

**VIETNAM BOOKS JOINT STOCK
COMPANY**

No.: 19/SAVINA/CV/2026

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

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Hanoi, 27 March 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Vietnam Books Joint Stock Company shall disclose the Audited Financial Statements for the year ended 31 December 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: Vietnam Books Joint Stock Company:
 - Stock code: VNB
 - Address: No. 44 Trang Tien Street, Hoan Kiem Ward, Hanoi City
 - Tel: (024) 3.9348790 Fax: (024) 3.9341591
 - Email:
 - Website: <https://www.savina.com.vn>
2. Content of published information :
 - Financial Statements Audit for the year ended 31 December 2025
 - ☒ Separate financial statements (Listed organizations without subsidiaries and superior accounting units with affiliated units);
 - ☐ Consolidated financial statements (Listed organization with subsidiaries);
 - ☐ General financial statements (Listed organizations with affiliated accounting units have their own accounting apparatus).
 - Cases requiring an explanation of the cause:
 - + The audit organization issued an opinion that was not an unqualified opinion on the financial statements (for the audited financial statements in 2025):
 - ☐ Yes ☒ No
 - Written explanation in case of ticking "yes" box:
 - ☐ Yes ☐ No
 - + Profit after tax in the statements period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2025):
 - ☐ Yes ☒ No
 - Written explanation in case of ticking "yes" box:
 - ☐ Yes ☐ No
 - + Profit after corporate income tax in the Income statement of the statement period changes by 10% or more compared to the same statement period of the previous year:
 - ☒ Yes ☐ No
 - Written explanation in case of ticking "yes" box:
 - ☒ Yes ☐ No



+ Profit after tax in the statement period is a loss, changing from profit in the previous statement period to loss in this period or vice versa:

☐ Yes

☒ No

Written explanation in case of ticking "yes" box:

☐ Yes

☐ No

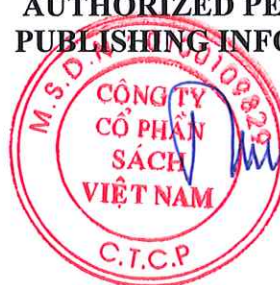
This information was published on the company's website on 27 /03/2026 at the link:
<https://savina.com.vn/bao-cao-tai-chinh>

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

- Financial statements for year 2025

**LEGAL REPRESENTATIVE
AUTHORIZED PERSON FOR
PUBLISHING INFORMATION**



TỔNG GIÁM ĐỐC
Trần Lê Phương



Vietnam Books Joint Stock Company

Financial statements

For the year ended 31 December 2025



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Vietnam Books Joint Stock Company

Financial statements

For the year ended 31 December 2025



Vietnam Books Joint Stock Company

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Vietnam Books Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vietnam Books Joint Stock Company ("the Company"), formerly a state-owned enterprise, was established under the Decision No. 3944/TC-QĐ dated 19 December 1997 of the Minister of Culture and Information (now the Ministry of Culture, Sports and Tourism). According to the Enterprise Registration Certificate No. 0100109829 issued by Hanoi Department of Planning and Investment on 10 December 2010, the Company was officially transformed from Vietnam Books Corporation to Vietnam Books One Member Limited Liability Company. According to the 2nd amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 27 April 2016, the Company was officially transformed into a joint stock company. The Company also received subsequent amended Enterprise Registration Certificates, with the 4th amendment dated 19 July 2023 as the latest.

The current principal activities of the Company during the period are providing office lease, trading and publishing books.

The Company's head office is located at 44 Trang Tien Street, Hoan Kiem Ward, Hanoi, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Le Thang Long	Chairman
Mr. Nguyen Trong Tuan	Member
Ms. Tran Thanh Mai	Member
Mr. Vu Quyet Thang	Member
Mr. Tran Le Phuong	Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms. Nguyen Hong Mai	Head of Board of Supervision
Ms. Nguyen Thi Thu Thuy	Member
Ms. Nguyen Thi Lan Anh	Member

MANAGEMENT

Members of management during the year and at the date of this report are:

Mr. Tran Le Phuong	General Director
Mr. Nguyen Trong Tuan	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company from during the year and at the date of this report is Mr. Tran Le Phuong, General Director.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

Vietnam Books Joint Stock Company

REPORT OF MANAGEMENT

The Management of Vietnam Books Joint Stock Company ("the Company") is pleased to present this report and the financial statements of the Company for the year ended 31 December 2025.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Management is responsible for the financial statements of each financial year which give a true and fair view of the financial position of the Company and of the results of its operations and its cash flows for the year. In preparing those financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- ▶ prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management confirmed that it has complied with the above requirements in preparing the accompanying financial statements.

STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in its opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.



For and on behalf of management:

Tran Le Phuong
General Director

Hanoi, Vietnam

26 March 2026



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Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 11856788/E-68617528

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Vietnam Books Joint Stock Company

We have audited the accompanying financial statements of Vietnam Books Joint Stock Company ("the Company"), as prepared on 26 March 2026 and set out on pages 5 to 35, which comprise the balance sheet as at 31 December 2025, the income statement and the cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and true and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements, and for such internal control as 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.

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 true 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 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.





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Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.

Ernst & Young Vietnam Limited



Phung Manh Phu
Deputy General Director
Audit Practising Registration
Certificate No. 2598-2023-004-1

Phan Tien Quan
Auditor
Audit Practising Registration
Certificate No. 6169-2023-004-1

Hanoi, Vietnam

26 March 2026



BALANCE SHEET
as at 31 December 2025

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		188,758,829,120	138,023,073,339
110	I. Cash	4	2,548,475,798	2,798,764,488
111	1. Cash		2,548,475,798	2,798,764,488
120	II. Short-term investments	5	78,500,000,000	111,500,000,000
123	1. Held-to-maturity investments		78,500,000,000	111,500,000,000
130	III. Current accounts receivable		97,617,677,840	14,395,416,348
131	1. Short-term trade receivables	6	3,010,706,802	1,674,702,150
132	2. Short-term advances to suppliers		6,856,255	6,856,255
135	3. Short-term loan receivables		-	10,000,000,000
136	4. Other short-term receivables	8	94,600,114,783	2,713,857,943
140	IV. Inventories	9	9,839,299,710	9,328,892,503
141	1. Inventories		12,505,308,246	11,315,385,007
149	2. Provision for obsolete inventories		(2,666,008,536)	(1,986,492,504)
150	V. Other current assets		253,375,772	-
152	1. Deductible value-added tax		253,375,772	-
200	B. NON-CURRENT ASSETS		1,028,043,039,275	992,691,605,443
210	I. Long-term receivables		1,008,135,000,000	971,736,534,243
215	1. Long-term loan receivables	7	1,008,000,000,000	927,000,000,000
216	2. Other long-term receivables	8	135,000,000	44,736,534,243
220	II. Fixed assets		2,928,069,358	3,247,495,102
221	1. Tangible fixed assets	10	2,928,069,358	3,247,495,102
222	Cost		18,236,069,546	18,236,069,546
223	Accumulated depreciation		(15,308,000,188)	(14,988,574,444)
230	III. Investment properties	11	6,269,631,841	6,953,591,677
231	1. Cost		33,453,922,441	33,453,922,441
232	2. Accumulated depreciation		(27,184,290,600)	(26,500,330,764)
240	IV. Long-term assets in progress		6,000,000,000	6,000,000,000
242	1. Construction in progress	12	6,000,000,000	6,000,000,000
250	V. Long-term investments		4,322,500,000	4,322,500,000
252	1. Investments in associates	13	4,322,500,000	4,322,500,000
260	VI. Other long-term assets		387,838,076	431,484,421
261	1. Long-term prepaid expenses		387,838,076	431,484,421
270	TOTAL ASSETS		1,216,801,868,395	1,130,714,678,782

