids.

3.7. Other production not elsewhere classified. Details: manufacture of laboratory equipment

3.8. Production of civil electronic products Details: audiovisual equipment manufacturing

3.9. Manufacture of office machinery and equipment (except computers and computer peripheral equipment). Details: production of office equipment, computers, teaching computer software, electronic products.

3.10. Other specialized wholesale has not been categorized: Details: Wholesale children's toys, kindergarten toys, teaching aids, office equipment, computers, teaching computer software, electronic products. Import and export of educational cultural products, stationery, computer equipment, electronics, and all kinds of printing paper.

3.11. Restaurants and mobile catering services Details: Restaurant business

3.12. Short-term accommodation services Details: tourist accommodation business

3.13. Other recreational activities not elsewhere classified. Details: entertainment business

3.14. Specialized design activities Details: art design, modeling

3.15. Agent, broker, auction. Details: Accepting commissions for buying, selling, importing and exporting goods.

3.16. Educational support services. Details: Advise the education sector on books and school equipment, participate in professional support and development of books, equipment, and school libraries.

4. Normal production and business cycle: 12 months

5. Characteristics of business operations during the fiscal year that affect financial statements:

Normally, the first and fourth quarters of each year are the low sales seasons, the second and third quarters of each year are the peak sales seasons of the year for the Company.

6. Business structure:

6.1. List of subsidiaries: None

6.2 List of company in joint venture and affiliates: currently not available

6.3 List of affiliated units without legal status and dependent accounting:

- Nhà sách Đà Nẵng. Address: 76 -78 Bach Dang, Hai Chau ward, Da Nang city

- Nhà sách Đà Nẵng 3. Address: 409 Phan Chau Trinh, Hoa Cuong Ward, Da Nang City

- Nhà sách Hòa Khánh. Address: 812 Ton Duc Thang, Hoa Khanh Ward, Da Nang city

- Nhà sách Cẩm Lệ. Address: 42 Ong Ich Duong, Cam Le ward, Da Nang city

- Nhà sách Thanh Khê. Address: 722 Tran Cao Van, Thanh Khe ward, Da Nang city

- Nhà in. Address: 98 Nui Thanh, Hoa Cuong Ward, Da Nang City

6.4 Total number of employees of the Company as of Dec 31st, 2025 : 73 employees (As of December 31th, 2024: 75 employees).

7. Regarding the comparability of information on Financial Statements:

The information in financial statements is comparable.

II ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Accounting period:

The Company's annual accounting period begins on January 1 and ends on December 31 of each year. The accounting period for the fourth quarter of 2025 begins on October 1, 2025 and ends on Dec 31, 2025.

2. Currency unit used in accounting

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

III ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Accounting system

The Company applies the Vietnamese accounting system issued by the Ministry of Finance under Circular No. 200/2014/TT-BTC dated December 22, 2014 and its amendments and supplements.

2. Declaration of compliance with Accounting Standards and Accounting Regime

The Company has performed accounting work in accordance with Vietnamese accounting standards and relevant legal regulations. The financial statements have been presented fairly and honestly on the financial position, business results and cash flows of the enterprise.

The selection of data and information required to be presented in the Notes to the financial statements is carried out according to the materiality principles prescribed in Vietnamese Accounting Standard No. 21 "Presentation of Financial Statements".

IV. ACCOUNTING POLICIES APPLIED

1. Principles for converting Financial Statements prepared in foreign currency into Vietnamese Dong:

Transactions arising during the period in currencies other than Vietnamese Dong (VND) are converted at the actual transaction exchange rate of the economic transaction at the time of occurrence. Exchange rate differences are included in financial income or expenses and reflected in the Income Statement for the period.

2. Principle of cash and cash equivalents recording

Cash and cash equivalents consist of: Cash in hand, bank deposits, cash in transit and short-term investments with original maturities of not more than three months, or with original maturities of more than three months but with a recovery period of not more than three months from the end of the reporting period, are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of conversion into cash.

3. Accounting principles for financial investments:

3.1. For investments held to maturity: Book value is determined as original value. Held-to-maturity investments include term deposits with the intent to earn interest. When there is strong evidence that part or all of an investment may not be recovered, the loss is recognized in financial expenses in the year.

3.2. For loans: Book value is determined as original value.

3.3. For investments in subsidiaries, joint ventures and associates:

Principles for determining subsidiaries, joint ventures and associates: based on capital contribution ratio. Investments in associates are recorded when the company holds from 20% to less than 50% of the voting rights of the investee companies, has significant influence in making decisions on financial and operating policies at these companies.

Book value of investment in associate: using the cost method. The carrying amount of an investment in a subsidiary is determined at its original cost, and is not adjusted thereafter for changes in the investor's share of the investee's net assets. Cost includes purchase price and costs directly attributable to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of occurrence.

Provision for loss of investment in joint ventures and associates is made when the enterprise receiving the invested capital suffers a loss leading to the possibility of loss of capital or when the value of investments in joint ventures and associates decreases in value. The basis for setting up provisions for investment losses is the financial statements of the invested company. The maximum loss provision is recorded at the investment capital contribution.

4. Accounting principles for receivables:

Principles of recording receivables: at cost less allowance for doubtful debts.

Method of establishing provision for doubtful debts: Provision for doubtful debts is estimated for the lost value of overdue receivables, receivables that are not overdue but may not be collected due to the debtor's inability to pay due to bankruptcy, dissolution procedures, disappearance, absconding, etc. Provision for doubtful debts is made in accordance with the guidance in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

Increase or decrease in the provision for doubtful debts is recorded in business management expenses. The time to set up and reverse provisions for bad debts is the time to prepare annual financial statements.

5. Principles for receiving inventory

Principles for receiving inventory Inventories are stated at cost (-) less provisions for price reductions and provisions for obsolete and substandard inventories. The cost of inventory includes purchase costs. Processing costs and other directly related costs incurred to get warehoused corrugated iron goods at their current location and condition

Inventory accounting method: Regular reporting method.

Method of setting up inventory price reduction provision: Provision for inventories is made when the net realizable value of inventories is less than their cost. Net realizable value is the estimated selling price less the estimated cost to complete and the estimated selling expenses. The amount of the provision for inventory devaluation is the difference between the original cost of inventory and their net realizable value. Provision for inventory price reduction is made according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance to ensure that the inventory value is not higher than the market price.

Increase or decrease in inventory value reserve balance is recorded in cost of goods sold. The time to set up and reverse inventory price reduction provisions is the time to prepare annual financial statements.

6. Principles of recording and depreciating fixed assets (FA) and investment real estate (IPR):

6.1 Principles of recording tangible fixed assets:

Tangible fixed assets are recorded at original cost minus (-) accumulated depreciation. Original cost is all costs that a business must spend to acquire fixed assets up to the time the asset is put into a state of readiness for use as expected. Expenditures incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of such assets. Expenses that do not satisfy the above conditions are recognized as expenses in the period.

When fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss arising from their disposal is included in income or expense for the period.

Purchased tangible fixed assets

The original cost of a fixed asset comprises its purchase price (less (-) any trade discounts or rebates), any taxes (excluding refundable taxes) and any directly attributable costs of bringing the asset to working condition for its intended use, such as installation, testing, expert costs and other directly attributable costs.

Fixed assets formed by construction investment under the contracting method, the original price is the final settlement price of the construction investment project, other directly related costs and registration fees (if any).

Fixed assets are houses and structures attached to land use rights, the value of land use rights is determined separately and recorded as intangible fixed assets.

6.2 Principles of recording intangible fixed assets:

Intangible fixed assets are recorded at original cost minus (-) accumulated depreciation. The original cost of intangible fixed assets is the total cost that a business must spend to acquire intangible fixed assets up to the time the asset is put into use as expected.

Intangible fixed assets are land use rights.

The original cost of intangible fixed assets, which are land use rights, is the amount paid when receiving the legal transfer of land use rights from another person, compensation costs, site clearance, leveling, registration fees, etc.

6.3 Principles of recording investment real estate:

Investment properties are recorded at cost less (-) accumulated depreciation. The original cost of investment real estate is all costs that an enterprise must pay to acquire investment real estate up to the time the real estate is put into a state of readiness for use.

For properties that are mixed-use houses used both as operating assets of the company and for lease, the company determines the portion of the original price of the house as investment real estate in the original price of each house corresponding to the ratio of the area used for lease in the area of each house.

6.4 Depreciation method of fixed assets and investment real estate:

Fixed assets and investment properties are depreciated using the straight-line method over the estimated useful lives of the assets. Estimated useful life is the time that the asset is useful for production and business.

