

No: 03.2026/SGD/CBTT

Ho Chi Minh City, January 30 2025

PERIODIC INFORMATION DISCLOSURE FOR FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

1. Name of organization: EDUCATIONAL BOOK JSC IN HCMC.

- Stock Code: SGD
- Address: 363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City
- Tel: 0971.750.333
- Email: sgd@hunghau.vn
- Website: www.sgd.edu.vn

2. Content of Information Disclosure:

- Q4/2025 Financial Statements

- ☒ Separate financial statements (Listed organizations do not have subsidiaries and superior accounting units have affiliated units);
- ☒ Consolidated Financial Statements (Listed organizations have subsidiaries);
- ☐ Combined financial statements (Listed organizations have accounting units under their own accounting apparatus).

- Cases requiring explanation of reasons:

+ The auditing firm issued an opinion that is not an unqualified opinion for the financial statements (for for the reviewed/ the audited financial statements)

☐ Yes ☐ No

Explanation document (if any)

☐ Yes ☐ No

+ Post-tax profit in the reporting period has a difference of 5% or more before and after the audit, changes from loss to profit or vice versa (forfor the reviewed/the audited financial statements):

☐ Yes ☐ No

Explanation document (if any)

☐ Yes ☐ No



OK

- + The net profit after corporate income tax in the business performance report of the reporting period changes by 10% or more compared to the report of the same period of the previous year:

☐ Yes

☐ No

Explanation document (if any)

☐ Yes

☐ No

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

☐ Yes

☐ No

Explanation document (if any)

☐ Yes

☐ No

This information has been published on the company's website on: at the link: www.sgd.edu.vn

3. Report on transactions with a value of 35% or more of total assets in Q3/2025: None.

In case the listed company has conducted a transaction, please report the following details in full:

- Transaction details:
- Proportion of transaction value to total assets (%) (based on the most recent annual financial statements):
- Date of transaction completion:

We hereby affirm that the information disclosed above is true and we fully assume legal responsibility for the content of the disclosed information.

Representative of the Organization

Legal Representative/Authorized Information Disclosure Officer

(Signature, full name and seal -if any)

Attached documents:

- Q4.2025 Financial Statements;
- Explanation document.



PHẠM THỊ MINH NGUYỆT

**EDUCATIONAL BOOK JOINT STOCK
COMPANY IN HO CHI MINH CITY**

No: 01./SGD

*Re: explanation of difference in Profit after
tax on Parent Company's Financial
Statement Q4.2025 compared to Q4.2024*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
Ho Chi Minh City, January 30, 2026

**To: - State Securities Commission
- Hanoi Stock Exchange**

1. Company name: EDUCATIONAL BOOK JSC IN HCMC.
2. Stock code: SGD
3. Head office address: 363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City
4. Phone: 0971.750.333
5. Legal representative: Pham Thi Minh Nguyet
6. Content of the information disclosed:
The financial report of the parent company Q4.2025 of Education Book JSC in Ho Chi Minh City was prepared on January 30, 2026, including: Balance sheets, Business performance reports, Cash flow statements, and Financial statements.
7. Explanation:
 - Parent Company's profit after tax in Q4.2024: VND (1,522,028,768)
 - Parent Company's profit after tax in Q4.2025: VND 176,400,486The parent company's profit after tax in Q4 2025 increased by VND 1,698,429,254 compared to Q4 2024 (equivalent to an improvement of 116.6%)

Reason: Lower cost of goods sold compared to the same period led to an increase in profit after tax in Q4 2025 compared to Q4 2024.

Website address for posting the entire financial report: www.sgd.edu.vn

We hereby commit that the information disclosed above is true and are fully responsible before the law for the content of the disclosed information.

LEGAL REPRESENTATIVE



[Signature]
Pham Thi Minh Nguyet

**EDUCATIONAL BOOK JOINT STOCK COMPANY
IN HO CHI MINH CITY**

PARENT COMPANY FINANCIAL REPORT

Quarter IV 2025

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY
363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Viet Nam
SEPARATE FINANCIAL STATEMENTS

SEPARATE BALANCE SHEET

At as 31 December 2025

Unit: VND

ASSETS	Code	Notes	31/12/2025	01/01/2025
A , CURRENT ASSETS	100		7,361,628,679	7,115,418,147
I, Cash and cash equivalents	110	V,1	68,818,629	493,323,812
1, Cash	111		68,818,629	493,323,812
2, Cash equivalents	112		-	-
II, Short-term financial investments	120	V,2	3,955,882,743	1,213,195,916
1, Trading securities	121		4,809,838,798	2,342,446,821
2, Provision for decrease in value of trading securities	122		(853,956,055)	(1,129,250,905)
3, Held-to-maturity investments	123		-	-
III, Short-term receivables	130		811,462,522	3,684,756,036
1, Short-term receivable from customers	131	V,3	1,724,812,415	1,778,856,783
2, Short-term advances to suppliers	132	V,4	83,907,700	62,307,700
3, Short-term inter-company receivables	133		-	-
4, Receivables based on agreed progress of construction contract	134		-	-
5, Short-term loan receivables	135	V,5	600,000,000	3,000,000,000
6, Other short-term receivables	136	V,6	63,892,422	504,741,568
7, Provision for doubtful short-term receivables	137	V,7	(1,661,150,015)	(1,661,150,015)
8, Assets in shortage awaiting solutions	139		-	-
IV, Inventories	140	V,8	2,034,939,234	1,244,614,844
1, Inventories	141		3,058,851,867	3,193,684,430
2, Provision for inventories obsolescence	149		(1,023,912,633)	(1,949,069,586)
V, Other current assets	150		490,525,551	479,527,539
1, Short-term prepaid expenses	151		-	-
2, Valued-added tax deductibles	152		35,122,486	21,492,335
3, Tax and receivables from state budget	153	V,14	455,403,065	458,035,204
4, State bond repurchasing	154		-	-
5, Other current assets	155		-	-