BALANCE SHEET (continued)
as at 31 December 2025

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		31,432,372,731	28,399,229,318
310	I. Current liabilities		30,964,372,731	27,799,229,318
311	1. Short-term trade payables	14	6,722,133,863	5,795,977,970
312	2. Short-term advances from customers		79,587,365	39,535,725
313	3. Statutory obligations	15	21,038,804,622	19,294,482,261
314	4. Payables to employees		708,223,528	769,721,410
315	5. Short-term accrued expenses		160,833,333	289,333,334
318	6. Short-term unearned revenue	16	1,445,119,620	1,104,028,618
319	7. Other short-term payables		809,670,400	506,150,000
330	II. Non-current liabilities		468,000,000	600,000,000
337	1. Other long-term liabilities		468,000,000	600,000,000
400	D. OWNERS' EQUITY		1,185,369,495,664	1,102,315,449,464
410	I. Owners' equity	17	1,185,369,495,664	1,102,315,449,464
411	1. Issued share capital		679,099,600,000	679,099,600,000
411a	- Ordinary shares with voting rights		679,099,600,000	679,099,600,000
412	2. Share premium		71,821,151,584	71,821,151,584
415	3. Treasury shares		(160,500,000)	(160,500,000)
421	4. Undistributed earnings		434,609,244,080	351,555,197,880
421a	- Undistributed earnings by the end of prior year		351,555,197,880	276,450,743,309
421b	- Undistributed earnings of current year		83,054,046,200	75,104,454,571
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,216,801,868,395	1,130,714,678,782

Hanoi, Vietnam

26 March 2026

Nguyen Thi Minh
Preparer

Dang Xuan Anh
Chief Accountant



Tran Le Phuong
General Director

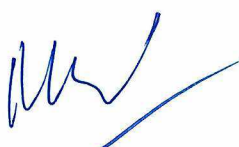
INCOME STATEMENT
for the year ended 31 December 2025


Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	18.1	29,762,902,723	31,735,598,766
02	2. Deductions	18.1	-	-
10	3. Net revenue from sale of goods and rendering of services	18.1	29,762,902,723	31,735,598,766
11	4. Costs of goods sold and services rendered	19	(17,107,754,323)	(18,568,443,920)
20	5. Gross profit from sale of goods and rendering of services		12,655,148,400	13,167,154,846
21	6. Finance income	18.2	123,835,849,052	108,873,992,545
22	7. Finance expenses		(77,779,151)	(40,988,814)
23	In which: Interest expenses		-	-
25	8. Selling expenses	20	(5,995,477,046)	(6,123,116,923)
26	9. General and administrative expenses	20	(26,431,833,739)	(21,902,306,969)
30	10. Operating profit		103,985,907,516	93,974,734,685
31	11. Other income		96,727,583	100,822,933
32	12. Other expenses		-	-
40	13. Other profit		96,727,583	100,822,933
50	14. Accounting profit before tax		104,082,635,099	94,075,557,618
51	15. Current corporate income tax expenses	22	(21,028,588,899)	(18,971,103,047)
60	16. Net profit after corporate income tax		83,054,046,200	75,104,454,571
70	17. Basic earnings per share	24	1,223	1,106
71	18. Diluted earnings per share	24	1,223	1,106

Hanoi, Vietnam

26 March 2026


Nguyen Thi Minh
Preparer


Dang Xuan Anh
Chief Accountant


Tran Le Phuong
General Director



CASH FLOW STATEMENT
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		104,082,635,099	94,075,557,618
	<i>Adjustments for:</i>			
02	Depreciation of tangibles fixed assets and investment properties	10, 11	1,003,385,580	1,010,918,930
03	Provision		679,516,032	279,092,761
05	Profits from investing activities	19	(123,833,223,344)	(108,871,502,062)
08	Operating loss before changes in working capital		(18,067,686,633)	(13,505,932,753)
09	(Increase)/decrease in receivables		(1,617,315,980)	19,685,355
10	(Increase)/decrease in inventories		(1,189,923,239)	1,052,013,941
11	Increase/(decrease) in payables		993,936,848	(1,912,962,344)
12	Decrease in prepaid expenses		43,646,345	37,349,331
15	Corporate income tax paid	16	(18,989,382,334)	(17,280,108,117)
20	Net cash flows used in operating activities		(38,826,724,993)	(31,589,954,587)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
23	Loans to other entities and payments for purchase of debt instruments of other entities		(89,500,000,000)	(267,000,000,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		51,500,000,000	184,000,000,000
27	Interest and dividends received		76,576,436,303	115,510,556,171
30	Net cash flows from investing activities		38,576,436,303	32,510,556,171

