



AAC AUDITING AND ACCOUNTING CO., LTD
A member of PrimeGlobal

**BOOK AND EDUCATIONAL EQUIPMENT
JOINT STOCK COMPANY
OF HO CHI MINH CITY**

Financial statements

For the year ended 31/12/2025

CONTENTS

Page

Report of the Management	1 - 4
Independent Auditors' Report	5 - 6
Financial statements	
• Balance sheet	7 - 8
• Income statement	9
• Statement of cash flows	10
• Notes to the financial statements	11 - 35



REPORT OF THE MANAGEMENT

The Management of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City presents this report together with the audited financial statements for the year ended 31/12/2025.

Overview

Book and Educational Equipment Joint Stock Company of Ho Chi Minh City ("the Company") was incorporated following the equitization of a State-owned enterprise (Book and Educational Equipment Company of Ho Chi Minh City) under Decision No. 6500/QD-UBND dated 23/12/2005 of the People's Committee of Ho Chi Minh City. The Company is an independent accounting entity, operating in accordance with its Business Registration Certificate No. 4103004971 granted by Ho Chi Minh City Department of Planning and Investment on 04/07/2006, the Enterprise Law, its Charter and relevant regulations. Since the establishment date, the Company's Business Registration Certificate has been amended 15 times and the latest amendment was made on 12/12/2025 with the enterprise code of 0301325347.

The Company was approved to list its common shares on Hanoi Stock Exchange as from 21/12/2006 under Stock Trading Registration Certificate No. 63/TTGDHN – DKGD dated 06/12/2006 of Hanoi Stock Exchange with the ticker symbol of STC.

The Company has 1 subsidiary and 3 dependent entities:

- **Subsidiary:** An Dong Education Joint Stock Company
- **Dependent entities:**
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City – Teaching aids factory;
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City – (at Song Than 3 Industrial Zone – Binh Duong Ward, Ho Chi Minh City);
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (at 104/5 Mai Thi Luu Street, Tan Dinh Ward, Ho Chi Minh City).

Charter capital: VND56,655,300,000.

Paid-in capital as at 31/12/2025: VND56,655,300,000.

Head office

- Address: 223 Nguyen Tri Phuong Street, An Dong Ward, Ho Chi Minh City, Viet Nam
- Tel: (84) 028.8554645 - 028.8553118
- Fax: (84) 028.8564307
- Website: www.stb.com.vn

Principal activities

- Manufacture and provision of educational equipment and teaching aids;
- Trading textbooks; trading cabinets, tables, chairs, wooden products, children's toys (except toys which are harmful to ethical education and/or the health of children or detrimental to security, social order and safety), sports equipment (except trading sports guns, rudimentary weapons);

REPORT OF THE MANAGEMENT (cont'd)

- Manufacture of cabinets, tables, chairs, wooden products (no wood processing, forging, casting rolling and extrusion of metals, stamping, hammering, soldering, painting, electroplating, recycling at the head office);
- Manufacture of children's toys;
- Trading chemicals (except strong toxic chemicals);
- Trading audio and video equipment, computers, peripheral equipment, computer software;
- Primary education, lower secondary and upper secondary education;
- Lease of office.
- ...

Employees

As at 31/12/2025, the Company had 215 employees including 13 managing officers.

Members of the Board of Directors, Supervisory Board, Management and Chief Accountant during the year and up to this reporting date are:

Board of Directors

- | | | |
|------------------------|----------|--|
| • Mr. Tu Trung Dan | Chairman | Appointed on 17/04/2025 |
| • Mr. Nguyen Chi Binh | Chairman | Re-appointed on 19/06/2020
Resigned on 17/04/2025 |
| • Mr. Nguyen Van Cung | Member | Re-appointed on 17/04/2025 |
| • Mr. Phan Ke Thai | Member | Re-appointed on 17/04/2025 |
| • Mr. Nguyen Cong Dung | Member | Appointed on 17/04/2025 |
| • Mr. Mai Tan Phat | Member | Appointed on 17/04/2025 |
| • Mr. Do Thanh Lam | Member | Re-appointed on 19/06/2020
Resigned on 17/04/2025 |

Supervisory Board

- | | | |
|----------------------------|---------------------------|--|
| • Ms. Nguyen Thi Hong Hanh | Head of Supervisory Board | Appointed on 17/04/2025 |
| • Ms. Bui Thi Anh Tuyet | Head of Supervisory Board | Appointed on 19/06/2020
Resigned on 17/04/2025 |
| • Ms. Dao Thi Thanh Thuy | Member | Re-appointed on 17/04/2025 |
| • Mr. Le Huy Tan | Member | Appointed on 17/04/2025 |
| • Ms. Nguyen Thi Nho | Member | Re-appointed on 19/06/2020
Resigned on 17/04/2025 |

Management and Chief Accountant

- | | | |
|------------------------|------------------|--|
| • Mr. Nguyen Cong Dung | General Director | Appointed on 17/04/2025 |
| • Mr. Tu Trung Dan | General Director | Re-appointed on 30/06/2020
Resigned on 17/04/2025 |

REPORT OF THE MANAGEMENT (cont'd)

• Ms. Do Thi Thanh Binh	Deputy General Director	Re-appointed on 30/06/2025
• Mr. Mai Tan Phat	Deputy General Director	Re-appointed on 30/06/2025
• Mr. Phan Xuan Hien	Deputy General Director	Re-appointed on 11/07/2024 Resigned on 11/07/2025
• Ms. Huynh Thi Bich Hanh	Chief Accountant	Re-appointed on 30/06/2025 Resigned on 16/07/2025
• Ms. Le Thi Thanh Thien	Chief Accountant	Appointed on 29/09/2025
• Ms. Vo Thi Ngoc Hoanh	Accountant in-charge	Appointed on 16/07/2025 Resigned on 29/09/2025

Independent auditor

These financial statements were audited by AAC Auditing and Accounting Company Ltd (Head office: No. 218, Street 30/4, Hoa Cuong Ward, Da Nang City; Tel: (84) 236.3655886; Fax: (84) 236.3655887; Website: www.aac.com.vn; Email: aac@dng.vnn.vn).

Events arising during the year affecting the Company's situation

On 26/12/2025, the Ministry of Education and Training issued Decision No. 3588/QĐ-BGDĐT regarding the selection of the textbook series "*Connecting Knowledge with Life*" as the unified nationwide textbook series starting from the 2026–2027 academic year. This policy affects the consumption potential of other textbook series and related publications, as they will no longer be widely used as official textbooks but only considered as reference materials.

The Management established a committee to assess potential losses under the new circumstances. The Company determined that the value of inventories affected by the unification of the textbook series as at 31/12/2025 was VND10,436,119,519; Based on practical experience in book publishing activities, the committee has classified the affected books into groups; assigned the corresponding provision rates of 40%, 70%, and 100% of book value for each group. The corresponding provision for decline in value of inventories that was made as at 31/12/2025 totaled VND4,760,249,609 in accordance with Decision No. 2C/QĐ-STB dated 02/01/2026.