The Company applies the method of recording, managing the use and depreciation of fixed assets and investment real estate according to Circular No. 203/2009/TT-BTC dated October 20, 2009 of the Ministry of Finance and has been adjusted according to Circulars 45/2013/TT-BTC dated April 25, 2013, 147/2016/TT-BTC dated October 13, 2016, 28/2017/TT-BTC dated April 12, 2017 of the Ministry of Finance.

The estimated useful lives of fixed assets and investment properties are as follows:

| | |
|--|---------------------|
| <i>Factory, architecture</i> | <i>5- 50 years;</i> |
| <i>Devices - machinery:</i> | <i>3- 20 years;</i> |
| <i>Means of transportation, transmission</i> | <i>6- 10 years;</i> |
| <i>Management device</i> | <i>3- 10 years;</i> |
| <i>Other Fixed assets</i> | <i>4- 25 years;</i> |

Land use rights are recorded at original cost and are not depreciated.

7. Accounting principles for prepaid expenses:

Short-term and long-term prepaid expenses at the company include: Costs of tools and equipment, land rental costs related to production and business activities of many accounting periods need to be allocated. Prepaid land rent is allocated over the prepaid rental period.

Prepaid Expense Allocation Method: Calculating and allocating prepaid expenses into production and business expenses each period using the straight-line method. Depending on the nature and level of each type of cost, the allocation time is as follows: Short-term prepaid expenses are allocated within 12 months; long-term prepaid expenses are generally allocated from 12 months to 36 months.

8. Principles of recognition and capitalization of borrowing costs:

Principles of recording borrowing costs: Interest and other costs incurred directly related to the borrowing of an enterprise are recorded as production and business expenses in the period, except when these costs arise from loans directly related to the investment in construction or production of unfinished assets and are included in the value of that asset (capitalized) when meeting the conditions specified in accounting standard No. 16 "Borrowing costs".

The capitalization rate used to determine the amount of borrowing costs capitalized during the period: In the case of general borrowings, including those used for the purpose of investing in the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate for the weighted average cumulative costs incurred for the investment in construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the enterprise's outstanding loans during the period. The amount of borrowing costs capitalized during a period shall not exceed the amount of borrowing costs incurred during that period.

9. Principles for recognizing unrealized revenue:

Unearned revenue is revenue that will be recorded corresponding to the obligation that the company will have to perform in one or more subsequent accounting periods.

Unearned revenue includes revenue received in advance such as: Amounts paid by customers in advance for one or more accounting periods for leasing assets; Interest received in advance for lending capital or purchasing debt instruments; And other unearned revenues such as: The difference between the deferred payment or installment payment price as committed and the cash payment price, the revenue corresponding to the value of goods, services or the amount of discount for customers in the traditional customer program...

The method of allocating unearned revenue is based on the principle of matching the portion of the obligation that the company will have to perform in one or more subsequent accounting periods.

10. Principle of recognition of equity:

Principles of recording owner's investment capital:

Owner's capital is formed from the amount of money that shareholders have contributed to buy shares, stocks, or is supplemented from after-tax profits according to the Resolution of the General Meeting of Shareholders or according to the provisions in the Company's operating charter. Owner's capital is recorded according to the actual capital contributed in cash or assets calculated at the par value of shares issued at the time of establishment, or mobilized to expand the company's operations.

Principles for recording surplus equity and other capital:

Capital surplus Reflects the increase or decrease in the difference between the actual amount received compared to the par value when issuing shares for the first time or issuing additional shares and the increase or decrease in the difference between the actual amount received compared to the repurchase price when reissuing treasury shares. In case of buying back shares to cancel immediately on the date of purchase, the value of shares recorded as a reduction in business capital on the date of purchase is the actual purchase price and the detailed business capital must also be recorded as a reduction according to the par value and the surplus capital of the bought back shares.

+ Other capital: Reflects the business capital formed by supplementing from business results or being donated, presented, sponsored, or revaluation of assets.

Principles for recording undistributed profits:

Principles for recording undistributed profits: is recorded as the profit (or loss) from the business results of the enterprise after deducting (-) the corporate income tax expense of the current period and adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

Profit distribution is based on the charter and decisions of the Board of Directors, approved by the annual General Meeting of Shareholders.

11. Principles and methods of revenue recognition:

Principles and methods of recording sales revenue:

Sales revenue is recognized when all five of the following conditions are met: 1. The enterprise has transferred the significant risks and rewards of ownership of the products or goods to the buyer; 2. The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods; 3. Revenue is determined with relative certainty; 4. The enterprise has obtained economic benefits from the sales transaction; 5. Identify the costs associated with a sales transaction.

Principles and methods of recording service revenue:

Revenue from a transaction involving the rendering of services is recognized when the outcome of that transaction can be measured reliably. In case the service provision transaction involves multiple periods, revenue is recorded in the period according to the results of the work completed on the date of the Balance Sheet of that period. The outcome of a service provision transaction is determined when all four (4) conditions are satisfied: 1. Revenue is determined with relative certainty; 2. It is possible to obtain economic benefits from the service provision transaction; 3. The portion of work completed on the date of preparing the Balance Sheet can be determined; 4. Identify the costs incurred for the transaction and the costs of completing the transaction to provide that service.

If the outcome of a contract cannot be measured reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

Principles and methods of recording financial revenue:

Financial revenue reflects revenue from interest, dividends, distributed profits and other financial revenue of the enterprise (investment in securities trading, other capital investment; exchange rate profit)...

Revenue arising from interest, dividends and shared profits of an enterprise is recorded when both conditions are satisfied: 1. There is a possibility of obtaining benefits from that transaction; 2. Revenue is determined with relative certainty.

- Interest is recognized on the basis of time and actual interest rate each period.

- Dividends and profits distributed are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

Principles of recognizing other income:

Other income reflects income other than the production and business activities of the enterprise, including:

- Income from sale and liquidation of fixed assets;
- The difference between the fair value of assets divided from BCC is higher than the investment cost of constructing jointly controlled assets;
- Profit difference due to revaluation of materials, goods, fixed assets contributed to joint ventures, investments in associated companies, other long-term investments;
- Income from sale and leaseback of assets;
- Taxes payable when selling goods or providing services but then reduced or refunded (export tax refunded, VAT, special consumption tax, environmental protection tax payable but then reduced);
- Collect fines due to customers violating the contract;
- Collect compensation from third parties to compensate for lost assets (for example, collect insurance compensation, compensation for business relocation and similar amounts);
- Collect bad debts that have been written off;
- Collecting debts payable with unidentified owners;
- Customer bonuses related to the consumption of goods, products and services are not included in revenue (if any);
- Income from gifts, cash and in-kind gifts from organizations and individuals to businesses;
- The value of promotional items is non-refundable;
- Other income besides the above.

12. Accounting principles for revenue deductions:

Amounts adjusted to deduct from sales revenue and service provision arising during the period include: trade discounts, sales allowances and sales returns. This account does not reflect taxes deducted from revenue such as output VAT payable calculated by the direct method.

Revenue deductions arising in the same period of product, goods and service consumption are adjusted to reduce revenue of the arising period.

In case products, goods and services have been consumed in previous periods, and only in the next period do the amounts that need to be adjusted down arise: Revenue deductions arising in the following period but before the time of financial statement issuance are adjusted to reduce revenue of the reporting period (previous period); Revenue deductions arising in the following period and after the time of financial statement issuance are adjusted to reduce revenue of the period in which the deduction occurs (next period).

13. Principles of accounting for cost of goods sold:

Cost of goods sold reflects the cost of products, goods and services sold during the period.

Cost of goods sold is recorded at the time the transaction occurs or when it is relatively certain that it will occur in the future, regardless of whether money has been spent or not. Cost of goods sold and revenue are recorded on the matching principle.

Provision for inventory decline is included in cost of goods sold based on the quantity of inventory and the difference between net realizable value and original cost of inventory. When determining the volume of inventory with reduced value that requires provisioning, accountants must exclude the volume of inventory for which a sales contract has been signed (with a net realizable value not lower than the book value) but has not been transferred to customers if there is certain evidence that the customer will not abandon the contract.

When selling products or goods with equipment or spare parts, the value of the equipment or spare parts is recorded in the cost of goods sold.

The value of inventory loss or damage (after deducting compensation, if any) is included in the cost of goods sold.

The portion of direct material costs consumed in excess of the normal level, labor costs, and fixed general production costs not allocated to the value of products in stock is included in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed, according to the principle of prudence.

Import tax, special consumption tax, environmental protection tax have been included in the value of purchased goods. If these taxes are refunded when selling goods, they will be recorded as a reduction in the cost of goods sold.