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY

363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Viet Nam

SEPARATE FINANCIAL STATEMENTS
Separate Balance Sheet (continued)

Unit: VND

ASSETS	Code	Notes	31/12/2025	01/01/2025
B, NON-CURRENT ASSETS	200		39,604,571,389	39,760,440,648
I, Long-term receivables	210		-	-
6, Other long-term receivables	216		-	-
II, Fixed assets	220		8,428,362,355	8,584,231,614
1, Tangible fixed assets	221	V,10	1,960,205,483	2,116,074,742
- Cost	222		4,834,809,472	4,834,809,472
- Accumulated depreciation	223		(2,874,603,989)	(2,718,734,730)
2, Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3, Intangible fixed assets	227	V,11	6,468,156,872	6,468,156,872
- Cost	228		6,468,156,872	6,468,156,872
- Accumulated depreciation	229		-	-
III, Investment properties	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV, Long-term assets in progress	240		-	-
1, Long-term works in progress	241		-	-
2, Construction in progress	242		-	-
V, Long-term investments	250	V,2	31,172,875,700	31,172,875,700
1, Investment in subsidiaries	251		26,172,875,700	26,172,875,700
2, Investments in joint-ventures and associates	252		5,000,000,000	5,000,000,000
3, Other long-term investments	253		-	-
4, Provision for devaluation of long-term investments	254		-	-
5, Held-to-maturity investments	255		-	-
VI, Other non-current assets	260		3,333,334	3,333,334
1, Long-term prepaid expenses	261	V,9	3,333,334	3,333,334
2, Deferred income tax assets	262		-	-
3, Long-term equipment, supplies, spare parts	263		-	-
4, Other long-term assets	268		-	-
TOTAL ASSETS	270		46,966,200,068	46,875,858,795

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY
363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Viet Nam
SEPARATE FINANCIAL STATEMENTS
Separate Balance Sheet (continued)

Unit: VND

RESOURCES	Code	Notes	31/12/2025	01/01/2025
A, LIABILITIES	300		1,831,794,492	2,535,192,746
I, Current liabilities	310		1,831,794,492	2,490,192,746
1, Short-term payables to suppliers	311	V,12	973,442,643	2,036,951,416
2, Short-term prepayments from buyers	312	V,13	707,499	6,825,809
3, Taxes and other payables to the State	313	V,14	6,000,000	3,000,000
4, Payables to employees	314		218,040,678	115,800,000
5, Short-term payable expenses	315	V,15	314,481,000	314,481,000
9, Other short-term payables	319	V,16	319,122,672	13,134,521
10, Short-term loans and financial leasing debts	320		-	-
12, Welfare reward fund	322		-	-
II, Long-term liabilities	330		-	45,000,000
7, Other long-term payables	337	V,16	-	45,000,000
B, OWNER'S EQUITY	400		45,134,405,576	44,340,666,049
I, Owner's equity	410	V,17	45,134,405,576	44,340,666,049
1, Share capital	411		41,370,000,000	41,370,000,000
- Common shares with voting rights	411a		41,370,000,000	41,370,000,000
- Preferred shares	411b		-	-
2, Share premium	412		2,227,438,218	2,227,438,218
5, Treasury shares	415		(679,873,904)	(679,873,904)
8, Development investment fund	418		851,634,920	851,634,920
11, Undistributed after-tax profits	421		1,365,206,342	571,466,815
- Accumulated undistributed after-tax profits as of the previous - year - end	421a		571,466,815	2,241,709,774
- Undistributed after-tax profits of the current year/ current period	421b		793,739,527	(1,670,242,959)
12, Non-controlling interests	422		-	-
II, Other resources and funds	430		-	-
TOTAL RESOURCES	440		46,966,200,068	46,875,858,795