The Management's responsibility in preparation of the financial statements

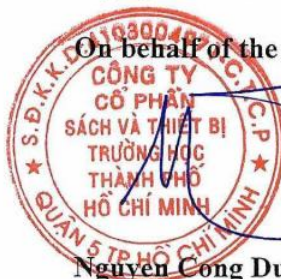
The Management of the Company is responsible for true and fair preparation and presentation of these financial statements on the basis of:

- Complying with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and other relevant regulations;
- Selecting suitable accounting policies and then applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the financial statements on the going concern basis;
- Responsibility for such internal control as the Management determines is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

REPORT OF THE MANAGEMENT (cont'd)

The members of the Company's Management hereby confirm that the accompanying financial statements including the balance sheet, the income statement, the statement of cash flows and the notes thereto give a true and fair view of the financial position of the Company as at 31/12/2025 and of the result of its operations and its cash flows for the year then ended in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the financial statements.

On behalf of the Management



Nguyễn Công Dung

General Director

Ho Chi Minh City, 12 March 2026



AAC AUDITING AND ACCOUNTING CO., LTD.

AN INDEPENDENT MEMBER OF PRIMEGLOBAL

AUDITING - ACCOUNTING - FINANCE SPECIALITY

Head Office: Lot 78-80, April 30th Street, Hai Chau District, Da Nang City

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No. 223/2026/BCKT-AAC

INDEPENDENT AUDITORS' REPORT

**To: The Shareholders, Board of Directors and Management
Book and Educational Equipment Joint Stock Company of Ho Chi Minh City**

We have audited the financial statements which were prepared on 12/03/2026 of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City ("the Company") as set out on pages 7 to 35, which comprise the balance sheet as at 31/12/2025, the income statement, the statement of cash flows for the year then ended, and the notes thereto.

Management's Responsibility

The Company's Management is responsible for the preparation and fair presentation of these financial statements in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as at 31/12/2025, and its financial performance and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of financial statements.

Emphasis of Matter

1. We would like to draw attention to the matter disclosed by the Company in Note 2 and Note 12 regarding the provision for decline in value of inventories that was appropriated in connection with the unification of the use of a single textbook series starting from the 2026-2027 academic year under Decision No. 3588/QĐ-BGDĐT of the Ministry of Education and Training.

2. As disclosed in Note 4, the accompanying financial statements are the separate financial statements for the year ended 31/12/2025 of the parent company. These separate financial statements should be read together with the consolidated financial statements for the year ended 31/12/2025 in order for users to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company.

Our opinion is not qualified in respect of this matter.



AAC Auditing and Accounting Co., Ltd.

Lam Quang Tu – Deputy General Director

*Audit Practicing Registration Certificate
No. 1031-2023-010-1*

Da Nang City, 12 March 2026

A blue ink signature of Nguyen Van Thien.

Nguyen Van Thien – Auditor

*Audit Practicing Registration Certificate
No. 3108-2025-010-1*

BALANCE SHEET
As at 31 December 2025

Form No. B 01 - DN
Issued under Circular No. 200/2014/TT - BTC
dated 22/12/2014 by the Ministry of Finance

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A. CURRENT ASSETS	100		121,149,640,930	166,519,611,429
I. Cash and cash equivalents	110	6	43,814,165,562	47,146,253,696
1. Cash	111		38,796,494,329	4,127,760,546
2. Cash equivalents	112		5,017,671,233	43,018,493,150
II. Short-term financial investments	120		10,570,000,000	10,000,000,000
1. Trading securities	121		-	-
2. Held-to-maturity investments	123	7.a	10,570,000,000	10,000,000,000
III. Short-term receivables	130		22,978,711,731	37,629,778,089
1. Short-term trade receivables	131	8	22,984,230,446	37,736,005,367
2. Short-term prepayment to suppliers	132	9	347,260,356	122,154,009
3. Other short-term receivables	136	10	311,047,832	296,723,650
4. Provision for short-term doubtful debts	137	11	(663,826,903)	(525,104,937)
IV. Inventories	140	12	38,456,003,875	69,178,303,700
1. Inventories	141		47,002,012,616	72,432,991,312
2. Provision for decline in value of inventories	149		(8,546,008,741)	(3,254,687,612)
V. Other current assets	150		5,330,759,762	2,565,275,944
1. Short-term prepaid expenses	151	17.a	777,917,026	449,205,127
2. Taxes and amounts receivable from the State	153	19	4,552,842,736	2,116,070,817
B. LONG-TERM ASSETS	200		44,339,485,915	41,224,083,413
I. Long-term receivables	210		19,318,596	19,318,596
1. Long-term trade receivables	211		-	-
2. Other long-term receivables	216		19,318,596	19,318,596
II. Fixed assets	220		23,201,570,485	21,464,436,753
1. Tangible fixed assets	221	13	22,110,067,648	21,464,436,753
- Cost	222		67,235,875,256	64,097,876,121
- Accumulated depreciation	223		(45,125,807,608)	(42,633,439,368)
2. Intangible fixed assets	227	14	1,091,502,837	-
- Cost	228		2,232,056,498	696,540,000
- Accumulated amortization	229		(1,140,553,661)	(696,540,000)
III. Investment properties	230	15	5,410,707,167	5,681,024,531
- Cost	231		7,974,362,168	7,974,362,168
- Accumulated depreciation	232		(2,563,655,001)	(2,293,337,637)
IV. Long-term assets in progress	240		700,000,000	1,799,008,000
1. Long-term work in process	241		-	-
2. Construction in progress	242	16	700,000,000	1,799,008,000
V. Long-term financial investments	250	7.b	3,250,000,000	3,250,000,000
1. Investment in subsidiary	251		2,760,000,000	2,760,000,000
2. Equity investment in other entities	253		490,000,000	490,000,000
VI. Other long-term assets	260		11,757,889,667	9,010,295,533
1. Long-term prepaid expenses	261	17.b	11,757,889,667	9,010,295,533
2. Deferred income tax assets	262		-	-
TOTAL ASSETS	270		165,489,126,845	207,743,694,842

BALANCE SHEET (cont'd)

As at 31 December 2025

RESOURCES	Code	Note	31/12/2025 VND	01/01/2025 VND
C. LIABILITIES	300		30,294,955,753	72,549,523,750
I. Current liabilities	310		30,294,955,753	72,549,523,750
1. Short-term trade payables	311	18	10,071,763,653	30,464,265,549
2. Short-term advances from customers	312	19	483,541,229	434,445,279
3. Taxes and amounts payable to the State	313	20	1,024,606,341	2,137,995,133
4. Payables to employees	314		9,831,611,141	22,106,558,665
5. Short-term accrued expenses	315	21	1,039,547,097	914,000,590
6. Other short-term payables	319	22	429,092,857	711,042,057
7. Short-term loans and finance lease liabilities	320	23	-	-
8. Reward and welfare fund	322		7,414,793,435	15,781,216,477
II. Long-term liabilities	330		-	-
1. Long-term trade payables	331		-	-
D. EQUITY	400		135,194,171,092	135,194,171,092
I. Owners' equity	410	24	135,194,171,092	135,194,171,092
1. Share capital	411	24	56,655,300,000	56,655,300,000
- Common shares with voting rights	411a		56,655,300,000	56,655,300,000
- Preferred shares	411b		-	-
2. Share premium	412	24	13,761,696,224	13,761,696,224
3. Other owners' capital	414	24	6,476,325,962	6,476,325,962
4. Investment and development fund	418	24	50,369,106,906	50,369,106,906
5. Undistributed profit after tax	421	24	7,931,742,000	7,931,742,000
- Undistributed profit after tax up to prior year-end	421a		-	-
- Undistributed profit after tax of current period	421b		7,931,742,000	7,931,742,000
II. Budget sources and other funds	430		-	-
TOTAL RESOURCES	440		165,489,126,845	207,743,694,842