14. Principles of financial expenses accounting:

Financial expenses include expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on transferring short-term securities, costs of selling securities; Provision for devaluation of trading securities, provision for losses on investments in other entities, losses arising from selling foreign currencies, exchange rate losses...

Financial expenses are recorded in detail for each expense item when they actually arise during the period and are reliably determined when there is sufficient evidence of these expenses.

15. Principles of accounting for sales costs and business management costs:

Selling costs are actual costs incurred in the process of selling products, goods, and providing services, including costs for sales staff salaries (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for sales staff; depreciation of fixed assets used for sales; costs of offering, introducing products, advertising products, sales commissions, product and goods warranty costs (except for construction activities), preservation, packaging, transportation costs, etc.

Business management costs include costs for salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management employees; costs of office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); other cash expenses (reception, customer conferences, etc.)

16. Principles and methods of recording current corporate income tax expenses

Corporate income tax expense is determined as the sum of current corporate income tax expense and deferred corporate income tax expense when determining profit or loss of an accounting period.

Current corporate income tax expenses is the amount of corporate income tax payable (or recoverable) calculated on taxable income and the corporate income tax rate of the current year according to the current corporate income tax law recorded.

From 2016, the corporate income tax rate applicable to companies is 20%.

17. Principle of recording earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the company after deducting the Bonus and Welfare Fund made during the period by the weighted average number of common shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the company after deducting the Bonus and Welfare Fund made available during the period (after adjusting for dividends on convertible preference shares) by the sum of the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares expected to be issued in the event that all the potential ordinary shares with a dilutive impact are converted into ordinary shares.

18. Related parties

Related parties are businesses and individuals, directly or indirectly through one or more intermediaries, that have control or are controlled by Danang School Equipment and Books Joint Stock Company. Related parties, individuals who directly or indirectly hold voting rights and have significant influence over Danang School Equipment and Books Joint Stock Company, key management personnel such as the Board of Directors, Board of Management, close family members of these individuals or related parties or companies associated with this individual are also considered related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET:

| | | | | |
|--|-----------------------|----------------|-----------------------|----------------|
| 01. Cash and cash equivalents | Ending of 2025 | | Starting of 2025 | |
| In cash. | 284,650,632 | | 48,153,732 | |
| Non-term bank deposits | 4,320,281,405 | | 3,851,173,404 | |
| + Vietnam Joint Stock Commercial Bank for Industry and Trade, Da Nang Branch | 652,671,573 | | 196,754,335 | |
| + Joint Stock Commercial Bank for Investment and Development of Vietnam, Da Nang Branch | 3,151,152,445 | | 2,780,343,096 | |
| + Southeast Asia Commercial Joint Stock Bank, Da Nang Branch | 35,328,191 | | 122,990,660 | |
| + Vietnam Bank for Agriculture and Rural Development, Lien Chieu District | 481,129,196 | | 751,085,313 | |
| Money in transit | | | | |
| Total | 4,604,932,037 | | 3,899,327,136 | |
| 02. Financial investments | Ending of 2024 | | Start of 2024 | |
| Short-term Held-to-maturity investment | Original price | Recorded value | Original price | Recorded value |
| - Term deposits over 3 months (at Vietnam Joint Stock Commercial Bank for Investment and Development) | 12,000,000,000 | | 11,500,000,000 | 0 |
| Total: | 12,000,000,000 | | 11,500,000,000 | 0 |
| 03. Trade receivables | Ending of 2025 | | Starting of 2025 | |
| a/ Short-term intra-company receivables | | | | |
| - Cty CP Net Plus | 111,258,210 | | 38,399,994 | |
| - Cty TNHH TM và DV Tân Tây Lan | 873,294,906 | | 990,294,906 | |
| - Công Ty TNHH MTV Hoa Tài Lộc | 15,013,616 | | 64,500,000 | |
| - Công Ty Cổ Phần Na No Phạm Gia | 58,046,516 | | 39,036,354 | |
| - Trường TH và THCS Đức Trí | 0 | | 1,874,000 | |
| - Giáo dục Nghề nghiệp 579-CN Cty CP 579 Phát Đạt | 0 | | 20,669,940 | |
| - Công Ty TNHH Bán Lẻ Phương Nam - CN Đà Nẵng | 80,587,300 | | 0 | |
| - Nhà Sách Sông Hàn | 0 | | 9,970,090 | |
| - Other trade receivables | 235,388,542 | | 2,834,306,066 | |
| Total a/: | 1,373,589,090 | | 3,999,051,350 | |
| c/ Receivables from customers who are related parties | | | | |
| - Công ty CP Kỹ thuật Xây dựng DINCO | 45,206,064 | | 2,222,657,408 | |
| Total c/: | 45,206,064 | | 2,222,657,408 | |
| 04. Other receivables | Ending of 2025 | | Starting of 2025 | |
| Short-term other receivables | Original price | Preventive | Original price | Preventive |
| - Receivables from employees: Advances | 86,259,913 | | 18,118,852 | |
| - Other receivables | | | | |
| + Advance part of the cost of consulting, designing, and approving fire prevention and fighting for Viet An Sinh Technical Company Limited | 64,800,000 | | 0 | |
| + Cover expenses for ECOVIS AFA VN Auditing Appraisal and Consulting LLC | 41,040,000 | | | |
| + Advance card payment fee Vietnam Payment Solutions Joint Stock Company | 1,211,529 | | 1,245,324 | |
| + Advance repair costs for Tran Quang Hoa | 10,000,000 | | | |
| + Interest on deposits at the Bank for Investment and Development of Industry and Trade | 158,328,767 | | 122,695,889 | |
| Total: | 361,640,209 | 0 | 142,060,065 | 0 |

06. Bad debt

| | Ending of 2025 | | Starting of 2025 | |
|--|----------------|-------------------|------------------|-------------------|
| | Original price | Recoverable value | Original price | Recoverable value |
| Total value of overdue receivables | 964,605,906 | | 1,041,605,906 | |
| <i>Details:</i> | | | | |
| - Song Hong Da Nang Joint Stock Company | 31,311,000 | 0 | 31,311,000 | 0 |
| <i>Tax ID No.: 2600104621. By June 30, 2023: Overdue for more than 10 years. The General Department of Taxation announced that the unit has closed the tax code. The Department of Planning and Investment replied that the unit is still on the system. Reviews are irrevocable. Have made a request for debt cancellation. Submitted to the Board of Directors for review and approval.)</i> | | | | |
| - Tan Tay Lan Trading and Service Company Limited | 873,294,906 | No reviews yet | 990,294,906 | 0 |
| <i>(12 months overdue, debt, 50% reserve). The year-end debt arises in 2024.</i> | | | | |
| - Cty Luật TNHH MTV Võ Xuân Nhân | 60,000,000 | No reviews yet | 20,000,000 | |
| <i>(6 to 12 months overdue, debt, 30%, 1 to 2 years overdue, debt 50%, The year-end debt arises in 2024, 2025.)</i> | | | | |

07. Inventories

| | Ending of 2025 | | Starting of 2025 | |
|--|-----------------------|--------------------|-----------------------|--------------------|
| | Original price | Preventive | Original price | Preventive |
| - Materials | 82,927,898 | 0 | 102,032,481 | 0 |
| - Finished product | 452,332,755 | 0 | 407,025,297 | 0 |
| - Goods | 13,812,945,462 | 125,462,246 | 14,206,362,780 | 149,142,076 |
| Total: | 14,348,206,115 | 125,462,246 | 14,715,420,558 | 149,142,076 |
| - The value of stagnant, outdated, poor quality inventory. Way to handle: As of December 31, 2025, the provision for inventory depreciation is the net value of goods that can be sold below cost, worth VND 307.345.500. | | | | |
| - Additional provision or reversal of inventory price reduction provision on December 31, 2025: Additional provision for inventory price reduction of VND 23.679.830 (Balance of provision for inventory price reduction at the beginning of the year VND 149.142.076; at the end of the year VND 125.462.246) | | | | |
| - There is no inventory used as collateral to secure payables at the end of the period. | | | | |