Prepared by



Tran Xuan Hong

Ho Chi Minh City, 30 January 2026

Chief Accountant



Tran Xuan Hong

General Director



Pham Thi Minh Nguyet

SEPARATE INCOME STATEMENT

Quarter IV/2025

Unit: VND

Items	Code	Notes	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1, Revenue from sale of goods and provisions of services	01	VI,1	22,929,297	201,828,227	247,446,408	793,947,620
2, Deductible items	02		-	-	-	-
3, Net revenue from sale of goods and provisions of services	10		22,929,297	201,828,227	247,446,408	793,947,620
4, Cost of goods sold	11	VI,2	(1,010,602,09)	1,688,491,891	(744,165,482)	2,181,059,351
5, Gross profit from sale of goods and provisions of services	20		1,033,531,386	(1,486,663,664)	991,611,890	(1,387,111,731)
6, Financial activities	21	VI,3	9,886,043	801,223,544	1,915,095,620	1,442,696,999
7, Financial expenses	22	VI,4	142,917,817	156,204,561	308,075,732	(50,590,183)
<i>In which: Interest expense</i>	23		-	-	-	-
8, Selling expenses	25	VI,5	12,111,111	327,457,800	694,975,561	552,012,023
9, General and administration expenses	26	VI,6	669,249,182	158,876,261	1,067,175,854	1,022,199,061
10, Operating profit	30		219,139,319	(1,327,978,742)	836,480,363	(1,468,035,633)
11, Other incomes	31	VI,7	2,465,478	-	2,468,475	-
12, Other expenses	32	VI,8	45,204,311	194,050,026	45,209,311	202,207,326
13, Other profit	40		(42,738,833)	(194,050,026)	(42,740,836)	(202,207,326)
14, Profit before tax	50		176,400,486	(1,522,028,768)	793,739,527	(1,670,242,959)
15, Current Corporate Income Tax expense	51		-	-	-	-
16, Deferred Corporate Income Tax expense	52		-	-	-	-
17, Profit after tax	60		176,400,486	(1,522,028,768)	793,739,527	(1,670,242,959)

Prepared by

Chief Accountant

General Director





Tran Xuan Hong

Tran Xuan Hong

Pham Thi Minh Nguyet

Ho Chi Minh City, 30 January 2026

SEPARATE CASH FLOW STATEMENT

(According to the indirect method)

Quarter IV/2025

Unit: VND

Items	Code	Notes	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
I, Cash flows from operating activities				
1. Profit before tax	01		793,739,527	(1,670,242,959)
2. Adjustments for items				
- Depreciation of fixed assets and investment properties	02		155,869,259	155,869,260
- Provisions	03		(1,200,451,803)	1,759,327,502
- Gains/losses on unrealized foreign exchange	04		-	-
- Gains/losses on investing activities	05		(1,915,095,620)	(1,442,696,999)
- Interest expenses	06		-	-
- Other adjustments	07		-	-
3. Operating income before changes in working capital	08		(2,165,938,637)	(1,197,743,196)
- Increase/decrease in receivables	09		1,801,941,406	7,101,823
- Increase/decrease in inventories	10		134,832,563	288,468,562
- Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11		(703,398,254)	32,578,862
- Increase/decrease in prepaid expenses	12		-	2,000,000
- Increase/decrease in trading securities	13		(2,467,391,977)	-
- Interest paid	14		-	-
- Corporate income tax paid	15		-	-
- Other cash inflows from operating activities	16		-	-
- Other cash outflows for operating activities	17		-	-
Net cash flows from operating activities	20		(3,399,954,899)	(867,593,949)
II, Cash flows from investing activities				
1. Cash outflows for purchase and construction of fixed assets and other long-term assets	21		-	-
2. Cash inflows from disposal and sale of fixed assets and other long-term assets	22		-	-
3. Cash outflows for lending and purchase of debt instruments of other entities	23		-	(5,150,000,000)
4. Cash inflows from loan repayments and sale of debt instruments of other entities	24		2,400,000,000	4,600,000,000
5. Cash outflows for equity investments in other entities	25		-	-
6. Cash inflows from recovery of equity investments in other entities	26		-	-
7. Cash inflows from interest on loans, dividends, and profit distributions	27		575,449,716	1,435,486,040
Net cash flow from investing activities	30		2,975,449,716	885,486,040

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY
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SEPARATE FINANCIAL STATEMENTS
Separate Cash Flow Statement (continued)

Unit: VND

Items	Code	Notes	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
III, Cash flow from financing activities				
1. Cash inflows from issuing shares and receiving capital contributions from owners	31		-	-
2. Cash outflows for paying capital contributions to owners and repurchasing issued shares	32		-	-
3. Cash inflows from borrowings	33		-	-
4. Cash outflows for principal repayments of borrowings	34		-	-
5. Cash outflows for principal repayments of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		-	-
Net cash flows within the period	50		(424,505,183)	17,892,091
Cash and cash equivalents at the beginning of period	60		493,323,812	475,431,721
Impact of foreign exchange fluctuation	61		-	-
Cash and cash equivalents at the end of period	70	V,1	68,818,629	493,323,812

Prepared by



Tran Xuan Hong

Ho Chi Minh City, 30 January 2026

Chief Accountant



Tran Xuan Hong

General Director



Pham Thi Minh Nguyet

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter IV/2025

I. CHARACTERISTICS OF THE ENTERPRISE'S OPERATIONS

1. Form of capital ownership

Ho Chi Minh City Education Book Joint Stock Company is a Joint Stock Company operating under the Business Registration Certificate No, 4103002336, first registered on May 24, 2004, and the Business Registration Certificates changed from the 1st to the 18th time issued by the Department of Planning and Investment of Ho Chi Minh City, The Company was established under Decision No, 460/QD-TC dated April 7, 2004 of the Vietnam Education Publishing House (now the Vietnam Education Publishing House Company Limited),

The Company's head office is at: 363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Vietnam,

2. Business fields

The Company's business fields are trade and services,

3. Business lines

The Company's main activities are:

- Trading in real estate, land use rights owned, used or leased;
- Retailing other new goods in specialized stores,

4. Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months,

5. Significant operating characteristics of the Company during the period

There were no unusual events or business activities that had an impact on the Company's interim separate financial statements during the period,

6. Corporate structure

As at December 31, 2025, the Company had the following subsidiaries:

Subsidiary name	Main business	Voting ratio	Ownership ratio
Vinh Long Book and Equipment Joint Stock Company	Vinh Long Book and Equipment Joint Stock Company	80,99%	80,99%
Dong Nai Book and School Equipment Joint Stock Company	Dong Nai Book and School Equipment Joint Stock Company	56,16%	56,16%

As at December 31, 2025, the Company has the following associates:

Name of affiliated company	Main business	Voting ratio	Ownership ratio
EBS Solar Vietnam Energy Joint Stock Company	Electricity Generation	25%	25%
Le Thanh Education Investment Joint Stock Company	Preschool Education	49%	39,69%

7. Statement on Comparability of Information in the Interim Separate Financial Statements

During the period, the company did not have any changes in accounting policies compared to the previous period, so there was no impact on the comparability of information in the interim separate financial statements,

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1, Accounting period

The Company's accounting period begins on January 1 and ends on December 31 of each year,

2, Accounting currency

The accounting currency is Vietnamese Dong (VND),

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1, Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular No, 200/2014/TT-BTC ("Circular 200") guiding the accounting regime for enterprises issued by the Ministry of Finance on December 22, 2014 and Circular 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing Circular No, 200/2014/TT-BTC issued by the Ministry of Finance,

2, Declaration of compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the issued Standards, The separate interim financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and the current applicable accounting regime,

IV. ACCOUNTING POLICIES APPLIED

1. Principles of recording cash and cash equivalents

Cash includes cash in hand and non-term bank deposits,

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a certain amount of cash and with little risk of conversion into cash,

2. Principles of recording financial investments

a. Trading securities

Trading securities are securities (stocks, bonds listed on the stock market, etc,) held by the Company for business purposes, Trading securities are recorded by the Company from the date the Company acquires ownership and are initially valued at the fair value of payments at the time the transaction occurs plus costs related to the purchase of trading securities,

Provision for impairment of trading securities is made for the possible loss when there is solid evidence that the market value of securities held for trading purposes has decreased compared to their book value,

b. Investment in subsidiaries, joint ventures and associates

Investments in subsidiaries are accounted for using the cost method, Net profits distributed from subsidiaries arising after the date of investment are recorded in the Statement of Business Performance, Other distributions (other than net profits) are considered as a recovery of investments and are recorded as a reduction in the cost of the investment,

An associate is an entity in which the Company has significant influence but which is neither a subsidiary nor a joint venture of the Company, Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies,

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SEPARATE FINANCIAL STATEMENTS
Note the Separate Financial Statements (Continued)

c. Investments in equity instruments of other entities

Investments in equity instruments of other entities represent investments in equity instruments but the Company does not have control, joint control or significant influence over the investee,

Investments in equity instruments of other entities are recorded at cost less allowances for investment diminution,

d. Allowance for investment diminution in value in subsidiaries, associates and capital contributions in other entities

A allowance for investment diminution in value is made when there is solid evidence showing a decrease in the value of these investments at the end of the accounting period for preparing the separate interim financial statements,

The difference between the increase or decrease in the allowance for investments is recorded in financial expenses,

3. Principles for recording loans

Loans are recorded as the current amount of loans under contracts between parties but are not traded or sold on the market like securities,

Loans are determined at original cost minus provisions for doubtful debts, Provisions for doubtful debts of the Company's loans are made in accordance with current accounting regulations,

4. Principles of recording trade receivables and other receivables

Receivables are presented at book value minus provisions for doubtful debts,

The classification of receivables as trade receivables and other receivables is carried out according to the following principles:

- Trade receivables reflect commercial receivables arising from transactions, including receivables for export sales entrusted to other entities,

- Other receivables reflect non-commercial receivables, not related to purchase and sale transactions,

Provision for doubtful debts represents the value of receivables that the Company expects to incur losses or is unlikely to be recovered at the end of the accounting period, Increases or decreases in the provision account balance are recorded in the business management expenses on the income statement

Receivables are presented as short-term and long-term based on the remaining term of the receivables,

5. Principles of inventory recognition

Inventories are recorded at the lower of cost and net realizable value, The cost of inventories is determined as follows:

- Raw materials and goods: Including the cost of purchase and other directly related costs incurred to bring the inventories to their present location and condition,

- Finished goods: Including the cost of main raw materials, direct labor costs, and related general production costs allocated based on the normal level of operations,

Net realizable value is the estimated selling price of inventories at the end of the period less the estimated costs of completion and the estimated costs necessary to consume them,

Inventories are valued using the weighted average method and accounted for using the perpetual inventory method, A provision for inventory impairment is made for each item of inventory whose cost is greater than its net realizable value, For work in progress, a provision for impairment is made for each item of inventory,

6. Principles of recording and depreciating tangible and intangible fixed assets

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY
 363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Viet Nam
 SEPARATE FINANCIAL STATEMENTS
 Note the Separate Financial Statements (Continued)

Fixed assets are stated at their original cost minus accumulated depreciation, The original cost of fixed assets includes all costs incurred by the Enterprise to acquire the fixed assets up to the time the assets are ready for use, Expenses incurred after initial recognition are only recorded as an increase in the original cost of fixed assets if these expenses certainly increase future economic benefits from the use of the assets, Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period,

When fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off and the profit or loss arising from the liquidation is recorded as income or expenses in the period,

Asset depreciation is calculated using the straight-line method, The depreciation period is estimated as follows:

Asset Type	Depreciation period (years)	
	This period	Previous period
Buildings, structures	06 - 25	06 - 25
Machinery and equipment	3	3
Means of transport	Fully depreciated	Fully depreciated
Indefinite land use rights	No depreciation	No depreciation

The original price of fixed assets and depreciation period are determined according to Circular No, 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance on guidance on management, use and depreciation of fixed assets and other regulations,

7. Principles of recording and allocating prepaid expenses

Prepaid expenses only related to annual production and business costs are recorded as short-term prepaid expenses and included in production and business costs in the period,

The calculation and allocation of long-term prepaid expenses into production and business costs in each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria, Prepaid expenses are gradually allocated into production and business costs using the straight-line method,

8. Principles of recording payables and accrued expenses

Liabilities and accrued expenses are recorded for the amount payable in the future related to goods and services received, Accrued expenses are recorded based on reasonable estimates of the amount payable,

The classification of payables as payables to sellers, payable expenses and other payables is carried out according to the following principles:

- Payables to sellers reflect payables of a commercial nature arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the Company, including payables when importing through a consignee,
- Payable expenses 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 wages, and production and business expenses that must be provisioned in advance,
- Other payables reflect payables of a non-commercial nature, not related to transactions of purchasing, selling, or providing goods and services,

9. Principles of recognizing equity

Owner's capital contribution

Owner's capital contribution is recorded according to the actual capital contributed by the owner,

Share Surplus

EDUCATIONAL BOOK JOINT STOCK COMPANY IN HO CHI MINH CITY
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Share surplus is recorded as the difference between the issue price and the par value of shares when first issued, additional issuance, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity, Direct costs related to the additional issuance of shares and reissuance of treasury shares are recorded as a reduction in share surplus,

Treasury shares

Treasury shares are shares issued by the Company and subsequently repurchased, Treasury shares are recorded at their actual value and presented on the Balance Sheet as a reduction in equity

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,

The distribution of profits to shareholders takes into account non-monetary items in undistributed profit after tax that may affect cash flow and the ability to pay dividends such as interest on revaluation of assets contributed as capital, interest on revaluation of monetary items, financial instruments and other non-monetary items,

Dividends payable to shareholders are recorded as payables in the Company's interim separate balance sheet after the Resolution of the Annual General Meeting of Shareholders, the Resolution of the Board of Directors and the notice of closing the right to receive dividends of the Securities Note Center are established,

10. Principles of revenue and income recognition

Revenue is recognized when the company is able to receive economic benefits that can be reliably measured, Revenue is determined at the fair value of the amounts received or receivable after deducting trade discounts, sales discounts and sales returns, The following specific conditions must also be met before revenue is recognized as follows:

Revenue from the sale of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are simultaneously satisfied:

- The majority of risks and benefits associated with ownership of the products and goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- The revenue is determined relatively reliably, When the contract stipulates that the buyer has the right to return the purchased products and goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products and goods (except in cases where the customer has the right to return the goods in exchange for other goods and services);
- The company has obtained or will obtain economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined,

Revenue from rendering services

Revenue from rendering services is recognized when the outcome of the transaction can be determined reliably, In cases where the provision of services relates to many periods, revenue is recognized in the year according to the results of the work completed at the end of the fiscal year, The outcome of a service provision transaction is determined when the following conditions are satisfied:

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- Revenue can be determined relatively reliably, When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer has no right to return the service,
- It is probable that the economic benefits associated with the transaction will flow to the buyer;
- The portion of the work completed at the end of the financial year can be measured;
- The costs incurred for the transaction and the costs to complete the transaction can be measured,

Interest

Interest is recognized on an accrual basis, determined based on the balance of deposit accounts and the actual interest rate for each period,

Dividends and distributed profits

Dividends and distributed profits are recognized by the Company when the right to receive dividends or profits from capital contributions is obtained, Dividends received in shares are only tracked by the number of shares increased, not the value of the shares received,

11. Principles of recording cost of goods sold

Cost of goods sold reflects the capital value of products, goods and services,

Cost of goods sold is recorded in accordance with the revenue generated during the period and ensures the principle of prudence,

For direct material costs consumed in excess of the normal level, labor costs, and general production costs not allocated to the value of products in stock will be immediately recorded in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed,

The provision for inventory price reduction is calculated in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being less than the original price of inventory,

12. Principles of recording financial expenses

Reflecting financial operating expenses including expenses or losses related to financial investment activities, costs of capital contribution to joint ventures, associations, short-term securities transfer losses, securities transaction costs; Provision for devaluation of trading securities, provision for investment losses in other units, etc,

13. Principles of recording sales expenses, business management expenses

Sales expenses reflect actual expenses incurred in the process of selling products, goods, providing services, including costs of offering, introducing products, advertising products, sales commissions, product warranty costs, goods (except for construction activities), preservation, packaging, transportation costs, etc,

Business management expenses reflect general management expenses of the enterprise including costs of salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management staff; 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, ,,,); other cash expenses (entertaining guests, ,,,),

14. Principles of recognition of corporate income tax expense

Corporate income tax expense recorded in the income statement is Current corporate income tax expense,

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Current corporate income tax expense is determined on the basis of taxable income and corporate income tax rate in the current period,

15. Segment reporting

Segment reporting includes a business segment or a geographical segment,

Business segment: A distinguishable component of an entity that is engaged in the production or provision of an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments,