Nguyễn Cong Dung
General Director

Ho Chi Minh City, 12 March 2026

Le Thi Thanh Thien
Chief Accountant

Vo Thi Thanh Tuyen
Preparer

INCOME STATEMENT
For the year ended 31/12/2025

Form No. B 02 - DN
Issued under Circular No. 200/2014/TT - BTC
dated 22/12/2014 by the Ministry of Finance

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
1. Revenue from sales and service provision	01	26	378,578,735,051	465,505,442,585
2. Revenue deductions	02	27	191,663,349	419,551,011
3. Net revenue from sales and service provision	10		378,387,071,702	465,085,891,574
4. Cost of goods sold	11	28	319,300,160,202	384,159,564,735
5. Gross profit from sales and service provision	20		<u>59,086,911,500</u>	<u>80,926,326,839</u>
6. Financial income	21	29	1,592,526,076	1,810,429,668
7. Financial expenses	22	30	51,451,634	519,386,592
Including: Interest expense	23		51,451,634	519,386,592
8. Selling expenses	25	31.a	26,069,464,038	38,183,989,826
9. Administrative expenses	26	31.b	22,455,390,605	28,197,401,231
10. Operating profit	30		<u>12,103,131,299</u>	<u>15,835,978,858</u>
11. Other income	31	32	184,748,486	261,532,670
12. Other expenses	32		596,775	84,084,945
13. Other profit	40		<u>184,151,711</u>	<u>177,447,725</u>
14. Accounting profit before tax	50		<u>12,287,283,010</u>	<u>16,013,426,583</u>
15. Current corporate income tax expense	51	33	1,342,264,052	1,922,050,610
16. Deferred corporate income tax expense	52		-	-
17. Profit after tax	60		<u>10,945,018,958</u>	<u>14,091,375,973</u>



Nguyễn Cong Dung

General Director

Ho Chi Minh City, 12 March 2026

Le Thi Thanh Thien

Chief Accountant

Vo Thi Thanh Tuyen

Preparer

STATEMENT OF CASH FLOWS

For the year ended 31/12/2025

Form No. B 03 - DN

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

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
I. Cash flows from operating activities				
1. Profit before tax	01		12,287,283,010	16,013,426,583
2. Adjustments for				
- Depreciation and amortization	02	13,14,15	3,206,699,265	2,935,636,936
- Provisions	03		5,430,043,095	(2,138,474,496)
- Foreign exchange gain/loss from revaluation of monetary items denominated in foreign currencies	04		(255,152)	(386,622)
- Profits/losses from investing activities	05		(1,449,387,166)	(1,137,857,885)
- Interest expense	06		51,451,634	519,386,592
3. Operating profit before changes in working capital	08		19,525,834,686	16,191,731,108
- Increase/decrease in receivables	09		11,988,088,976	(282,895,274)
- Increase/decrease in inventories	10	12	25,430,978,696	14,978,324,074
- Increase/decrease in payables (excluding loan interest and corporate income tax payable)	11		(33,283,919,767)	2,761,111,522
- Increase/decrease in prepaid expenses	12		(3,076,306,033)	(353,175,740)
- Interest paid	14		(51,451,634)	(519,386,592)
- Corporate income tax paid	15	20	(1,769,422,039)	(1,692,057,985)
- Other cash receipts from operating activities	16		-	45,020,000
- Other cash payments for operating activities	17		(11,379,700,000)	(4,096,323,522)
Net cash provided by operating activities	20		7,384,102,885	27,032,347,591
II. Cash flows from investing activities				
1. Purchases, construction of fixed assets and other long-term	21		(3,779,002,300)	(954,379,075)
2. Sales, disposal of fixed assets and other long-term assets	22		-	14,727,273
3. Cash paid for loans, acquisition of debt instruments	23		(570,000,000)	(10,126,329,223)
4. Recovery of loans, resales of debt instruments	24		-	5,375,665,104
5. Received loan interest, dividends, profits	27		1,571,098,129	962,338,880
Net cash used in investing activities	30		(2,777,904,171)	(4,727,977,041)
III. Cash flows from financing activities				
1. Proceeds from loans	33		-	6,557,640,950
2. Repayment of loans	34		-	(6,557,640,950)
3. Dividend, profit paid to owners	36		(7,938,542,000)	(7,930,342,000)
Net cash used in financing activities	40		(7,938,542,000)	(7,930,342,000)
Net cash flows for the year	50		(3,332,343,286)	14,374,028,550
Cash and cash equivalents at the beginning of the year	60	6	47,146,253,696	32,771,838,524
Impacts of exchange rate fluctuations	61		255,152	386,622
Cash and cash equivalents at the end of the year	70	6	43,814,165,562	47,146,253,696



Nguyen Cong Dung
General Director

Ho Chi Minh City, 12 March 2026

Le Thi Thanh Thien
Chief Accountant

Vo Thi Thanh Tuyen
Preparer

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

1. Nature of operations

1.1 Overview

Book and Educational Equipment Joint Stock Company of Ho Chi Minh City ("the Company") was incorporated following the equitization of a State-owned enterprise (Book and Educational Equipment Company of Ho Chi Minh City) under Decision No. 6500/QD-UBND dated 23/12/2005 of the People's Committee of Ho Chi Minh City. The Company is an independent accounting entity, operating in accordance with its Business Registration Certificate No. 4103004971 granted by Ho Chi Minh City Department of Planning and Investment on 04/07/2006, the Enterprise Law, its Charter and relevant regulations. Since the establishment date, the Company's Business Registration Certificate has been amended 15 times and the latest amendment was made on 12/12/2025 with the enterprise code of 0301325347.

The Company was approved to list its common shares on Hanoi Stock Exchange as from 21/12/2006 under Stock Trading Registration Certificate No. 63/TTGDHN – DKGD dated 06/12/2006 of Hanoi Stock Exchange with the ticker symbol of STC.

1.2 Principal activities:

- Manufacture and provision of educational equipment and teaching aids;
- Trading textbooks; trading cabinets, tables, chairs, wooden products, children's toys (except toys which are harmful to ethical education and/or the health of children or detrimental to security, social order and safety), sports equipment (except trading sports guns, rudimentary weapons);
- Manufacture of cabinets, tables, chairs, wooden products (no wood processing, forging, casting rolling and extrusion of metals, stamping, hammering, soldering, painting, electroplating, recycling at the head office);
- Manufacture of children's toys;
- Trading chemicals (except strong toxic chemicals);
- Trading audio and video equipment, computers, peripheral equipment, computer software;
- Primary education, lower secondary and upper secondary education;
- Lease of office;
- ...

1.3 Company structure

The Company has 1 subsidiary and 3 dependent entities:

- Subsidiary: An Dong Education Joint Stock Company
- Dependent entities:
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City – Teaching aids factory;
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (at Song Than 3 Industrial Zone – Binh Duong Ward, Ho Chi Minh City);
 - ✓ Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (at 104/5 Mai Thi Luu Street, Tan Dinh Ward, Ho Chi Minh City).