09. Increase, decrease tangible fixed assets:

| Items | Houses | Devices - machinery: | Means of transportation, transmission | Management device | Other fixed assets: | Total |
|--|---------------|----------------------|---------------------------------------|-------------------|---------------------|----------------|
| Original price of tangible fixed assets | | | | | | |
| Beginning balance | 7,991,497,872 | 2,350,451,327 | 2,339,967,639 | 328,221,354 | 0 | 13,010,138,192 |
| - Bought in the period | 0 | 0 | 252,330,148 | 59,790,909 | 0 | 312,121,057 |
| - Decrease in fixed assets due to transfer to investment real estate | 316,692,841 | 0 | 0 | 0 | 0 | 316,692,841 |
| - Liquidation, sale | 0 | 92,881,886 | | 121,320,000 | 0 | 214,201,886 |
| Ending balance | 7,674,805,031 | 2,257,569,441 | 2,592,297,787 | 266,692,263 | 0 | 12,791,364,522 |
| Accumulated depreciation | | | | | | |
| Beginning balance | 6,606,769,864 | 2,350,451,327 | 2,339,967,639 | 274,381,587 | 0 | 11,571,570,417 |
| - Depreciation in the period | 250,267,161 | | 25,117,796 | 50,187,520 | | 325,572,477 |
| - Reduced depreciation of fixed assets due to reduced fixed assets transferred to investment real estate | 316,692,841 | 0 | 0 | 0 | 0 | 316,692,841 |
| - Liquidation, sale | | 92,881,886 | | 121,320,000 | | 214,201,886 |
| Ending balance | 6,540,344,184 | 2,257,569,441 | 2,365,085,435 | 203,249,107 | 0 | 11,366,248,167 |
| Residual value of tangible fixed assets | | | | | | |
| - On Start of year | 1,384,728,008 | 0 | 0 | 53,839,767 | 0 | 1,438,567,775 |
| - At the end of the period | 1,134,460,847 | 0 | 227,212,352 | 63,443,156 | 0 | 1,425,116,355 |

End-of-period residual value of tangible fixed assets used as collateral for loans: 954,992,980 VND
Original price of fixed assets at the end of the period that have been fully depreciated but are still in use:
8.510.839.970 VND

Commitments to purchase and sell tangible fixed assets of great value in the future: None

11. Increase, decrease of intangible fixed assets:

| Items | Rights of land use: | Copyright, patent | Trademarks | Computer software | Other intangible assets | Total |
|--|---------------------|-------------------|------------|-------------------|-------------------------|---------------|
| Original price of intangible fixed assets | | | | | | |
| Beginning balance | 5,149,323,417 | | | | | 5,149,323,417 |
| Ending balance | 5,149,323,417 | 0 | 0 | 0 | 0 | 5,149,323,417 |
| Accumulated depreciation | | | | | | |
| Beginning balance | 0 | | | | | 0 |
| -Depreciation during the year | | | | | | 0 |
| Ending balance | 0 | 0 | 0 | 0 | 0 | 0 |
| Residual value of intangible assets | | | | | | |
| On Start of year | 5,149,323,417 | | | | | 5,149,323,417 |
| At the end of the period | 5,149,323,417 | | | | | 5,149,323,417 |

End-of-period residual value of intangible fixed assets used as collateral for loans: 5,330,204,600 VND

12. Increase, decrease investment real estate

| Items | Beginning number | Increase in period | Decrease in period | Ending balance |
|---------------------------------|-----------------------|--------------------|--------------------|-----------------------|
| Historical costs | 16,618,239,762 | 316,692,841 | 0 | 16,934,932,603 |
| - House: | 16,618,239,762 | 316,692,841 | | 16,934,932,603 |
| Accumulated depreciation | 13,467,362,551 | 686,283,687 | 0 | 14,153,646,238 |
| - House: | 13,467,362,551 | 686,283,687 | | 14,153,646,238 |
| Residual value | 3,150,877,211 | | | 2,781,286,365 |
| - House: | 3,150,877,211 | | | 2,781,286,365 |

Details arising during the period are as follows:

| | Increase in period | Decrease in period | |
|--|----------------------|--------------------|--------------------|
| - Historical costs | 316,692,841 | 0 | |
| + <i>Transfer fixed assets to investment real estate</i> | 316,692,841 | | |
| - Accumulated depreciation | 686,283,687 | 0 | |
| + <i>Depreciation of house</i> | 369,590,846 | | |
| + <i>Transfer fixed assets to investment real estate</i> | 316,692,841 | | |
| - Residual value | 3,150,877,211 | 0 | 369,590,846 |
| + <i>Reduction due to house depreciation</i> | 0 | 369,590,846 | |

Remaining value at the end of the period of investment real estate used as collateral to secure loans: 2.781.286.365 VND

Original price of investment real estate at the end of the period has been fully depreciated and is being leased: 7.378.468.373 VND

Significant transactions made during the period: None

13. Prepaid expenses

| | Ending of 2025 | Starting of 2025 |
|--|--------------------|--------------------|
| a/ Short-term prepaid expenses | | |
| Total | 0 | 0 |
| B/ Long-term prepaid expenses, includes: | | |
| - <i>Air conditioner, Storage equipment</i> | 118,100,472 | 90,507,244 |
| - <i>Cost of additional installation and repair of fire alarm system</i> | 235,061,973 | 10,403,014 |
| - <i>Cost of equipping shelves to display goods</i> | 29,437,187 | 130,801,087 |
| Total | 382,599,632 | 231,711,345 |

| 16. Trade payables | Ending of 2025 | Starting of 2025 |
|--|----------------------|----------------------|
| a/ Short-term trade payables | | |
| - Cty CP Đầu tư và Phát triển Giáo Dục ĐN | 182,264,908 | 0 |
| - Cty CP Sách Giáo Dục tại TP Đà Nẵng | 175,271,900 | 365,275,950 |
| - Công ty CP sách MCBOOKS | 129,896,860 | 128,384,760 |
| - Cty CP Sách và Giáo dục trực tuyến Megabook | 303,672,430 | 262,960,030 |
| - Cty TNHH Bảo Anh | 529,366,284 | 378,774,176 |
| - Cty TNHH Hải Hòa | 150,722,825 | 228,632,681 |
| - Cty TNHH MTV TM & DV VH Minh Long | 473,288,410 | 423,722,710 |
| - Cty TNHH Sách TBGD Đức Trí | 366,748,315 | 201,659,600 |
| - Cty TNHH Song Huy Anh | 256,902,744 | 268,945,389 |
| - Cty TNHH TM và DV Văn hóa Đình Tị | 420,426,365 | 352,358,965 |
| - Cty TNHH Văn Hóa Minh Tân (Nhà sách Minh Thắng) | 348,502,080 | 390,609,980 |
| - NXB Kim Đồng_CN NXB Kim Đồng tại Miền Trung | 266,759,081 | 169,315,866 |
| - Cty TNHH TM Sách Nhân Dân | 376,413,540 | 446,236,840 |
| - Hộ Kinh Doanh Nhà sách Hồng Ân 3 | 41,702,350 | 0 |
| - Other payables to vendors | 3,311,235,329 | 3,104,291,816 |
| Total a/: | 7,333,173,421 | 6,721,168,763 |
| d/ Payable to related parties (<i>details of each subject</i>) | | |
| - Công ty TNHH Nguyễn Huy | 78,498,000 | 13,510,000 |
| Total d/: | 78,498,000 | 13,510,000 |

17. Taxes and other payables to government budget

| Reporting period: Quarter IV/2025 | Start of Quarter IV 2025 | Amount payable during the period | Amount actually paid during the period | End of Quarter IV 2025 |
|---|--------------------------|----------------------------------|--|------------------------|
| a/ Due payment | | | | |
| V.A.T | 440,143,009 | 441,234,444 | 689,789,914 | 191,587,539 |
| Corporate income tax | 1,001,047,163 | 281,034,966 | 1,001,047,163 | 281,034,966 |
| - Personal income tax from progressive tax rate | 333,346 | 9,852,596 | 2,051,184 | 8,134,758 |
| - Personal income tax from full tax rate TLTC | 0 | 4,950,000 | 4,950,000 | 0 |
| - Rent house and land | 0 | 0 | 0 | 0 |
| - Land rent this year | 227,230,500 | 127,421,198 | 354,651,698 | 0 |
| - License fees | 0 | 0 | 0 | 0 |
| Total: | 1,668,754,018 | 864,493,204 | 2,052,489,959 | 480,757,263 |

| Reporting period: Year 2025 | Start of 2025 | Amount payable during the period | Amount actually paid during the period | Ending of 2025 |
|---|----------------------|----------------------------------|--|--------------------|
| a/ Due payment | | | | |
| V.A.T | 425,302,021 | 1,446,202,042 | 1,679,916,524 | 191,587,539 |
| Corporate income tax | 661,597,610 | 1,426,154,909 | 1,806,717,553 | 281,034,966 |
| - Personal income tax from progressive tax rate | 8,816,370 | 71,021,085 | 71,702,697 | 8,134,758 |
| - Personal income tax from full tax rate TLTC | 0 | 690,634,306 | 690,634,306 | 0 |
| - Rent house and land | 0 | 0 | 0 | 0 |
| - Land rent this year | 0 | 445,974,192 | 445,974,192 | 0 |
| - License fees | 0 | 8,000,000 | 8,000,000 | 0 |
| Total: | 1,095,716,001 | 4,087,986,534 | 4,702,945,272 | 480,757,263 |