CASH FLOW STATEMENT (continued)
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
50	Net (decrease)/increase in cash for the year		(250,288,690)	920,601,584
60	Cash at beginning of year		2,798,764,488	1,878,162,904
70	Cash at end of year	4	2,548,475,798	2,798,764,488

Hanoi, Vietnam

26 March 2026



 Nguyen Thi Minh
Preparer



 Dang Xuan Anh
Chief Accountant


 Tran Le Phuong
General Director

NOTES TO THE FINANCIAL STATEMENTS

as at 31 December 2025 and for the year then ended

1. CORPORATE INFORMATION

Vietnam Books Joint Stock Company ("the Company"), formerly a state-owned enterprise, was established under the Decision No. 3944/TC-QĐ dated 19 December 1997 of the Minister of Culture and Information (now the Ministry of Culture, Sports and Tourism). According to the Enterprise Registration Certificate No. 0100109829 issued by Hanoi Department of Planning and Investment on 10 December 2010, the Company was officially transformed from Vietnam Books Corporation to Vietnam Books One Member Limited Liability Company. According to the 2nd amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 27 April 2016, the Company was officially transformed into a joint stock company. The Company also received subsequent amended Enterprise Registration Certificates, with the 4th amendment dated 19 July 2023 as the latest.

The current principal activities of the Company during the year are office leasing, trading and publishing books.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at 44 Trang Tien Street, Hoan Kiem Ward, Hanoi, Vietnam.

Vingroup Joint Stock Company ("Vingroup JSC") is the Parent company of the Company. Vingroup JSC and its subsidiaries are collectively referred to as the Group.

The number of the Company's employees as at 31 December 2025 is 52 (as at 31 December 2024: 53).

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

The financial statements of the Company, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and the results of operations and the cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is the computer based system.

2.3 Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The financial statements are prepared in VND which is also the Company's accounting currency.

2.5 Accounting regulation issued but not yet effective

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Company is in the process of assessing the impact of Circular 99 on the preparation and presentation of its financial statements and will implement Circular 99 for the financial year ending 31 December 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash

Cash comprises cash on hand and cash at banks.

3.2 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of processing (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The periodic method is used to record inventories, which are valued as follows:

Merchandise	- cost of purchase on a weighted average basis.
Finished goods	- cost of finished goods on a weighted average basis.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Inventories (continued)

Provision for obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the income statement.

3.3 Receivables

Receivables are presented in the balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Rentals under operating leases are charged to the income statement on a straight-line basis over the term of the lease.

Rentals under operating leases are charged to the income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's tangible fixed assets in the balance sheet. Initial direct costs incurred in negotiating an operating lease are added to the carrying value of the leased asset for amortisation to the income statement over the lease term.

Lease income is recognised in the income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.7 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	26 – 39 years
Machinery and equipment	5 – 19 years
Means of transportation	5 – 10 years
Computer software	5 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	26 – 39 years
Machinery and equipment	5 – 19 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the balance sheet and are amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Investments

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the income statement. Distributions from sources which are attributable to period before having significant influence are considered a recovery of investment and are deducted to the cost of the investment.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidence of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the income statement and deducted against the value of such investments.

3.11 Payables and accruals

Payables and accrued expenses are recognised for future amounts payable in respect of goods and services received regardless of whether or not billed to the Company.

3.12 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conduct transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conduct transactions regularly.

All exchange differences incurred during the period are taken to the income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.13 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Periodic rental income

Rental income arising from operating leases is recognised in the income statement on a straight line basis over the terms of the lease.

Interest

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

Dividends

Dividend and profit distribution income are recognized when Company is entitled to receive dividends or when the Company are entitled to receive profits from its capital contributions.

3.14 Taxation*Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount in financial statements.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Taxation (continued)

Deferred tax (continued)

Deferred tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.15 Share capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in the income statement upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level of authority and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Company (after adjusting for welfare fund and reward) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit/(loss) after tax attributable to ordinary shareholders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.18 Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The segment according to the Company's business activities is primarily determined based on trading of books and leasing of investment properties. In addition, the Company's business activities are mainly carried out in the territory of Vietnam. Therefore, the Company's risks and returns are not impacted by the differences in the locations where the Company operates. Hence, the management concludes that the Company mainly operates in Vietnam territory and the Company does not need to disclose geographical segments.