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

2. Event affecting the financial statements

On 26/12/2025, the Ministry of Education and Training issued Decision No. 3588/QĐ-BGDĐT regarding the selection of the textbook series "Connecting Knowledge with Life" as the unified nationwide textbook series starting from the 2026–2027 academic year. This policy affects the consumption potential of other textbook series and related publications, as they will no longer be widely used as official textbooks but only considered as reference materials.

3. Accounting period, currency used in accounting

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

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

4. Applied accounting standards and accounting system

The Company adopts the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System which is guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 amending and adding some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

Currently, the Company has a subsidiary; According to current regulations, the Company is required to prepare the separate financial statements of the parent company and consolidated financial statements for the year 2025. Users should read the separate financial statements of the parent company together with the consolidated financial statements for the year 2025 in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company.

5. Summary of significant accounting policies

5.1 Exchange rate differences applied in accounting

Transactions denominated in foreign currency are translated into VND using the actual exchange rate announced by the commercial bank where the Company conducts transactions on the date of the transactions.

At the balance sheet date, monetary items denominated in foreign currency which are classified as assets are revaluated using the purchasing exchange rate and monetary items denominated in foreign currency which are classified as liabilities are revaluated using the selling exchange rate of the commercial bank where the Company regularly conducts transactions. Foreign currency deposits in bank are reevaluated using the purchasing exchange rate of the bank where the Company opens foreign currency account.

Exchange rate differences are realized in accordance with the provisions of Vietnamese Accounting Standards No. 10 "Impacts of exchange rate fluctuations". Accordingly, foreign exchange differences arising during the year and exchange rate differences resulting from revaluating the closing balances of monetary items denominated in foreign currencies are recorded in the income statement of the fiscal year.

5.2 Cash and cash equivalents

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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

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

5.3 Financial investments

Held-to-maturity investments

Held-to-maturity investments are term deposits (including treasury bills, promissory notes), bonds, preferred shares which the issuer is required to re-buy them at a certain time in the future and held-to-maturity loans to earn profits periodically and other held-to-maturity investments.

Held-to-maturity investments are recorded at book value upon revaluation. Provision for loss of held-to-maturity investments shall be recorded as a decrease directly in the book value of investments.

Investment in subsidiary and long-term equity investments in other companies

A subsidiary is an entity controlled by the Company. An entity is considered as a subsidiary if the Company holds (directly or indirectly) more than 50% of the voting shares and has the power to govern the financial and operating policies of the subsidiary.

Long-term equity investments in other companies are investments which the Company has no power to control or joint control, no significant influence over the investees.

Investments in the subsidiary and long-term equity investments in other companies are stated at cost less provision. Dividends and profits received in money or non-monetary asset for the period before the investment date shall be recorded as a decrease in value of the investments.

Provision

Provision for investments in the subsidiary is made if these investments are impaired or result in loss, which leads to the loss of equity of the Company. Provision for long-term equity investments in other companies is made as follows:

- If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made based on the market value of the shares.
- If the market value of the shares is not identifiable, the provision shall be made based on the loss reported in the financial statements of the investee.

With regards to the investees who are required to prepare the consolidated financial statements, the provision is made based on the consolidated financial statements. For other cases, the provision is made based on the financial statements of the investees.

5.4 Receivables

Receivables includes: trade receivables and other receivables:

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

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the estimated loss amounts at the balance sheet date for overdue receivables which the

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Company has claimed many times but still has not collected yet or which have not been overdue but the debtor has been in the state of insolvency, doing dissolution procedures, missing or absconding.

5.5 Inventories

Inventories are stated at the lower of cost and net realizable value.

Value of inventories is calculated using the weighted average method and accounted for using the perpetual method with cost determined as follows:

- Materials, goods: Cost comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition;
- Finished products: Cost comprises cost of direct materials and labour plus attributable overhead based on the normal level of activities.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

5.6 Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Depreciation

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of asset</u>	<u>Depreciation period (years)</u>
Buildings, architectures	5 - 44
Machinery, equipment	5 - 7
Motor vehicles	6 - 10
Office equipment	3 - 5

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

5.7 Intangible fixed assets

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

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

Amortization

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

The amortization period of intangible fixed assets of the Company is as follows:

<u>Kind of asset</u>	<u>Amortization period (years)</u>
Computer software	3

5.8 Investment property

Investment property held to be leased out under an operating lease is stated at cost less accumulated depreciation.

The depreciation policy of investment property held to be leased out under an operating lease is performed consistently with the depreciation policy of the same kind of fixed assets of the Company. Accordingly, depreciation of investment property held to be leased out under an operating lease is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of assets</u>	<u>Depreciation period (years)</u>
Buildings, architectures	29.5

5.9 Prepaid expenses

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

- Land rental and all costs related to the leased land are amortized in accordance with the straight-line method over the term of the lease;
- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a maximum period of no more than 3 years;
- Overhaul costs are amortized in accordance with the straight-line method for a maximum period of no more than 3 years;
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

5.10 Operating leases

An operating lease is a lease in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the lease.

5.11 Payables

Payables include: trade payables and other payables:

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

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

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

5.12 Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company.

5.13 Owners' equity

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

Share premium

Share premium reflects the difference between the issue price and par value of the shares issued, costs directly related to the issuance of shares; difference between the re-issue price and book value, costs directly related to the re-issuance of shares; the capital component of convertible bonds as they fall due.

Profit distribution

Profit after corporate income tax is available for appropriation to funds and to shareholders as provided for in the Company's Charter or Resolution of General Shareholders' Meeting.

The dividend to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

5.14 Recognition of revenue and other income

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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- ✓ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.
- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
- ✓ Interests are recognized on the basis of the actual term and interest rates;
- ✓ Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution. Stock dividends are not recognized as financial revenue. Dividends received in the period before investment date shall be recorded as a decrease in value of investment.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

5.15 Revenue deductions

Revenue deductions include trade discounts, sales rebates and sales returns.

In case where revenue is recognized in during the year but the corresponding revenue deductions arise after the balance sheet date, revenue shall be decreased in accordance with the following principles:

- If the corresponding deductions arise before the date of releasing the financial statements, they shall be charged against revenue of the reporting year;
- If the corresponding revenue deductions arise after the date of releasing the financial statements, they shall be charged against revenue of the next reporting year.

5.16 Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

5.17 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: interest expense, payment discounts for buyers, expenses and loss on liquidating, transferring investments; provision for diminution in value of trading securities, provision for loss from investment in other entities, loss from sale of foreign currency, foreign exchange loss and other expenses attributable to investing activities.

5.18 Selling expenses, administrative expenses

Selling expenses reflect expenses actually incurred in the process of selling products, goods, rendering services.

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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

5.19 Current corporate income tax expense, deferred corporate income tax expense

Corporate income tax expenses comprise current income tax and deferred income tax.

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

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

5.20 Financial instruments

Initial recognition

Financial assets

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

Financial liabilities

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

Subsequent measurement

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

5.21 Tax rates and charges paid to the State Budget that the Company is applying

- Value Added Tax (VAT): Textbooks and reference books supplementing textbooks are not subject to VAT. Other books, office equipment, school supplies are subject to VAT rates in accordance with the prevailing regulations.
- Corporate Income Tax (CIT):
 - ✓ For income earned in the socialized sectors (Manufacture and provision of educational equipment and teaching aids), CIT rate of 10% is applicable for the whole period of operation, which is applied in accordance with Official Letter No. 1294/TCT-CS dated 15/4/2011 of General Department of Taxation in response to Official Letter No. 245/STB-10 dated 29/12/2010 of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City.
 - ✓ CIT rate of 20% is applicable to other activities.
- Other taxes and charges are paid in accordance with the prevailing regulations.