Geographical segment: A distinguishable component of an entity that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments,

16. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets, The Company's financial assets include cash and cash equivalents, short-term receivables, other receivables and held-to-maturity investments,

Financial liabilities: At the date of initial recognition, financial liabilities are recorded at cost less transaction costs that are directly attributable to the issuance of the financial liabilities, The Company's financial liabilities include trade payables, other payables, accrued expenses and borrowings,

Post-initial revaluation

There are currently no regulations on post-initial revaluation of financial instruments,

17. Related parties

Parties are considered to be related if one party has the ability to control 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 each related party relationship, attention should be paid to the substance of the relationship and not merely the legal form,

V, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM SEPARATE BALANCE SHEET

1. Cash and cash equivalents

	31/12/2025 VND	01/01/2025 VND
Cash	7,015,160	5,104,844
Deposits in banks without term	61,803,469	488,218,968
Total	68,818,629	493,323,812

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	31/12/2025				01/01/2025				Unit: VND
	Number Of shares	Original price	Fair value	Preventive	Number of shares	Original price	Fair value	Preventive	
Listed Stocks									
Hanoi Education Book Joint Stock Company (EBS)	10	3,460,348,788 95,577	4,430,249,200 118,000	(157,045,545) -	10	1,029,838,821 95,577	412,353,937 109,000	(617,498,308) -	
Military Commercial Joint Stock Company (MBB)	164,604	3,037,557,666	4,164,481,200	-		-	-	-	
Bamboo Capital Group Joint Stock Company (BCG)	105,000	422,695,545	265,650,000	(157,045,545)		-	-	-	
Song Da 4 Joint Stock Company (SD4)	-	-	-	-	3,000	36,365,340	8,768,267	(27,597,074)	
Construction Joint Stock Company (VE8)	-	-	-	-	87,600	992,861,234	402,960,000	(589,901,234)	
FLC Group Joint Stock Company (FLC)	-	-	-	-	87	516,670	516,670	-	
Unlisted Stocks									
Vietnam Livestock Corporation - JSC (VLC)	46,875	1,349,490,010 1,312,608,000	652,579,500 646,875,000	(696,019,510) (665,733,000)	46,875	1,312,608,000 1,312,608,000	800,855,402 800,855,402	(511,752,597) (511,752,597)	
(i)									
Song Da 4 Joint Stock Company (SD4) ⁽ⁱ⁾	3,000	36,365,340	5,400,000	(30,074,340)		-	-	-	
FLC Group Joint Stock Company (FLC) ⁽ⁱ⁾	87	516,670	304,500	(212,170)		-	-	-	
Total		4,809,838,798	5,082,828,700	(853,065,055)		2,342,446,821	1,213,209,339	(1,129,250,905)	

For trading securities currently listed on the Stock Exchanges, the fair value of shares is the closing price at the end of the accounting period,

(i): Securities of companies with unlisted shares currently trading on UPCoM, accordingly the fair value of trading securities is determined according to the

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reference price in the 30 most recent trading days prior to the date of preparing the financial statements announced by the Stock Exchange,

b, Investing capital in other units

	31/12/2025			01/01/2025			Unit: VND
	%ownership/voting	Original price	Preventive Fair value	%ownership/voting	Original price	Preventive Fair value	
Investment in Subsidiary		26,172,875,700	- (*)		26,172,875,700	- (*)	
Dong Nai Educational Equipment and Book Joint Stock Company	56,16%	11,445,035,700	- (*)	55,99%	11,445,035,700	- (*)	
Vinh Long Educational Equipment and Book Joint Stock Company	80,99%	14,727,840,000	- (*)	80,99%	14,727,840,000	- (*)	
Investment in Associate		5,000,000,000	- (*)		5,000,000,000	- (*)	
EBS Solar Vietnam Energy Joint Stock Company	25,00%	5,000,000,000	- (*)	25,00%	5,000,000,000	- (*)	
Cộng		31,172,875,700	-		31,172,875,700	-	

Unit: VND

(*): The Company has not determined the fair value of these investments because there is no listed price on the market for these investments and Vietnamese Accounting Standards currently do not provide guidance on how to determine fair value using valuation techniques, The fair value of these investments may differ from the carrying value,

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3. Customer receivables

	31/12/2025 VND	01/01/2025 VND
Short-term		
Chu Le Equipment & Surveying Co., Ltd	551,406,522	551,406,522
Dak Nong Book - Stationery Joint Stock Company	390,236,848	390,236,848
Phuong Vy Stationery	278,439,980	278,439,980
Other entities	504,729,065	558,773,433
Total	1,724,812,415	1,778,856,783

4. Prepayment to the seller

	31/12/2025 VND	01/01/2025 VND
Short-term		
Oriental Investment and Technology Joint Stock Company	36,511,182	36,511,182
Ho Chi Minh City Education Publishing House	17,719,518	17,719,518
Thanh Dat Technical Services and Trading Joint Stock Company	8,077,000	8,077,000
NVA Auditing Company Limited	21,600,000	-
Total	83,907,700	62,307,700

5. Loan receivables

	31/12/2025 VND	01/01/2025 VND
Short-term		
Vinh Long Educational Equipment and Book Joint Stock Company	600,000,000	1,400,000,000
Ms, Le Thi Tuyet Nhung	-	1,600,000,000
Total	600,000,000	3,000,000,000