3.19 Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

4. CASH

	Currency: VND	
	Ending balance	Beginning balance
Cash on hand	91,819,226	75,102,632
Cash at banks	2,456,656,572	2,723,661,856
TOTAL	2,548,475,798	2,798,764,488

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

5. SHORT-TERM INVESTMENTS

These are short-term bank deposits in VND at commercial banks which have original terms from 6 to 12 months and earn interest from 4.8% per annum to 5.5% per annum (31 December 2024: from 4.0% per annum to 5.0% per annum).

6. SHORT-TERM TRADE RECEIVABLES

	Currency: VND	
	Ending balance	Beginning balance
Trade receivables	1,256,640,137	1,150,173,626
- <i>Petrolimex Asphalt Company Limited</i>	491,222,500	-
- <i>Van Xuan General Import and Export Corporation</i>	-	355,943,700
- <i>Thuat Bookstore</i>	-	150,145,580
- <i>Others</i>	765,417,637	644,084,346
Rental receivables	1,754,066,665	524,528,524
- <i>Vietnam Book Printing Joint Stock Company</i>	1,644,066,665	524,528,524
- <i>Others</i>	110,000,000	-
TOTAL	3,010,706,802	1,674,702,150
Provision for doubtful receivables	-	-
<i>In which:</i>		
Trade receivables from other customers	1,077,758,850	1,135,972,376
Trade receivables from related parties (Note 23)	1,932,947,952	538,729,774

7. LONG-TERM LOAN RECEIVABLES

The balance as at 31 December 2025 comprises of secured loans to corporate counterparties, due in January 2027, earning interest of 12% per annum.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

8. OTHER RECEIVABLES

Currency: VND

	Ending balance		Beginning balance	
	Balance	Provision	Balance	Provision
Short-term				
Loan interest receivables (*)	92,767,890,413	-	456,986,301	-
Interest receivables on term deposits	1,293,194,868	-	1,625,027,741	-
Others	539,029,502	-	631,843,901	-
TOTAL	94,600,114,783	-	2,713,857,943	-
<i>In which:</i>				
Receivables from others	94,089,020,837	-	2,082,014,042	-
Receivables from related parties (Note 23)	511,093,946	-	631,843,901	-
Long-term				
Loan interest receivables (*)	-	-	44,601,534,243	-
Others	135,000,000	-	135,000,000	-
TOTAL	135,000,000	-	44,736,534,243	-

(*) This is interest receivable arising from loans to corporate counterparties (Note 7).

9. INVENTORIES

Currency: VND

	Ending balance		Beginning balance	
	Balance	Provision	Balance	Provision
Merchandises	2,600,367,180	(1,221,025,516)	5,442,999,632	(1,234,540,250)
Finished goods	9,904,941,066	(1,444,983,020)	5,872,385,375	(751,952,254)
TOTAL	12,505,308,246	(2,666,008,536)	11,315,385,007	(1,986,492,504)

Details of movements of provision for obsolete inventories:

Currency: VND

	Current year	Previous year
Beginning balance	1,986,492,504	1,707,399,743
Add: Provision made during the year	802,535,275	326,735,276
Less: Reversal of provision during the year	(123,019,243)	(47,642,515)
Ending balance	<u>2,666,008,536</u>	<u>1,986,492,504</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

10. TANGIBLE FIXED ASSETS

Currency: VND

	<i>Buildings and structures</i>	<i>Means of transportation</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:				
Beginning balance	14,232,330,283	913,524,181	3,090,215,082	18,236,069,546
Ending balance	14,232,330,283	913,524,181	3,090,215,082	18,236,069,546
<i>In which:</i>				
Fully depreciated	4,623,012,364	913,524,181	3,090,215,082	8,626,751,627
Accumulated depreciation:				
Beginning balance	10,984,835,181	913,524,181	3,090,215,082	14,988,574,444
- Depreciation for the year	319,425,744	-	-	319,425,744
Ending balance	11,304,260,925	913,524,181	3,090,215,082	15,308,000,188
Net carrying amount:				
Beginning balance	3,247,495,102	-	-	3,247,495,102
Ending balance	2,928,069,358	-	-	2,928,069,358