5.22 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions. A related party relationship also exists between two companies that are under common control of the group or between two companies that are significantly influenced by one individual (who is shareholder/group of shareholders/executive).

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Unit: VND

6. Cash and cash equivalents

	31/12/2025	01/01/2025
Cash on hand	125,581,361	273,118,719
Cash in bank	38,670,912,968	3,854,641,827
Cash equivalents	5,017,671,233	43,018,493,150
Total	43,814,165,562	47,146,253,696

7. Financial investments

a. Held-to-maturity investments

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
Deposits with term ranging from over 3 months to no more than 12 months	10,570,000,000	10,570,000,000	10,000,000,000	10,000,000,000
Total	10,570,000,000	10,570,000,000	10,000,000,000	10,000,000,000

As at 31/12/2025, the Company's held-to-maturity investments are term deposits with terms ranging from over 3 months to no more than 12 months. The Management assesses that these deposits are not subject to loss or impairment in value.

b. Long-term financial investments

	31/12/2025				01/01/2025			
	voting right	Number of shares	Cost	Provision		Cost	Provision	
Investment in subsidiary			2,760,000,000	-		2,760,000,000	-	
- An Dong Education Joint Stock Company	52.77%	276,000	2,760,000,000	-		2,760,000,000	-	
Investment in other entities			490,000,000	-		490,000,000	-	
- Gia Dinh Education Publishing Service Joint Stock Company	4.77%	49,000	490,000,000	-		490,000,000	-	
Total			3,250,000,000	-		3,250,000,000	-	

Since the shares of these companies has not been listed on stock exchanges yet and the Company did not have reliable reference data regarding market prices of these shares as at 31/12/2025, the Company was unable to determine the fair value of the investments. The 2025 financial statements showed that these companies experienced no accumulated loss, so the Company did not make provision:

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

8. Short-term trade receivables

	31/12/2025	01/01/2025
Hong Ha Trade and Service Company Limited	5,583,608,183	-
Others	17,400,622,263	37,736,005,367
Total	22,984,230,446	37,736,005,367

Of which: short-term trade receivables from related parties

	Relationship	31/12/2025	01/01/2025
South Books and Educational Equipment SJC	Fellow-subsiary	32,040,370	530,095,538
Central Books and Educational Equipment JSC	Fellow-subsiary	700,001,975	583,759,534
Cuu Long Books and Educational Equipment JSC	Fellow-subsiary	-	177,266,453
Education Technology High School Development and Investment JSC	Fellow-subsiary	-	14,185,387

9. Short-term prepayments to suppliers

	31/12/2025	01/01/2025
Phu Thien Construction Design - Survey Co., Ltd	79,073,280	79,073,280
Southern Canh Dieu Book JSC	137,575,805	-
UNI International Cooperation and Tourism Company Limited	47,700,000	-
Others	82,911,271	43,080,729
Total	347,260,356	122,154,009

10. Other short-term receivables

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Accrued interest	102,841,524	-	224,552,487	-
Advances	183,075,984	-	67,838,114	-
Deposits, collaterals	14,333,049	-	4,333,049	-
Other receivables	10,797,275	-	-	-
Total	311,047,832	-	296,723,650	-

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

11. Provision for doubtful debts

	Year 2025	Year 2024
Beginning balance	(525,104,937)	(489,957,123)
Appropriation in the year	(138,721,966)	(35,147,814)
Reversal in the year	-	-
Ending balance	(663,826,903)	(525,104,937)

12. Inventories

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Materials, raw materials	6,691,136,508	(612,998,870)	9,193,256,213	(347,995,926)
Work in process	2,086,835,514	-	3,241,849,131	-
Finished products	10,409,439,600	(1,364,410,048)	11,500,719,181	(1,320,713,396)
Merchandise goods	27,814,600,994	(6,568,599,823)	48,497,166,787	(1,585,978,290)
Total	47,002,012,616	(8,546,008,741)	72,432,991,312	(3,254,687,612)

- As presented in Note 2, starting from the 2026–2027 academic year, the textbook series “Connecting Knowledge with Life” will be the sole textbook series used nationwide. Other textbook series and related publications will be affected in terms of consumption potential, as they will be regarded only as reference materials or supplementary learning resources. The Management established a committee to assess potential losses under the new circumstances. The Company determined that the value of inventories affected by the unification of the textbook series as at 31/12/2025 was VND10,436,119,519. Based on practical experience in book publishing activities, the committee has classified the affected books into groups; assigned the corresponding provision rates of 40%, 70%, and 100% of book value for each group. The corresponding provision for decline in value of inventories that was made as at 31/12/2025 totaled VND4,760,249,609 in accordance with Decision No. 2C/QD-STB dated 02/01/2026.
- In addition to making provisions for the types of books affected by the unification of a single textbook series starting from the 2025–2026 academic year, as at 31/12/2025, the Company also appropriated provisions for other inventory items due to slow consumption and obsolescence, with a total amount of VND3,675,866,767.
- No inventories have been pledged, mortgaged as security for debts as at 31/12/2025.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

13. Tangible fixed assets

	Buildings architectures	Machinery equipment	Motor vehicles	Office equipment	Total
Cost					
Beginning balance	38,501,160,216	13,861,029,179	10,179,796,363	1,555,890,363	64,097,876,121
Newly-purchased	421,544,000		1,435,817,818	1,280,637,317	3,137,999,135
Sold, disposed					-
Ending balance	38,922,704,216	13,861,029,179	11,615,614,181	2,836,527,680	67,235,875,256
Depreciation					
Beginning balance	19,386,637,908	12,959,298,359	8,852,792,406	1,434,710,695	42,633,439,368
Charge for the year	961,265,347	656,784,667	752,499,479	121,818,747	2,492,368,240
Sold, disposed					-
Ending balance	20,347,903,255	13,616,083,026	9,605,291,885	1,556,529,442	45,125,807,608
Net book value					
Beginning balance	19,114,522,308	901,730,820	1,327,003,957	121,179,668	21,464,436,753
Ending balance	18,574,800,961	244,946,153	2,010,322,296	1,279,998,238	22,110,067,648

- As at 31/12/2025, tangible fixed assets with a carrying value of VND12,587,843,313 were pledged as security for debts.
- Cost of tangible fixed assets fully depreciated but still in active use as at 31/12/2025 is VND24,928,937,368.

14. Intangible fixed assets

	Website software	Accounting software	Total
Cost			
Beginning balance	30,000,000	666,540,000	696,540,000
Newly-purchased	1,535,516,498	-	1,535,516,498
Decrease in the year	-	-	-
Ending balance	1,565,516,498	666,540,000	2,232,056,498
Amortization			
Beginning balance	30,000,000	666,540,000	696,540,000
Charge for the year	444,013,661	-	444,013,661
Decrease in the year	-	-	-
Ending balance	474,013,661	666,540,000	1,140,553,661
Net book value			
Beginning balance	-	-	-
Ending balance	1,091,502,837	-	1,091,502,837

Cost of intangible fixed assets fully amortized but still in active use as at 31/12/2025 is VND696,540,000.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

15. Investment properties

	Buildings, architectures
Cost	
Beginning balance	7,974,362,168
Increase in the year	-
Decrease in the year	-
Ending balance	7,974,362,168
Accumulated depreciation	
Beginning balance	2,293,337,637
Charge for the year	270,317,364
Decrease in the year	-
Ending balance	2,563,655,001
Net book value	
Beginning balance	5,681,024,531
Ending balance	5,410,707,167

The investment property is a part of the building at 780 Nguyen Kiem Street, which is used for leasing to An Dong Education Joint Stock Company (Subsidiary) as a teaching facility.