6. Other receivables

	31/12/2025 VND	01/01/2025 VND
Short-term		
Dividends and profit receivable	-	462,650,000
Advances	51,211,162	26,000,000
Other receivables	12,681,260	16,091,568
+ Accrued interest	-	7,210,959
+ Other	12,681,260	8,880,609
Total	63,892,422	504,741,568

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7. Bad debt	Đơn vị tính: VND			
	31/12/2025		01/01/2025	
	Original price	Preventive	Original price	Recoverable value
Short-term				
Receivables from customers	1,661,150,015	1,661,150,015	1,661,150,015	-
Chu Le Equipment & Surveying Co., Ltd,	551,406,522	551,406,522	551,406,522	-
Phuong Vy Stationery	278,439,980	278,439,980	278,439,980	-
Dak Nong Book - Stationery	390,236,848	390,236,848	390,236,848	-
Joint Stock Company	441,066,665	441,066,665	441,066,665	-
Other entities				
Total	1,661,150,015	1,661,150,015	1,661,150,015	-
8. Inventory	31/12/2025		01/01/2025	
	Original price	Preventive	Original price	Preventive
- Raw materials	22,484,364	-	22,484,364	-
- Finished products	1,749,732,206	(156,681,405)	1,749,732,206	(1,056,681,405)
- Goods	1,286,635,297	(867,231,228)	1,421,467,860	(892,388,181)
Total	3,058,851,867	(1,023,912,633)	3,193,684,430	(1,949,069,586)

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9. Prepaid expenses

	31/12/2025 VND	01/01/2025 VND
Long-term		
Others	3,333,334	3,333,334
Total	3,333,334	3,333,334

Unit: VND

10. Increase and decrease of tangible fixed assets

	Houses, buildings	Machinery, equipment	Means of transport	Total
Original cost				
Opening balance	3,531,966,825	258,654,620	1,044,188,027	4,834,809,472
Increase during the year	-	-	-	-
- Purchases during the year	-	-	-	-
Decrease during the year	-	-	-	-
- Disposals	-	-	-	-
Closing balance	3,531,966,825	258,654,620	1,044,188,027	4,834,809,472
Accumulated depreciation				
Opening balance	1,497,198,306	177,348,397	1,044,188,027	2,718,734,730
Increase during the year	127,173,276	28,695,983	-	155,869,259
- Depreciation during the year	127,173,276	28,695,983	-	155,869,259
Decrease during the year	-	-	-	-
- Disposals	-	-	-	-
Closing balance	1,624,371,582	206,044,380	1,044,188,027	2,874,603,989
Remaining value				
Opening balance	2,034,768,519	81,306,223	-	2,116,074,742
Closing balance	1,907,595,243	52,610,240	-	1,960,205,483

11. Increase and decrease of intangible fixed assets

	Land use rights (*)	Total
Original cost		
Opening balance	6,468,156,872	6,468,156,872
Increase during the year	-	-
Decrease during the year	-	-
Closing balance	6,468,156,872	6,468,156,872
Accumulated depreciation		
Opening balance	-	-

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Increase during the year	-	-
Decrease during the year	-	-
Closing balance	-	-
Remaining value		
Opening balance	6,468,156,872	6,468,156,872
Closing balance	6,468,156,872	6,468,156,872

(*) : Intangible fixed assets are the long-term land use rights at No, 363 Hung Phu, Chanh Hung Ward, Ho Chi Minh City with an original price of VND 6,468,156,872 and an area of 151,2 m2,

Unit: VND

12. Payable to seller

	31/12/2025		01/01/2025	
	Value	Number of debtors	Value	Number of debtors
Short-term				
ECI Group Joint Stock Company	477,435,915	477,435,915	477,435,915	477,435,915
Nam An Book Service Company Limited	171,706,400	171,706,400	171,706,400	171,706,400
Dan Toc Book Joint Stock Company	165,015,143	165,015,143	165,015,143	165,015,143
Short-term payables to other vendors	159,285,185	159,285,185	1,222,793,958	1,222,793,958
Total	973,442,643	973,442,643	2,036,951,416	2,036,951,416

13. Buyer pays in advance

	31/12/2025 VND	01/01/2025 VND
Short-term		
Branch of Ho Chi Minh City Power Corporation Ltd, – Cho Lon Power Company	-	-
EBS Solar Vietnam Energy Joint Stock Company	-	-
Other entities	707,499	6,825,809
Total	707,499	6,825,809

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Unit: VND

14. Taxes and other payments to the state

	01/01/2025		Amount payable during the year	Amount paid during the year	31/12/2025	
	Receivables	Payables			Receivables	Payables
Output VAT	104,040,296	-	(4,404,719)	-	108,445,015	-
Corporate income tax	334,647,376	-	-	-	334,647,376	-
Personal income tax	19,347,532	-	32,832,061	25,795,203	12,310,674	-
Environmental protection tax and other taxes	-	3,000,000	3,000,000	-	-	6,000,000
Total	458,035,204	3,000,000	31,427,342	25,795,203	455,403,065	6,000,000

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15. Expenses payable

	31/12/2025	01/01/2025
	VND	VND
Short-term		
Manuscript and editing costs	249,481,000	249,481,000
Other costs	65,000,000	65,000,000
Total	314,481,000	314,481,000