11. INVESTMENT PROPERTIES

Currency: VND

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:			
Beginning balance	30,132,659,562	3,321,262,879	33,453,922,441
Ending balance	30,132,659,562	3,321,262,879	33,453,922,441
<i>In which:</i>			
Fully depreciated	9,557,024,754	3,321,262,879	12,878,287,633
Accumulated depreciation:			
Beginning balance	23,179,067,885	3,321,262,879	26,500,330,764
- Depreciation for the year	683,959,836	-	683,959,836
Ending balance	23,863,027,721	3,321,262,879	27,184,290,600
Net carrying amount:			
Beginning balance	6,953,591,677	-	6,953,591,677
Ending balance	6,269,631,841	-	6,269,631,841

Investment properties include a portion of the buildings at No. 44 Trang Tien Street, Hoan Kiem Ward; No. 22B Hai Ba Trung Street, Cua Nam Ward; Bai Cham Warehouse at Dong Anh Commune and Warehouse at No. 2 Chua Ha Street, Cau Giay Ward, Hanoi which are being used for operating leases.

As at 31 December 2025, the Company has not been able to obtain sufficient, necessary information for the purpose of determining the fair value of these investment properties.

Revenue and expenses relating to investment properties are presented in Note 18.3.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

12. CONSTRUCTION IN PROGRESS

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
22A Hai Ba Trung project (*)	6,000,000,000	6,000,000,000
TOTAL	6,000,000,000	6,000,000,000

(*) This is the land clearance compensation for a real estate project at No. 22A Hai Ba Trung Street, Cua Nam Ward, Hanoi.

13. LONG-TERM INVESTMENTS

Currency: VND

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>Cost</i>	<i>Provision</i>	<i>Carrying value</i> (*)	<i>Cost</i>	<i>Provision</i>	<i>Carrying value</i> (*)
Investment in associate	4,322,500,000	-	4,322,500,000	4,322,500,000	-	4,322,500,000
TOTAL	4,322,500,000	-	4,322,500,000	4,322,500,000	-	4,322,500,000

(*) The Company has not been able to determine the fair value of the investment because the share of associate is not traded on the stock exchange.

<i>Name</i>	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Ownership</i> (%)	<i>Voting right</i> (%)	<i>Ownership</i> (%)	<i>Voting right</i> (%)
Vietnam Books Printing Joint Stock Company	27.76	27.76	27.76	27.76

Vietnam Books Printing Joint Stock Company was established under the Enterprise Registration Certificate No. 0104209630 issued by Hanoi Department of Planning and Investment on 6 October 2009. The Company also received subsequent amended Enterprise Registration Certificates, with the 4th amendment dated 9 August 2019 as the latest. Vietnam Books Printing Joint Stock Company has charter capital of VND 14.5 billion. The main activity of this company is to provide printing services. The head office of this company is located at No. 22B, Hai Ba Trung Street, Cua Nam Ward, Hanoi.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. SHORT-TERM TRADE PAYABLES

Currency: VND

	Ending balance		Beginning balance	
	Balance	Payable amount	Balance	Payable amount
Trade payables to suppliers	6,722,133,863	6,722,133,863	5,795,977,970	5,795,977,970
- Cambridge University Press	2,882,407,380	2,882,407,380	624,300,945	624,300,945
- Kim Dong Publishing House	125,761,752	125,761,752	291,160,896	291,160,896
- Branch of Young Publishing Company Limited in Hanoi	107,209,655	107,209,655	166,096,889	166,096,889
- Springer Nature Customer Service Center GmbH	-	-	147,468,237	147,468,237
- Duc Minh General Trading Services and Business Co., Ltd	-	-	33,858,000	33,858,000
- Other payables	3,606,755,076	3,606,755,076	4,533,093,003	4,533,093,003
TOTAL	6,722,133,863	6,722,133,863	5,795,977,970	5,795,977,970