16. Construction in progress

	31/12/2025	01/01/2025
Bravo software	-	1,099,008,000
Legal advice on land use rights at 223 Nguyen Tri Phuong	700,000,000	700,000,000
Total	700,000,000	1,799,008,000

17. Prepaid expenses

a. Short-term

	31/12/2025	01/01/2025
Costs of tools, instruments pending amortization	18,377,306	47,164,397
Costs of repairing assets pending amortization	455,071,020	100,678,442
Other short-term prepaid expenses	304,468,700	301,362,288
Total	777,917,026	449,205,127

NOTES TO THE FINANCIAL STATEMENTS (cont'd)*(These notes form part of and should be read in conjunction with the accompanying financial statements)***b. Long-term**

	31/12/2025	01/01/2025
Costs of tools, instruments pending amortization	1,016,391,253	188,956,698
Land rent at Song Than Industrial Zone (*)	5,872,200,627	6,061,626,459
Costs of repairing assets pending amortization	4,500,562,535	2,302,571,736
Other long-term prepaid expenses	368,735,252	457,140,640
Total	11,757,889,667	9,010,295,533

(*) The Company rents 20,606 m2 of land at Song Than Industrial Zone, Binh Duong Province for the term from 26/12/2006 to 31/12/2055. All rights to use the leased land and the assets attached to the land are mortgaged and secured for loans at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Tay Branch.

18. Short-term trade payables

	31/12/2025	01/01/2025
Thuan Phat Import-Export Services One Member Co., Ltd	1,095,480,760	5,126,984,876
Bao Linh Education Investment and Development JSC	1,098,613,012	4,923,567,056
Duc Mai Khoi Co., Ltd	1,052,113,284	2,700,308,849
Others	6,825,556,597	17,713,404,768
Total	10,071,763,653	30,464,265,549

Of which: Trade payables to related parties

	Relationship	31/12/2025	01/01/2025
Education Publishing House in Ho Chi Minh City	Dependent entity of parent company	-	1,023,220,879
Phuong Nam Education Investment and Development JSC	Having same investor	8,778,350	-

19. Short-term advances from customers

	31/12/2025	01/01/2025
Dai Duong Viet Technology Co., Ltd	373,635,469	-
Others	109,905,760	434,445,279
Total	483,541,229	434,445,279

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

20. Taxes and amounts payable to the State

	Beginning balance		Amount to be paid	Amount actually paid	Ending balance	
	Payable	Receivable			Payable	Receivable
VAT	1,327,449,315	-	4,285,548,642	4,613,110,341	999,887,616	-
CIT	392,930,521	-	1,342,264,052	1,769,422,039	-	34,227,466
Personal Income Tax	417,615,297	-	3,431,228,111	3,824,124,683	24,718,725	-
Land & house tax, land rent	-	2,114,070,817	5,962,405,094	8,364,949,547	-	4,516,615,270
Business-license tax	-	2,000,000	8,000,000	8,000,000	-	2,000,000
Total	2,137,995,133	2,116,070,817	15,029,445,899	18,579,606,610	1,024,606,341	4,552,842,736

The Company's tax reports would be subject to examination of tax authorities. The tax amounts reported in these financial statements could be changed under decision of the tax authorities.

21. Short-term accrued expenses

	31/12/2025	01/01/2025
Accrued selling expenses	906,248,351	781,576,389
Other accrued expenses	133,298,746	132,424,201
Total	1,039,547,097	914,000,590

22. Other short-term payables

	31/12/2025	01/01/2025
Trade union fee	181,400	-
Statutory types of insurance	2,636,900	-
Short-term deposits, collaterals received	166,500,000	171,500,000
Dividend payable	15,337,557	22,137,557
Remuneration of the BOD and Supervisory Board	244,437,000	517,404,500
Total	429,092,857	711,042,057

23. Short-term loans and finance lease liabilities

	Beginning balance	Increase in the year	Decrease in the year	Ending balance
Short-term loans	-	15,575,757,337	15,575,757,337	-
- VietinBank - Branch 5	-	15,575,757,337	15,575,757,337	-
Total	-	15,575,757,337	15,575,757,337	-

NOTES TO THE FINANCIAL STATEMENTS (cont'd)*(These notes form part of and should be read in conjunction with the accompanying financial statements)*

The Company borrows short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 5, Ho Chi Minh City under the loan contract No. 056/2025 - HDCVHM/NHCT920-08-STB dated 29/07/2025 to supplement working capital for production and business activities in the 2025 – 2026 period. The loan limit of the Contract at any time does not exceed VND30,000,000,000. The limit maintenance period is calculated from 29/07/2025 to 28/07/2026. The maximum loan period shall not exceed 6 months. The lending interest rate is determined for each promissory note and is valid at the time of disbursement, until any adjustment of the interest rate is made.

24. Owners' equity**a. Statement of changes in owners' equity**

	Share capital	Share premium	Other owners' capital	Investment and development fund	Undistributed profit after tax
As at 01/01/2024	56,655,300,000	13,761,696,224	6,476,325,962	48,155,058,205	7,931,742,000
Increase in the year	-	-	-	2,214,048,701	14,091,375,973
Decrease in the year	-	-	-	-	14,091,375,973
As at 31/12/2024	56,655,300,000	13,761,696,224	6,476,325,962	50,369,106,906	7,931,742,000
As at 01/01/2025	56,655,300,000	13,761,696,224	6,476,325,962	50,369,106,906	7,931,742,000
Increase in the year	-	-	-	-	10,945,018,958
Decrease in the year	-	-	-	-	10,945,018,958
As at 31/12/2025	56,655,300,000	13,761,696,224	6,476,325,962	50,369,106,906	7,931,742,000

b. Shares

	31/12/2025 Shares	01/01/2025 Shares
Number of shares authorized to be issued	5,665,530	5,665,530
Number of shares issued publicly	5,665,530	5,665,530
- Common shares	5,665,530	5,665,530
- Preferred shares (classified as owners' equity)	-	-
Number of outstanding shares	5,665,530	5,665,530
- Common shares	5,665,530	5,665,530
- Preferred shares (classified as owners' equity)	-	-
Par value of outstanding shares: VND10,000 each		

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

c. Undistributed profit after tax

	Year 2025	Year 2024
Profit brought forward	7,931,742,000	7,931,742,000
Profit after CIT of current year	10,945,018,958	14,091,375,973
Distribution of profit	10,945,018,958	14,091,375,973
- Distribution of prior-year profit (*)	7,931,742,000	7,931,742,000
+ Paying dividend	7,931,742,000	7,931,742,000
- Temporary distribution of current year profit (**)	3,013,276,958	6,159,633,973
+ Appropriated to investment and development fund	-	2,214,048,701
+ Appropriated to reward and welfare fund	2,466,026,010	3,241,016,473
+ Appropriated to reward fund of the executive board	547,250,948	704,568,799
Undistributed profit after tax	7,931,742,000	7,931,742,000

(*) Undistributed profit after tax of 2024 was distributed in accordance with the Resolution of the 2025 Annual General Meeting of Shareholders on 17/04/2025.