| 18. Accrued expenses | Ending of 2025 | Starting of 2025 |
|--------------------------------|-------------------|-------------------|
| a/ Short-term accrued expenses | | |
| - Shipping expenses | 39,778,000 | 4,893,000 |
| - Electricity bill expenses | 52,443,788 | 64,197,144 |
| - Other provisions | | 19,598,354 |
| Total a/: | 92,221,788 | 88,688,498 |

| 19. Other payables | Ending of 2025 | Starting of 2025 |
|--|--------------------|--------------------|
| a/ Short-term | | |
| - Union funds | 134,492,000 | 30,756,200 |
| - Social insurance: | | 600 |
| - Accept short-term deposits and bets | 529,109,600 | 182,291,200 |
| - Dividends, profits payable | 43,159,820 | 29,052,320 |
| - Other payables | 1,611,930 | 20,879,000 |
| <i>In which:</i> | | |
| + Must pay employees excess personal income tax after finalizing personal income tax from salary and wages (credit balance in account 141) | 1,611,930 | 0 |
| + Bookstores collect money from customers in advance | | 20,879,000 |
| Total: | 708,373,350 | 262,979,320 |
| b/ Long-term | | |
| - Accept deposits and long-term bets | 540,650,000 | 862,468,400 |
| Total: | 540,650,000 | 862,468,400 |

| 20. Unearned revenues | Ending of 2025 | Starting of 2025 |
|--|--------------------|--------------------|
| a/ Short-term | | |
| - Revenue received in advance | 508,731,819 | 404,996,466 |
| Total: | 508,731,819 | 404,996,466 |
| d/ Details of unrealized revenue with related parties: | | |
| - DINCO Construction Engineering Joint Stock Company | 0 | 0 |
| Total: | 0 | 0 |

25. Owner's Equity

a. Equity Fluctuation Reconciliation Table:

| | Contributed Capital | Share capital surplus | Development Investment Fund | Undistributed earnings and funds | Total: |
|--|-----------------------|-----------------------|-----------------------------|----------------------------------|-----------------------|
| A | 1 | 2 | 4 | 5 | 6 |
| Balance as of 01-Jan-2024 | 30,000,000,000 | 2,707,300,000 | 2,233,025,419 | 8,107,044,592 | 43,047,370,011 |
| - Profit in 2024 | | | | 7,492,885,380 | 7,492,885,380 |
| - Extract from Development Investment Fund | | | 405,352,230 | (405,352,230) | - |
| - Dividends | | | | (6,600,000,000) | (6,600,000,000) |
| - Extract from Bonus and welfare fund | | | | (405,352,230) | (405,352,230) |
| Balance as of 31-Dec-2024 | 30,000,000,000 | 2,707,300,000 | 2,638,377,649 | 8,189,225,512 | 43,534,903,161 |
| Balance as of 01-Jan-2025 | 30,000,000,000 | 2,707,300,000 | 2,638,377,649 | 8,189,225,512 | 43,534,903,161 |
| - Profit in 2025 | | | | 5,200,054,648 | 5,200,054,648 |
| - Extract from Development Investment Fund | | | 361,622,351 | (361,622,351) | - |
| - Dividends | | | | (6,600,000,000) | (6,600,000,000) |
| - Extract from Bonus and welfare fund | | | | (374,644,269) | (374,644,269) |
| Balance as of 31-Dec-2025 | 30,000,000,000 | 2,707,300,000 | 3,000,000,000 | 6,053,013,540 | 41,760,313,540 |

| | | |
|---|-----------------------|-----------------------|
| b/ Details of owner's capital contribution: | Ending of 2025 | Starting of 2025 |
| - Capital contribution of other shareholders | 30,000,000,000 | 30,000,000,000 |
| Total: | 30,000,000,000 | 30,000,000,000 |
| c/ Share capital surplus | 2,707,300,000 | 2,707,300,000 |
| d/ Capital transactions with owners and dividend distribution, profit sharing | | |
| - Contributed capital | Year 2025 | Year 2024 |
| + Beginning capital contribution | 30,000,000,000 | 30,000,000,000 |
| + End of period capital contribution | 30,000,000,000 | 30,000,000,000 |
| - Dividends paid | 6,600,000,000 | 6,600,000,000 |
| Dividend payment in 2023 (22% of charter capital 30 billion) | | 6,600,000,000 |
| Dividend payment in 2024 (22% of charter capital 30 billion) | 6,600,000,000 | |
| e/ Shares | Ending of 2025 | Starting of 2025 |
| Number of shares outstanding | 3,000,000 | 3,000,000 |
| Common shares | 3,000,000 | 3,000,000 |
| * Outstanding share value: 10,000 VND/1 share (ten thousand VND/ 1 share) | | |
| f/ Dividends: | Year 2025 | Year 2024 |
| - Dividends declared after the end of the previous accounting period: | | |
| + Previous year's dividends declared on common stock | 22% | 22% |
| + Dividends declared on preferred stock | None | None |
| g/ Corporate funds: | Ending of 2025 | Starting of 2025 |
| Development Investment Fund | 3,000,000,000 | 2,638,377,649 |
| Other equity funds | 0 | 0 |

VI. ADDITIONAL INFORMATION FOR THE CRITERIA PRESENTED IN THE BUSINESS RESULT REPORT

Reporty Cycle Quarter IV/ 2025

| | | |
|--|----------------------|----------------------|
| 01. Total Revenues from sales and services rendered | Quarter IV/2025 | Quarter IV/2024 |
| a/ Revenues | | |
| - Sales revenue | 7,307,598,297 | 6,788,018,732 |
| - Revenue from investment real estate business | 2,305,690,789 | 2,743,159,069 |
| Total | 9,613,289,086 | 9,531,177,801 |
| b/ Revenue from related parties (details of each subject) | | |
| - Công ty CP Kỹ thuật Xây dựng DINCO | 366,756,400 | 380,098,728 |
| - Công ty TNHH Go-Working | | 228,468,555 |
| Total | 366,756,400 | 608,567,283 |
| 02. Revenue deductions | Quarter IV/2025 | Quarter IV/2024 |
| - Returned goods | 112,201,286 | 29,578,273 |
| Total | 112,201,286 | 29,578,273 |
| 03. Net revenues from sales and services rendered | Quarter IV/2025 | Quarter IV/2024 |
| - Net sales revenue | 7,195,397,011 | 6,758,440,459 |
| - Net revenue from investment real estate business | 2,306,205,569 | 2,743,159,069 |
| Total | 9,501,602,580 | 9,501,599,528 |
| 04. Cost of goods sold | Quarter IV/2025 | Quarter IV/2024 |
| - Cost of goods sold | 4,786,985,955 | 4,430,836,150 |
| - Cost of finished products sold | 336,880,796 | 260,941,993 |
| - Cost of investment real estate business | 527,808,542 | 779,150,758 |
| - Expenses exceeding normal levels | 0 | 135,801,944 |
| - Provision for devaluation of inventories | | 16,854,974 |
| Total | 5,651,675,293 | 5,623,585,819 |

| | | |
|--|----------------------|----------------------|
| 05. Financial income | Quarter IV/2025 | Quarter IV/2024 |
| - Interest on deposits and loans | 144,682,985 | 93,817,034 |
| - Interest on deferred payment sales, payment discounts | 25,872,251 | 92,269,553 |
| - Other Financial income | | |
| Total | 170,555,236 | 186,086,587 |
| 06. Financial expenses | Quarter IV/2025 | Quarter IV/2024 |
| Loan interest: | 0 | 0 |
| - Other financial expenses | | 0 |
| Total | 0 | 0 |
| 07. Other income | Quarter IV/2025 | Quarter IV/2024 |
| - Net income from real estate transfer activities | | |
| - Net revenue from liquidation and sale of fixed assets | | 2,218,181,818 |
| - Tax reduction | | 4,831,883 |
| - Liquidation of materials, goods and tools | 7,272,727 | |
| - Telecom commission | 1,955,984 | 1,871,222 |
| - Collect debt difference | 13,338,844 | 839,138 |
| - Transport and assembly | 4,199,018 | |
| - Handling surplus material and goods differences | 3,864,103 | |
| - Thu organizes new textbook market | | 85,860,295 |
| - Other income | | 21,037,794 |
| Total | 30,630,676 | 2,332,622,150 |
| 08. Other expenses | Quarter IV/2025 | Quarter IV/2024 |
| - Losses from liquidation and sale of other fixed assets | | 395,483,750 |
| - Liquidation of materials and goods | 18,790,669 | 17,108,755 |
| - Debt difference | 247,366 | |
| - Other expenses | | 6,314,051 |
| Total | 19,038,035 | 418,906,556 |
| 09. Selling and administrative expenses | Quarter IV/2025 | Quarter IV/2024 |
| a/ Business management expenses (G&A) incurred during the period (<i>details of expenses accounting for 10% or more of total G&A expenses</i>) | | |
| - Salary: | 186,610,428 | 286,385,173 |
| - Social insurance | 54,025,125 | 52,850,875 |
| - Depreciation of fixed assets | 5,733,934 | 710,406 |
| - Severance pay | | |
| - Other business management expenses | 477,069,077 | 338,683,329 |
| Total | 723,438,564 | 678,629,783 |
| b/ Selling expenses incurred during the period (<i>details of expenses accounting for 10% or more of total selling expenses</i>) | | |
| - Depreciation of fixed assets | 80,211,970 | 66,991,383 |
| - Electricity | 73,159,976 | 78,486,897 |
| - Salary: | 630,363,591 | 547,998,368 |
| - Social insurance | 202,767,500 | 203,455,000 |
| - Shift meal | 147,120,000 | 150,840,000 |
| - Transport | 482,235,000 | 653,882,532 |
| - Other selling expenses | 336,588,955 | 474,845,815 |
| Total | 1,952,446,992 | 2,176,499,995 |