15. STATUTORY OBLIGATIONS

Currency: VND

	Beginning balance	Payable for the year	Payment/offset made in the year	Ending balance
Corporate income tax	18,965,249,979	21,028,588,899	(18,989,382,334)	21,004,456,544
Personal income tax	46,846,840	232,560,934	(245,059,696)	34,348,078
Value added tax	281,350,250	1,217,284,559	(1,498,634,809)	-
Others	1,035,192	1,179,948,856	(1,180,984,048)	-
TOTAL	19,294,482,261	23,658,383,248	(21,914,060,887)	21,038,804,622

16. SHORT-TERM UNEARNED REVENUE

Currency: VND

	Ending balance	Beginning balance
Unearned revenue from house and land leases	1,445,119,620	1,104,028,618
TOTAL	1,445,119,620	1,104,028,618

Vietnam Books Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

17. OWNERS' EQUITY

17.1 Increase and decrease in owners' equity

	Issued share capital	Share premium	Treasury shares	Undistributed earnings	Total
Currency: VND					
Previous year					
Beginning balance	679,099,600,000	71,821,151,584	(160,500,000)	276,450,743,309	1,027,210,994,893
- Net profit for the year	-	-	-	75,104,454,571	75,104,454,571
Ending balance	679,099,600,000	71,821,151,584	(160,500,000)	351,555,197,880	1,102,315,449,464
Current year					
Beginning balance	679,099,600,000	71,821,151,584	(160,500,000)	351,555,197,880	1,102,315,449,464
- Net profit for the year	-	-	-	83,054,046,200	83,054,046,200
Ending balance	679,099,600,000	71,821,151,584	(160,500,000)	434,609,244,080	1,185,369,495,664

17.2 Contributed share capital

	Ending balance		Beginning balance	
	Total	Ordinary shares	Preference shares	Preference shares
Currency: VND				
Vingroup JSC	443,642,740,000	443,642,740,000	-	-
State Capital Investment Corporation	67,909,960,000	67,909,960,000	-	-
Other shareholders	167,546,900,000	167,546,900,000	-	-
Share premium	71,821,151,584	71,821,151,584	-	-
Treasury shares	(160,500,000)	(160,500,000)	-	-
TOTAL	750,760,251,584	750,760,251,584	-	750,760,251,584

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

17. OWNERS' EQUITY (continued)

17.3 Capital transactions with owners and distribution of dividends, profits

	Currency: VND	
	Current year	Previous year
Issued share capital		
Beginning balance	679,099,600,000	679,099,600,000
Ending balance	679,099,600,000	679,099,600,000
Dividends, profit declared	-	-

17.4 Shares

	Quantity (shares)	
	Ending balance	Beginning balance
Authorized and issued shares	67,909,960	67,909,960
Ordinary shares	67,909,960	67,909,960
Preference shares	-	-
Treasury shares	15,000	15,000
Ordinary shares	15,000	15,000
Preference shares	-	-
Shares in circulation	67,894,960	67,894,960
Ordinary shares	67,894,960	67,894,960
Preference shares	-	-

Par value of the outstanding shares is VND10,000 per share (2024: VND10,000 per share).

18. REVENUE

18.1 Revenue from sale of goods and rendering of services

	Currency: VND	
	Current year	Previous year
Gross revenue	29,762,902,723	31,735,598,766
<i>In which:</i>		
Sale of goods	15,334,943,502	17,038,548,182
Rental revenue	14,427,959,221	14,697,050,584
Deduction	-	-
Net revenue	29,762,902,723	31,735,598,766
<i>In which:</i>		
Sale to others	26,514,218,797	27,725,792,658
Sale to related parties (Note 23)	3,248,683,926	4,009,806,108

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

18. REVENUE (continued)

18.2 Finance income

	Currency: VND	
	Current year	Previous year
Interest income from loan receivables	118,952,547,951	103,727,780,815
Interest income from deposits	4,659,300,348	4,861,971,247
Dividends earned	221,375,045	281,750,000
Foreign exchange gains	2,625,708	2,490,483
TOTAL	123,835,849,052	108,873,992,545

18.3 Revenue and expenses relating to investment properties

	Currency: VND	
	Current year	Previous year
Rental income from investment properties	14,427,959,221	14,697,050,584
Direct operating expenses of investment properties generating rental income during the year	4,960,859,929	5,754,208,115