(**) The 2025 after-tax profit was temporarily distributed in accordance with Resolution No. 01/NQ-HDQT dated 09/02/2026 of the Board of Directors.

d. Dividends

The 2025 Annual General Meeting of Shareholders on 17/04/2025 approved the plan to pay dividends for 2024 in cash at the rate of 14%, equivalent to VND7,931,742,000. The Company has paid this dividend in 2025.

25. Off balance sheet items

a. Foreign currency

	31/12/2025	01/01/2025
Cash in bank (USD)	324.62	324.62

b. Bad debts written off

Customer name	Amount	Reason for writing off
Gamma Technology JSC	62,376,301	Uncollectible
Ky Nguyen Hong Co., Ltd	57,024,362	Uncollectible
Vietnam Education Development and Support Investment JSC	54,936,048	Uncollectible
Viet Nam Media JSC	25,061,999	Uncollectible
Viet Nam Education Equipment JSC - EDUVN - Hanoi	22,962,485	Uncollectible
Total	222,361,195	

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

26. Revenue from sales and service provision

	Year 2025	Year 2024
Sales of books and printed products	196,418,013,163	274,068,868,124
Sales of educational equipment	173,460,902,812	183,377,454,257
Other revenue	8,699,819,076	8,059,120,204
Total	378,578,735,051	465,505,442,585

27. Revenue deductions

	Year 2025	Year 2024
Sales returns	191,663,349	419,551,011
- Books and printed products	40,060,328	118,949,913
- Educational equipment	151,603,021	300,601,098
Total	191,663,349	419,551,011

28. Cost of goods sold

	Year 2025	Year 2024
Cost of books and printed products sold	182,517,567,456	251,858,837,137
Cost of educational equipment sold	123,584,038,498	126,130,844,439
Other cost	7,907,233,119	8,343,505,469
Appropriation/Reversal of provision for decline in value of	5,291,321,129	(2,173,622,310)
Total	319,300,160,202	384,159,564,735

29. Financial income

	Year 2025	Year 2024
Deposit interest	1,004,187,166	673,030,612
Received dividend, profit	445,200,000	450,100,000
Payment discount	142,883,758	686,912,434
Foreign exchange gains from year-end revaluation	255,152	386,622
Total	1,592,526,076	1,810,429,668

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

30. Financial expenses

	Year 2025	Year 2024
Loan interest	51,451,634	519,386,592
Total	51,451,634	519,386,592

31. Selling expenses and administrative expenses

a. Selling expenses incurred in the year

	Year 2025	Year 2024
Salaries, salary-based payments	16,884,097,759	22,901,460,503
Depreciation and amortization expenses	419,599,141	423,057,970
Transportation expenses	3,110,555,859	3,539,135,149
Others	5,655,211,279	11,320,336,204
Total	26,069,464,038	38,183,989,826

b. Administrative expenses incurred in the year

	Year 2025	Year 2024
Salaries, salary-based payments	10,307,653,748	15,799,179,313
Depreciation and amortization expenses	1,428,992,797	869,749,316
Others	10,718,744,060	11,528,472,602
Total	22,455,390,605	28,197,401,231

32. Other income

	Year 2025	Year 2024
Settlement of difference upon stock taking	15,086,234	30,553,575
Others	169,662,252	230,979,095
Total	184,748,486	261,532,670

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

33. Current corporate income tax expense

	Year 2025	Year 2024
Accounting profit before tax	12,287,283,010	16,013,426,583
- Operating activities for socialized industries	11,011,622,216	13,547,953,347
- Non-incentivized activities	1,275,660,794	2,465,473,236
Adjustment to taxable income	(38,811,977)	146,580,366
Increasing adjustments	406,643,175	597,066,988
- Non-deductible expenses	406,643,175	597,066,988
- Foreign exchange losses from year-end revaluation of cash in bank account	-	-
Decreasing adjustments	445,455,152	450,486,622
- Received dividend, profit	445,200,000	450,100,000
- Foreign exchange gains from year-end revaluation of cash in bank account	255,152	386,622
Total taxable income	12,248,471,033	16,160,006,949
- Operating activities for socialized industries	11,074,301,555	13,629,915,658
- Non-incentivized activities	1,174,169,478	2,530,091,291
Current corporate income tax expense	1,342,264,052	1,869,009,824
- Operating activities for socialized industries (10%)	1,107,430,156	1,362,991,566
- Non-incentivized activities	234,833,896	506,018,258
Current corporate income tax expense	1,342,264,052	1,922,050,610
Of which:		
- Current CIT expense incurred in current year	1,342,264,052	1,869,009,824
CIT expense of current year	-	53,040,786

34. Operating expenses by elements

	Year 2025	Year 2024
Materials expenses	23,671,993,205	21,709,378,381
Labor costs	43,468,470,889	54,170,729,579
Depreciation and amortization expenses	3,206,699,265	2,935,636,936
Outside service expenses	14,153,932,311	19,959,901,991
Other cash expenses	9,644,665,777	11,200,770,748
Total	94,145,761,447	109,976,417,635

35. Risk management

a. Capital risk management

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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Financial risk management

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

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

Exchange rate risk management

The Company does not have many foreign currency transactions. Thus, the Management assesses that the Company is less exposed to the risk of exchange rate fluctuations. The Company has hedged risks related to exchange rate fluctuations by optimizing the time for settlement of debts, selecting the appropriate time to purchase and make payment in foreign currencies, projecting future exchange rates.

Book value of financial assets denominated in foreign currency at the end of the reporting period is as follows:

	31/12/2025	01/01/2025
Cash in bank (USD)	324.62	324.62

Interest rate risk management

The Company's interest rate risks mainly derive from interest bearing loans which were arranged. To minimize these risks, the Company has estimated the impact of borrowing costs to its periodic business results as well as making analysis and projection to select appropriate time to repay the loans. The Management acknowledges that uncontrollable risks arising from fluctuations of interest rates are insignificant.

Price risk management

The Company purchases materials and goods mainly from domestic suppliers to serve its production and business activities, so it will be subject to the risk of changes in price of the purchased materials and goods. To mitigate this risk, the Company has applied the policy of signing principle contracts with traditional suppliers while diversifying its sources of supply.

Credit risk management

The Company's customers are primarily domestic enterprises operating in the education sector, especially the companies in the system of Vietnam Education Publishing House and schools with the main source funded by the State budget. Therefore, the Management assesses that the Company's exposure to credit risk with customers is at low level. The Company has hedged credit risk by maintaining the policy of receiving deposits of customers right after signing contract or requesting customers to make payment before receiving goods or retail customers buying at the store must pay upon receipt of goods.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Liquidity risk management

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

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

Unit: VND

31/12/2025	Within 1 year	Over 1 year	Total
Trade payables	10,071,763,653	-	10,071,763,653
Accrued expenses	1,039,547,097	-	1,039,547,097
Other payables	426,274,557	-	426,274,557
Total	11,537,585,307	-	11,537,585,307
01/01/2025	Within 1 year	Over 1 year	Total
Trade payables	30,464,265,549	-	30,464,265,549
Accrued expenses	914,000,590	-	914,000,590
Other payables	711,042,057	-	711,042,057
Total	32,089,308,196	-	32,089,308,196

The Management assesses that the Company is virtually free from liquidity risks and believes that it can generate sufficient fund to meet maturing financial obligations.