| | | |
|---|-----------------------|-----------------------|
| 10. Production and business costs by factor | Quarter IV/2025 | Quarter IV/2024 |
| - Fuel and material costs | 252,388,374 | 115,276,017 |
| - Labor expenses: | 1,582,633,641 | 1,611,877,655 |
| - Depreciation of fixed assets | 178,343,619 | 217,433,081 |
| - Cost of external services | 1,180,635,987 | 1,580,649,941 |
| - Other expenses in cash | 412,996,148 | 366,419,240 |
| Total | 3,606,997,769 | 3,891,655,934 |
| 11. Current corporate income tax expenses | Quarter IV/2025 | Quarter IV/2024 |
| Profit before tax | 1,355,674,828 | 3,122,686,112 |
| - Adjustments to increase (+), decrease (-) taxable income: | 49,500,000 | 185,301,944 |
| + <i>Costs exceeding normal levels</i> | 0 | 135,801,944 |
| + <i>Remuneration of Board of Directors, Supervisory Board, and non-executive members</i> | 49,500,000 | 49,500,000 |
| + <i>Other expenses</i> | 0 | 0 |
| - Current year taxable income | 1,405,174,828 | 3,307,988,056 |
| - Corporate income tax rate | 20% | 20% |
| - Corporate income tax expense calculated on current year taxable income | 281,034,966 | 661,597,610 |
| 12a. Basic earnings per share | Quarter IV/2025 | Quarter IV/2024 |
| - Accounting Profit after corporate income tax | 1,074,639,862 | 2,461,088,502 |
| Bonus and welfare fund | 53,731,993 | 123,054,425 |
| - Profit or loss attributable to common stockholders | 1,020,907,869 | 2,338,034,077 |
| - Average outstanding common shares during the year | 3,000,000 | 3,000,000 |
| Basic earnings per share | 340 | 779 |
| 12b. Diluted earnings per share | Quarter IV/2025 | Quarter IV/2024 |
| - Profit or loss attributable to common stockholders | 1,020,907,869 | 2,338,034,077 |
| - Profit or loss attributable to common stockholders after adjusting for dilutive factors | 1,020,907,869 | 2,338,034,077 |
| - Average outstanding common shares during the year | 3,000,000 | 3,000,000 |
| - Average common shares outstanding during the year after adjusting for dilutive factors | 3,000,000 | 3,000,000 |
| Diluted earnings per share | 340 | 779 |
| Report of 2025 | | |
| 01. Total Revenues from sales and services rendered | YEAR 2025 | YEAR 2024 |
| a/ Revenues | | |
| - Sales revenue | 64,648,525,622 | 68,978,247,610 |
| - Revenue from investment real estate business | 9,000,690,085 | 10,862,057,923 |
| Total | 73,649,215,707 | 79,840,305,533 |
| b/ Revenue from related parties (<i>details of each subject</i>) | | 0 |
| - Công ty CP Kỹ thuật Xây dựng DINCO | 1,471,601,409 | 1,534,648,691 |
| - Công ty TNHH Go-Working | 62,948,427 | 869,233,475 |
| Total | 1,534,549,836 | 2,403,882,166 |

| | | |
|---|-----------------------|-----------------------|
| 02. Revenue deductions | YEAR 2025 | YEAR 2024 |
| - Returned goods | 215,019,704 | 323,622,407 |
| Total | 215,019,704 | 323,622,407 |
| 03. Net revenues from sales and services rendered | YEAR 2025 | YEAR 2024 |
| - Net sales revenue | 64,433,505,918 | 68,654,625,203 |
| - Net revenue from investment real estate business | 9,001,204,865 | 10,862,057,923 |
| Total | 73,434,710,783 | 79,516,683,126 |
| 04. Cost of goods sold | YEAR 2025 | YEAR 2024 |
| - Cost of goods sold | 50,550,334,117 | 54,327,953,293 |
| - Cost of finished products sold | 1,022,380,145 | 937,778,829 |
| - Cost of investment real estate business | 2,041,249,752 | 2,839,607,221 |
| - Expenses exceeding normal levels | 288,064,987 | 283,006,565 |
| - Provision for devaluation of inventories | 0 | 16,854,974 |
| Total | 53,902,029,001 | 58,405,200,882 |
| 05. Financial income | YEAR 2025 | YEAR 2024 |
| - Interest on deposits and loans | 377,175,201 | 295,185,989 |
| - Interest on deferred payment sales, payment discounts | 145,137,610 | 420,426,453 |
| Total | 522,312,811 | 715,612,442 |
| 06. Financial expenses | YEAR 2025 | YEAR 2024 |
| Loan interest: | 0 | 21,200,004 |
| Total | 0 | 21,200,004 |
| 07. Other income | YEAR 2025 | YEAR 2024 |
| - Net revenue from liquidation and sale of fixed assets | 0 | 2,250,000,000 |
| - Tax reduction | 0 | 4,831,883 |
| - Liquidation of materials, goods and tools | 9,200,000 | 1,090,909 |
| - Telecom commission | 8,620,580 | 7,952,846 |
| - Collect debt difference | 13,339,120 | 1,172,075 |
| - Transport and assembly | 4,199,018 | 0 |
| - Collecting costs for pasting GK CT2018 book shelves | 4,869,000 | 8,824,909 |
| - Handling surplus material and goods differences | 3,864,103 | 0 |
| - Thu organizes new textbook market | 0 | 85,860,295 |
| - Other income | 0 | 21,087,794 |
| Total | 44,091,821 | 2,380,820,711 |
| 08. Other expenses | | |
| - Losses from liquidation and sale of other fixed assets | 0 | 395,483,750 |
| - Administrative fines | 0 | 3,768,545 |
| - Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch | 0 | 15,000,000 |
| - Listing fee paid to Hanoi Stock Exchange | 15,000,000 | 15,000,000 |
| - Liquidation of materials and goods | 96,602,734 | 17,108,755 |
| - Debt difference | 247,369 | 677 |
| - Other expenses | 0 | 14,652,701 |
| Total | 111,850,103 | 461,014,428 |