16. Other payables

	31/12/2025	01/01/2025
	VND	VND
a, Short-term		
Union funds	787,640	787,640
Social insurance	15,988,151	-
Profit dividends payable	5,828,500	5,828,500
Other payables	296,518,381	6,518,381
Total	319,122,672	13,134,521
b, Long-term		
Receive deposits and bets from long-term Bookstores	-	45,000,000
Total	-	45,000,000

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Unit : VND

17. Equity

a) Equity Fluctuation Reconciliation Table

	Owner's equity	Capital surplus	Treasury stock	Development investment fund	Undistributed profit after tax	Total
Opening balance of previous year	41,370,000,000	2,227,438,218	(679,873,904)	851,634,920	2,241,709,774	46,010,909,008
Capital increase in previous year	-	-	-	-	-	-
Loss in previous year	-	-	-	-	(1,670,242,959)	(1,670,242,959)
Profit distribution in previous year	-	-	-	-	-	-
Closing balance of previous year	41,370,000,000	2,227,438,218	(679,873,904)	851,634,920	571,466,815	44,340,666,049
Opening balance of current year	41,370,000,000	2,227,438,218	(679,873,904)	851,634,920	571,466,815	44,340,666,049
Capital increase in current year	-	-	-	-	-	-
Profit in current year	-	-	-	-	793,739,527	793,739,527
Profit distribution in current year	-	-	-	-	-	-
Closing balance of current year	41,370,000,000	2,227,438,218	(679,873,904)	851,634,920	1,365,206,342	45,134,405,576

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b) Capital transactions with owners and dividends

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Owner's capital		
Starting capital	41,370,000,000	41,370,000,000
Increase in capital during the year	-	-
Decrease in capital during the year	-	-
Ending capital	41,370,000,000	41,370,000,000
Dividends, distributed profits	-	-

c) Share

	31/12/2025	01/01/2025
Number of shares registered for issuance	4,137,000	4,137,000
Number of shares sold to the public	4,137,000	4,137,000
- <i>Common shares</i>	4,137,000	4,137,000
Number of shares repurchased	94,000	94,000
- <i>Common shares</i>	94,000	94,000
Number of shares outstanding	4,043,000	4,043,000
- <i>Common shares</i>	4,043,000	4,043,000

Par value of outstanding shares: VND 10,000/share,

VI, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE STATEMENT OF INCOME

1. Sales and service revenue

	Current period VND	Previous period VND
Reference Book Sales	179,773,135	713,795,734
Other Revenue	67,673,273	80,151,886
Total	247,446,408	793,947,620

2. Cost of goods sold

	Current period VND	Previous period VND
Provision for inventory impairment	152,295,488	603,832,164
Appropriation of provision for decline in value of inventories	28,695,983	28,695,985
Reversal of provision for inventory devaluation		1,548,531,202
Provision for inventory impairment	(925,156,953)	
Total	(744,165,482)	2,181,059,351

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SEPARATE FINANCIAL STATEMENTS**Note to the Separate Financial Statements (Continued)****3. Financial revenue**

	Current period VND	Previous period VND
Interest on deposits, loans	60,790,620	174,323,999
Dividends, profits shared	1,854,305,000	1,268,373,000
Total	1,915,095,620	1,442,696,999

4. Financial costs

	Current period VND	Previous period VND
Provision for devaluation of trading securities	342,984,509	-
Loss from disposal of financial investments	582,361,466	-
Reversal of provision for devaluation of trading	(618,279,359)	(50,590,183)
Other financial expenses	1,009,116	
Total	308,075,732	(50,590,183)

5. Selling expenses

	Current period VND	Previous period VND
Staff costs	694,975,561	550,625,994
Transportation and loading/unloading expenses		-
Others	-	1,386,029
Total	694,975,561	552,012,023

6. General administration expenses

	Current period VND	Previous period VND
Expenses of administrative staff	499,853,758	218,204,010
Depreciation expenses of fixed assets	127,173,276	
Taxes, charges and fees	3,000,000	
Provision expenses		261,386,483
Others	437,148,820	542,608,568
Total	1,067,175,854	1,022,199,061

7. Other income

	Current period VND	Previous period VND
Others	2,468,475	-
Total	2,468,475	-

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8. Other expenses

	Current period VND	Previous period VND
Others	45,209,311	202,207,326
Total	45,209,311	202,207,326

9. Current Corporate Income Tax (CIT) expenses

	Current period VND	Previous period VND
Total accounting profit before tax	793,739,527	(1,670,242,959)
Increasing adjustments	83,001,569	275,201,141
+ <i>Non-deductible expenses</i>	83,001,569	202,041,341
+ <i>Penalties for late payment and tax administrative violations</i>	-	8,159,800
+ <i>Accrued expenses in 2024</i>	-	65,000,000
Decreasing adjustments	-	1,333,373,000
+ <i>Dividends received</i>	-	-
+ <i>Revert accrual excluded in 2023</i>	-	65,000,000
Tax-exempt income	1,854,305,000	1,268,373,000
Losses carried forward from prior years	-	-
Total taxable income	(977,563,904)	(2,728,414,818)
Corporate income tax rate	20%	20%
Current corporate income tax expense		
Additional corporate income tax from prior years		
Total corporate income tax expense	-	-

Prepared by



Tran Xuan Hong

Ho Chi Minh City, 30 January 2026

Chief Accountant



Tran Xuan Hong

General Director



Phạm Thị Minh Nguyệt