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

Unit: VND

31/12/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	43,814,165,562	-	43,814,165,562
Trade receivables	22,320,403,543	-	22,320,403,543
Financial investments	10,570,000,000	490,000,000	11,060,000,000
Other receivables	127,971,848	19,318,596	147,290,444
Total	76,832,540,953	509,318,596	77,341,859,549
01/01/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	47,146,253,696	-	47,146,253,696
Trade receivables	37,210,900,430	-	37,210,900,430
Financial investments	10,000,000,000	490,000,000	10,490,000,000
Other receivables	228,885,536	19,318,596	248,204,132
Total	94,586,039,662	509,318,596	95,095,358,258

NOTES TO THE FINANCIAL STATEMENTS (cont'd)*(These notes form part of and should be read in conjunction with the accompanying financial statements)***36. Operating lease commitments**

Up to 31/12/2025, the Company has the following operating lease commitments:

- ✓ Land rent agreement No. 2490/HD-TNMT-QLSDD dated 24/03/2016 with Ho Chi Minh City Department of Natural Resources and Environment about renting 2,182.4 m² of land at 104/5 Mai Thi Luu, Da Kao Ward, District 1, Ho Chi Minh City; land rental is paid annually; land rent term: 50 years;
- ✓ Land rent agreement No. 31/HDTD/ST3 dated 26/12/2006 about renting 20,606 m² of land at Song Than Industrial Zone, Binh Duong Ward, Ho Chi Minh City with the rent term from 26/12/2006 to 31/12/2055;
- ✓ Land rent agreement No. 5109/HD-TNMT-DKKTD dated 26/06/2008 with Ho Chi Minh City Department of Natural Resources and Environment about renting 1,649 m² of land at 122 Phan Van Tri, Binh Thanh Ward, Ho Chi Minh City to build carpentry workshop – now being the teaching aids and business shop; land rent term is short term (annual) until there is investment project of building school;
- ✓ Land rent agreement No. 6170/HD-TNMT-DKKTD dated 21/08/2009 with Ho Chi Minh City Cadastral Department about renting 2,875 m² of land at 223 Nguyen Tri Phuong Street, An Dong Ward, Ho Chi Minh City to use as working office, office for lease, business shop and showroom; land rent term: 50 years; land rental is paid annually.
- ✓ Land rent agreement No. 8651/HD-TNMT-DKKTD dated 27/11/2009 with Ho Chi Minh City Department of Natural Resources and Environment about renting 1,423 m² of land at 780 Nguyen Kiem, Duc Nhuan Ward, Ho Chi Minh City to build mechanical and powder coating workshop (currently being the school equipment enterprise and moved to Song Than Industrial Zone, the rented land is being used for business shop); land rental is paid annually. Rent term: 50 years.

37. Related party information**a. Related parties**

Related companies	Relationship
Vietnam Education Publishing House Co., Ltd	Parent company
Education Publishing House in Ho Chi Minh City	Dependent entity of parent company
South Books and Educational Equipment SJC	Fellow-subsidiary
Educational Materials JSC	Fellow-subsidiary
Phuong Nam Education Investment and Development JSC	Having same investor
Central Books and Educational Equipment JSC	Fellow-subsidiary
An Dong Education JSC	Subsidiary
Cuu Long Books and Educational Equipment JSC	Fellow-subsidiary
Education Technology High School Development and Investment JSC	Fellow-subsidiary

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Material related-party transactions arising in the year

Transactions	Particulars	Year 2025	Year 2024
Purchasing goods			
Vietnam Education Publishing House Co., Ltd	Brand fee	51,504,818	51,504,818
Education Publishing House in Ho Chi Minh City	Management fee, stamp, others	-	1,018,626,740
South Books and Educational Equipment SJC	Textbooks, Reference books,...	85,492,700	133,927,204
Phuong Nam Education Investment and Development JSC	Workbook, Reference books,	157,549,545,992	220,363,642,378
Central Books and Educational Equipment JSC	Equipment	-	2,331,429
Selling goods			
Education Publishing House in Ho Chi Minh City	Books, equipment	26,094,330	125,507,990
South Books and Educational Equipment SJC	Books, equipment	10,883,060,095	12,435,406,936
Educational Materials JSC	Equipment	11,839,497	8,460,485
Phuong Nam Education Investment and Development JSC	Books, equipment, disks	7,521,073,399	22,737,322,815
An Dong Education JSC	Books, equipment, premises	6,549,015,993	5,913,617,191
Central Books and Educational Equipment JSC	Equipment	3,033,689,911	3,288,691,721
Cuu Long Books and Educational Equipment JSC	Equipment	794,076,571	1,015,442,601
Education Technology High School Development and Investment JSC	Equipment	247,867	153,028,128

c. Remuneration payable to the Board of Directors (BOD), Supervisory Board and salaries of the Management

Remuneration payable to the BOD	Position		Year 2025	Year 2024
Mr. Tu Trung Dan	Chairman of the BOD	Appointed on 17/04/2025	95,652,000	83,908,000
Mr. Nguyen Chi Binh	Chairman of the BOD	Resigned on 17/04/2025	27,836,000	125,862,100
Mr. Nguyen Cong Dung	Member of the BOD	Appointed on 17/04/2025	67,816,000	-
Mr. Do Thanh Lam	Member of the BOD	Resigned on 17/04/2025	18,557,000	83,908,000
Mr. Nguyen Van Cung	Member of the BOD	Re-appointed on 17/04/2025	63,768,000	83,908,000
Mr. Phan Ke Thai	Member of the BOD	Re-appointed on 17/04/2025	63,768,000	83,908,000
Mr. Mai Tan Phat	Member of the BOD	Appointed on 17/04/2025	45,210,000	-
Total			382,607,000	461,494,100

	Year 2025	Year 2024
Remuneration payable to the Supervisory Board	127,535,000	167,816,300

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Salaries of the Management	Position		Year 2025	Year 2024
Mr. Nguyen Cong Dung	General Director	Appointed on 17/04/2025	273,142,050	-
Mr. Tu Trung Dan	General Director	Resigned on 17/04/2025	311,751,783	617,161,348
Ms. Do Thi Thanh Binh	Deputy General Director	Re-appointed on 30/06/2025	431,330,194	399,134,827
Mr. Phan Xuan Hien	Deputy General Director	Resigned on 11/07/2025	282,235,683	453,659,512
Mr. Mai Tan Phat	Deputy General Director	Re-appointed on 30/06/2025	412,305,954	360,312,516
Ms. Le Thi Thanh Thien	Chief Accountant	Appointed on 29/09/2025	47,111,398	-
Ms. Huynh Thi Bich Hanh	Chief Accountant	Resigned on 16/07/2025	256,026,154	399,134,627
Total			2,013,903,216	2,229,402,830

38. Events after the balance sheet date

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

39. Corresponding figures

Corresponding figures were taken from the financial statements for the year ended 31/12/2024 which had been audited by AAC.



Nguyen Cong Dung
General Director

Ho Chi Minh City, 12 March 2026

Le Thi Thanh Thien
Chief Accountant

Vo Thi Thanh Tuyen
Preparer



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