| | YEAR 2025 | YEAR 2024 |
|--|-----------------------|-----------------------|
| 09. Selling and administrative expenses | | |
| a/ Business management expenses (G&A) incurred during the period (<i>details of expenses accounting for 10% or more of total G&A expenses</i>) | | |
| - Salary: | 1,631,362,311 | 1,897,576,496 |
| - Social insurance | 216,100,500 | 202,827,625 |
| - Depreciation of fixed assets | 22,007,477 | 2,841,624 |
| - Severance pay | 1,581,250 | 17,205,000 |
| - Other business management expenses | 1,411,483,302 | 1,003,881,270 |
| Total | 3,282,534,840 | 3,124,332,015 |
| b/ Selling expenses incurred during the period (<i>details of expenses accounting for 10% or more of total selling expenses</i>) | | |
| - Depreciation of fixed assets | 303,565,000 | 312,192,239 |
| - Electricity | 684,855,345 | 648,829,033 |
| - Salary: | 5,274,339,952 | 5,901,529,801 |
| - Social insurance | 814,518,500 | 784,630,875 |
| - Shift meal | 475,775,000 | 593,760,000 |
| - Transport | 796,362,223 | 918,085,630 |
| - Other selling expenses | 1,728,561,114 | 1,946,665,870 |
| Total | 10,077,977,134 | 11,105,693,448 |
| 10. Production and business costs by factor | YEAR 2025 | YEAR 2024 |
| - Fuel and material costs | 830,669,296 | 801,143,760 |
| - Labor expenses: | 10,138,250,117 | 11,029,023,706 |
| - Depreciation of fixed assets | 695,163,323 | 874,122,193 |
| - Cost of external services | 4,162,534,229 | 4,958,213,280 |
| - Other expenses in cash | 920,744,635 | 560,379,232 |
| Total | 16,747,361,600 | 18,222,882,171 |
| 11. Current corporate income tax expenses | YEAR 2025 | YEAR 2024 |
| Profit before tax | 6,626,209,557 | 9,495,675,502 |
| - Adjustments to increase (+), decrease (-) taxable income: | 504,564,987 | 518,275,110 |
| + <i>Securities listing management fee</i> | 15,000,000 | 15,000,000 |
| + <i>Fee for exercising rights paid to Securities Depository Center</i> | 3,500,000 | 3,500,000 |
| + <i>Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch</i> | 0 | 15,000,000 |
| + <i>Administrative fines</i> | 0 | 3,768,545 |
| + <i>Costs exceeding normal levels</i> | 288,064,987 | 283,006,565 |
| + <i>Remuneration of Board of Directors, Supervisory Board, and non-executive members</i> | 198,000,000 | 198,000,000 |
| + <i>Other expenses</i> | 0 | 0 |
| - Current year taxable income | 7,130,774,544 | 10,013,950,612 |
| - Corporate income tax expense calculated on current year taxable income | 1,426,154,909 | 2,002,790,122 |
| 12a. Basic earnings per share | YEAR 2025 | YEAR 2024 |
| - Accounting Profit after corporate income tax | 5,200,054,648 | 7,492,885,380 |
| Bonus and welfare fund | 260,002,732 | 374,644,269 |
| - Profit or loss attributable to common stockholders | 4,940,051,916 | 7,118,241,111 |
| - Average outstanding common shares during the year | 3,000,000 | 3,000,000 |
| Basic earnings per share | 1,647 | 2,373 |

| 12b. Diluted earnings per share | YEAR 2025 | YEAR 2024 |
|---|---------------|---------------|
| - Profit or loss attributable to common stockholders | 4,940,051,916 | 7,118,241,111 |
| - Profit or loss attributable to common stockholders after adjusting for dilutive factors | 4,940,051,916 | 7,118,241,111 |
| - Average outstanding common shares during the year | 3,000,000 | 3,000,000 |
| - Average common shares outstanding during the year after adjusting for dilutive factors | 3,000,000 | 3,000,000 |
| Diluted earnings per share | 1,647 | 2,373 |

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT:

- 1. Non-cash transactions that affect the future cash flow statement:** Not incurred
- 2. Amounts held by the enterprise but not used:** Not incurred
Value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must fulfill: Not incurred

VIII. OTHER INFORMATION:

- 1. Contingent Liabilities, Commitments and Other Financial Information:** Not incurred
- 2. Events occurring after the reporting period end:**
There have been no material events occurring after the balance sheet date, up to the date of issue of these financial statements.
- 3. Transactions with related parties and key members during the period are as follows:**
 - Related parties:**

| Name of related party | Relationship |
|--|---|
| 1 Công ty Cổ phần Kỹ thuật Xây dựng DINCO | Chairman of the Board of Directors, General Director of DINCO Construction Engineering Joint Stock Company is a member of the Board of Directors of the Company. |
| 2 Công ty Cổ phần Tập đoàn Đầu tư DIN CAPITAL | Chairman of the Board of Directors of DIN CAPITAL Investment Group Joint Stock Company is a member of the Company's Board of Directors. |
| 3 Công ty TNHH Đầu tư Plutus Việt Nam | Chairman of the Board of Directors, General Director of Plutus Vietnam Investment Joint Stock Company is a member of the Company's Board of Directors. |
| 4 Công ty Cổ phần Quản lý Dự án DAC | The major shareholder of DAC Project Management Joint Stock Company is the Chairman of the Board of Directors of the Company. |
| 5 Công ty Cổ phần Xây dựng FIDI | Major shareholder of FIDI Construction Joint Stock Company is Chairman of the Board of Directors of the Company. |
| 6 Công ty Cổ phần Bê tông DINCO Chu Lai | Chairman of the Board of Directors of DINCO Chu Lai Concrete Joint Stock Company is Chairman of the Board of Directors of the Company. |
| 7 Công ty TNHH MTV Rofadi | Chairman of Rofadi LLC is Chairman of the Board of Directors of the Company. |
| 8 Công ty CP cơ điện Ditechco | Chairman of the Board of Directors, major shareholder of Ditechco Electromechanical Joint Stock Company is a member of the Board of Directors of the Company. |
| 9 Công ty CP Bất động sản Elite house | Chairman of the Board of Directors of Elite House Real Estate JSC is a member of the Board of Directors of the Company. |
| 10 Công ty TNHH FDV Logistics DaNang | General manager of the Board of Directors of Elite House Real Estate JSC is a member of the Board of Directors of the Company. |
| 11 Công ty TNHH Nguyên Huy | Director of Nguyen Huy Company Limited is a major shareholder of the Company and is also a family member of the Vice Chairman of the Board of Directors of the Company. |
| 12 Công ty TNHH Go-Working | The Director of Go-Working Co., Ltd. is a family member of the Vice Chairman of the Board of Directors of the Company. |
| 13 Board of Trustees, Board of Supervisors, Board of Management and Chief Accountant | Key management personnel |

- Significant transactions and debts with related parties:

- Transactions with related parties are enterprises:

Transactions with related parties that are enterprises are approved by the Company's Board of Directors in Resolution No. 16.1/NQ/HĐQT dated March 6, 2025.

Transactions with related parties are enterprises carried out in accordance with *The comparable uncontrolled price method*, determined by comparing the prices of goods and services sold in economically comparable markets where the seller is not related to the buyer. The terms of related party transactions are similar to those in ordinary transactions.

Overview of transactions and debts with related parties that are businesses:

| Related Party (BLQ) | Transaction nature | Revenue realized in the fourth quarter of 2025 | Revenue realized in 2025 | Receivables (payables) at the end of period | Unearned revenues at the end of period |
|------------------------------------|--|--|--------------------------|---|--|
| Công ty CP Kỹ thuật Xây dựng DINCO | Related Party buying goods | 55,956,400 | 228,401,409 | 45,206,064 | |
| | Related Party renting office | 310,800,000 | 1,243,200,000 | 0 | (Doanh thu chưa thực hiện cuối kỳ 0 đ) |
| Công ty CP Xây dựng FIDI | Related Party buying goods | 0 | 0 | 0 | |
| Công ty TNHH Go-Working | Related Party buying goods | | 790,909 | 0 | |
| | Related Party renting office | 0 | 62,157,518 | 0 | 0 |
| Công ty TNHH Nguyễn Huy | Related Party purchases goods and services | | 0 | 0 | |
| | Related Party selling goods | 270,712,965 | 2,033,325,237 | (78,498,000) | |

- Deal with key members

| Key management personnel | Transaction nature | Fourth quarter revenue | | Yearly | |
|---|---------------------------------|------------------------|-------------|-------------|-------------|
| | | Year 2025 | Year 2024 | Year 2025 | Year 2024 |
| Board of Trustees | Board of Trustees remuneration | 52,500,000 | 52,500,000 | 157,500,000 | 150,000,000 |
| Supervisory Board | Supervisory Board' remuneration | 27,000,000 | 27,000,000 | 133,500,000 | 136,500,000 |
| Board of Directors and Chief Accountant | Salary, bonus | 162,587,000 | 162,907,000 | 618,268,628 | 595,027,000 |

Details of salaries and remuneration paid to key members in the fourth quarter of 2025 are as follows:

| No | Key management personnel | Position: | Salary and bonus | Board of Trustees remuneration | Supervisor y Board remuneration | Total |
|----|--------------------------|--|--------------------|--------------------------------|---------------------------------|--------------------|
| 1 | Huynh Phuoc Huyen Vy | Chairman of Board of Trustees | | 10,500,000 | | 10,500,000 |
| 2 | Nguyen Van Can | Vice Chairman of Board of Directors, Director | 65,465,000 | 10,500,000 | | 75,965,000 |
| 3 | Le Truong Ky | Board of Trustees Member | | 10,500,000 | | 10,500,000 |
| 4 | Hoang Ngoc Loc | Member of the Board of Trustees, Deputy Director | 48,661,000 | 10,500,000 | | 59,161,000 |
| 5 | Le Anh Long | Board of Trustees Member | | 10,500,000 | | 10,500,000 |
| 6 | Huynh Nguyen Van | Head of Supervisory Board | | | 9,000,000 | 9,000,000 |
| 7 | Jiang Jing | Supervisory Board Member | | | 9,000,000 | 9,000,000 |
| 8 | Nguyen Thi Thao | Supervisory Board Member | | | 9,000,000 | 9,000,000 |
| 9 | Le Manh | Chief accountant | 48,461,000 | | | 48,461,000 |
| | Total | | 162,587,000 | 52,500,000 | 27,000,000 | 242,087,000 |

Details of salaries and remuneration paid to key members in 2025 are as follows:

| N o. | Key management personnel | Position: | Salary and bonus | Board of Trustees remuneration | Supervisory Board remuneration | Total |
|------|--------------------------|--|--------------------|--------------------------------|--------------------------------|----------------------|
| 1 | Huynh Phuoc Huyen Vy | Chairman of Board of Trustees | | 42,000,000 | | 42,000,000 |
| 2 | Nguyen Van Can | Vice Chairman of Board of Directors, Director | 366,590,384 | 42,000,000 | | 408,590,384 |
| 3 | Le Truong Ky | Board of Trustees Member | | 42,000,000 | | 42,000,000 |
| 4 | Hoang Ngoc Loc | Member of the Board of Trustees, Deputy Director | 189,514,244 | 42,000,000 | | 231,514,244 |
| 5 | Le Anh Long | Board of Trustees Member | | 42,000,000 | | 42,000,000 |
| 6 | Huynh Nguyen Van | Head of Supervisory Board | | | 36,000,000 | 36,000,000 |
| 7 | Jiang Jing | Supervisory Board Member | | | 36,000,000 | 36,000,000 |
| 8 | Nguyen Thi Thao | Supervisory Board Member | | | 36,000,000 | 36,000,000 |
| 9 | Le Manh | Chief accountant | 189,884,000 | | | 189,884,000 |
| | Total | | 745,988,628 | 210,000,000 | 108,000,000 | 1,063,988,628 |

4. Present assets, revenue, and business results by department:

Report on main business results by business sector in QIV/2025 compared to the same period in QIV/2024:

| Criteria | <u>Book business, stationery, printing</u> | | <u>Business premises for rent</u> | | <u>Total</u> | |
|------------------------|--|------------------------|-----------------------------------|------------------------|------------------------|------------------------|
| | <u>Quarter IV/2025</u> | <u>Quarter IV/2024</u> | <u>Quarter IV/2025</u> | <u>Quarter IV/2024</u> | <u>Quarter IV/2025</u> | <u>Quarter IV/2024</u> |
| - Turnover | 7,307,598,297 | 6,788,018,732 | 2,305,690,789 | 2,743,159,069 | 9,613,289,086 | 9,531,177,801 |
| - Revenue deductions | 112,201,286 | 29,578,273 | 0 | 0 | 112,201,286 | 29,578,273 |
| - Cost price | 5,123,866,751 | 4,844,435,061 | 527,808,542 | 779,150,758 | 5,651,675,293 | 5,623,585,819 |
| - Gross profit | 2,071,530,260 | 1,914,005,398 | 1,777,882,247 | 1,964,008,311 | 3,849,412,507 | 3,878,013,709 |
| - Unallocated costs | | | | | 2,675,885,556 | 2,855,129,778 |
| - Other income: | | | | | 30,630,676 | 2,332,622,150 |
| - Other expenses | | | | | 19,038,035 | 418,906,556 |
| - Financial income | | | | | 170,555,236 | 186,086,587 |
| - Financial expenses | | | | | 0 | 0 |
| - Profit before tax | | | | | 1,355,674,828 | 3,122,686,112 |
| - Corporate income tax | | | | | 281,034,966 | 661,597,610 |
| - Profit after tax | | | | | 1,074,639,862 | 2,461,088,502 |

Report on main business results by business sector in 2025 compared to the same period in 2024:

| Criteria | <u>Book business, stationery, printing</u> | | <u>Business premises for rent</u> | | <u>Total</u> | |
|------------------------|--|------------------|-----------------------------------|------------------|------------------|------------------|
| | <u>Year 2025</u> | <u>Year 2024</u> | <u>Year 2025</u> | <u>Year 2024</u> | <u>Year 2025</u> | <u>Year 2024</u> |
| - Turnover | 64,648,525,622 | 68,978,247,610 | 9,000,690,085 | 10,862,057,923 | 73,649,215,707 | 79,840,305,533 |
| - Revenue deductions | 215,019,704 | 323,622,407 | 0 | 0 | 215,019,704 | 323,622,407 |
| - Cost price | 51,860,779,249 | 55,565,593,661 | 2,041,249,752 | 2,839,607,221 | 53,902,029,001 | 58,405,200,882 |
| - Gross profit | 12,572,726,669 | 13,089,031,542 | 6,959,440,333 | 8,022,450,702 | 19,532,167,002 | 21,111,482,244 |
| - Unallocated costs | | | | | 13,360,511,974 | 14,230,025,463 |
| - Other income: | | | | | 44,091,821 | 1,987,366,165 |
| - Other expenses | | | | | 111,850,103 | 67,559,882 |
| - Financial income | | | | | 522,312,811 | 715,612,442 |
| - Financial expenses | | | | | 0 | 21,200,004 |
| - Profit before tax | | | | | 6,626,209,557 | 9,495,675,502 |
| - Corporate income tax | | | | | 1,426,154,909 | 2,002,790,122 |
| - Profit after tax | | | | | 5,200,054,648 | 7,492,885,380 |

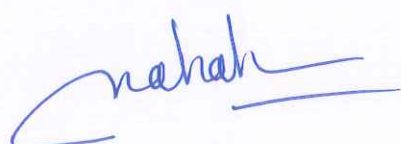
5. Comparative information (changes in information in the Financial Statements of the previous accounting period):

The information in the report is comparable.

Information in the 4th quarter 2024 Financial Report remains unchanged, there is no restatement in this Financial Report.

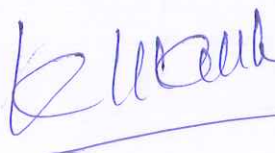
6. Information on ongoing operations: The company meets the going concern assumption for the foreseeable future.

Prepared by



Nguyen Thi Ngoc Hanh

Chief accountant



Le Manh

Da Nang, Dated January 20th, 2026



Director

Nguyen Van Can

DA NANG BOOK AND SCHOOL EQUIPMENT JOINT STOCK COMPANY

Stock Code: BED

Address: 76-78 Bach Dang Street, Da Nang City

EXPLANATION

PROFIT AFTER TAX FOR Q3 2025 INCREASED COMPARED TO Q3 2024

To: State Securities Commission of Vietnam

Hanoi Stock Exchange

The Company's business results for Q4/2025 recorded a profit after tax of VND 1,074,639,862, representing a decrease of 56.33%, equivalent to a reduction of VND 1,386,448,640 compared to the same period in 2024 (profit after tax in Q4/2024 was VND 2,461,088,502), due to the following reasons:

Regarding Revenue and Gross Profit:

Net revenue from sales and service provision in Q4/2025 was approximately the same as in Q4/2024, reaching VND 9,501,087,800.

Products with decreased revenue included: textbooks, children's books, various types of storybooks, and office rental services.

Products with increased revenue included: stationery, cultural products, teaching equipment, and printing activities.

Revenue from retail operations at bookstores decreased compared to the same period last year.

Wholesale revenue from textbook sales also decreased.

As a result of the above factors, gross profit in Q4/2025 compared to Q3/2024 remained at approximately the same level, amounting to VND 3,849,412,507. Financial Income and Other Income:

Regarding expenses:

Total selling expenses and general and administrative expenses in Q4/2025 decreased by VND 179,244,222 compared to Q4/2024, equivalent to a decrease of 6.28%.

Most expense items decreased, such as packaging materials, electricity and water, repairs, transportation, salaries, and employee insurance contributions.

However, entertainment and hospitality expenses increased.

Financial income and other income in Q4/2025 decreased by VND 2,317,522,825 compared to Q4/2024, equivalent to a decrease of 92.01% year-on-year. This was because in 2024, other income included proceeds from the transfer and liquidation (sale) of a warehouse at Hoa Cam Industrial Park.

The above is the Company's explanation for the decrease in post-tax profit in Q4/2025 compared to Q4/2024.

Respectfully submitted.

Da Nang, October 20, 2026

Preparer

Recipients:

As above

Archives: Administration – Finance



GIÁM ĐỐC
Nguyễn Văn Cần