19. COSTS OF GOODS SOLD AND SERVICES RENDERED

	Currency: VND	
	Current year	Previous year
Costs of goods sold	12,146,894,394	12,814,235,805
Costs of rental services rendered	4,960,859,929	5,754,208,115
TOTAL	17,107,754,323	18,568,443,920

20. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Currency: VND	
	Current year	Previous year
Selling expenses		
- Labour expenses	5,577,771,687	5,664,810,275
- Expenses for external services	288,019,780	285,031,202
- Tools and supplies	35,355,911	42,609,544
- Others	94,329,668	130,665,902
TOTAL	5,995,477,046	6,123,116,923
General and administrative expenses		
- Expenses for external services	18,676,395,140	15,215,505,398
- Labour expenses	4,639,362,210	4,568,017,219
- Depreciation expenses	319,425,744	326,959,094
- Taxes, fees and charges	1,640,722,559	768,502,183
- Stationery expenses	231,896,910	221,615,787
- Others	924,031,176	801,707,288
TOTAL	26,431,833,739	21,902,306,969

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

21. PRODUCTION AND OPERATING COSTS

	Currency: VND	
	Current year	Previous year
Production costs of finished goods for sale (*)	6,756,124,387	1,804,894,662
Labour costs	10,217,133,897	10,232,827,494
Depreciation expenses	1,003,385,580	1,010,918,930
Expenses for external services	23,241,315,013	20,570,784,879
Others	2,926,336,224	1,965,100,704
TOTAL	44,144,295,101	35,584,526,669

(*) Excluding the purchase price of goods.

22. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the financial statements could change at a later date upon final determination by the tax authorities.

22.1 CIT expenses

The current CIT payable is based on taxable profit for the current year. The taxable income of the Company for the period differs from the profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

	Currency: VND	
	Current year	Previous year
Current tax expenses	21,028,588,899	18,971,103,047
TOTAL	21,028,588,899	18,971,103,047

The reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

	Currency: VND	
	Current year	Previous year
Accounting profit before tax	104,082,635,099	94,075,557,618
At CIT rate of 20%	20,816,527,020	18,815,111,524
Adjustments to increase:		
Non-deductible expenses	256,336,888	212,341,523
Adjustments to decrease:		
Dividends earned	(44,275,009)	(56,350,000)
CIT expenses	21,028,588,899	18,971,103,047

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

23. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company and other related parties that have transactions with the Company during the year and as at 31 December 2025 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Vingroup Joint Stock Company	Parent
Vietnam Books Printing Joint Stock Company	Associate
Vinschool Joint Stock Company ("Vinschool JSC")	Affiliate
VinAcademy Education and Training Limited Liability Company	Affiliate
Cam Ranh Investment Joint Stock Company	Affiliate
Vinsmart Future Joint Stock Company (formerly VinITIS Communication Technology Investment Joint Stock Company)	Affiliate

Significant transactions with related parties during the year were as follows:

<i>Currency: VND</i>				
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
Vietnam Books Printing Joint Stock Company	Associate	Rental income	2,391,369,688	3,012,572,376
		Receipt of rental income	1,510,968,523	3,138,210,930
		Books printing expenses payable	802,800,000	249,200,000
		Payment for books printing expenses	876,024,000	269,136,000
Cam Ranh Investment Joint Stock Company	Affiliate	Loan interest receivables	-	7,463,013,699
		Receipt of loan principal	-	100,000,000,000
		Receipt of loan interest	-	12,394,520,548
Vinschool Joint Stock Company	Affiliate	Sales of goods	590,251,770	661,518,825
Branch in Hai Phong City – Vinschool Joint Stock Company	Affiliate	Sales of goods	217,829,134	185,497,999
Branch in Ho Chi Minh City – Vinschool Joint Stock Company	Affiliate	Sales of goods	49,233,334	150,216,908
Vinsmart Future Joint Stock Company (formerly VinITIS Communication Technology Investment Joint Stock Company)	Affiliate	E-invoice operation expense	2,720,000	4,224,000

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

23. TRANSACTIONS WITH RELATED PARTIES (continued)

Terms and conditions of transactions with related parties

The Company sells goods and provides services to related parties at negotiated contract prices.

Trade receivables, trade payables to related parties as at 31 December 2025 are unsecured, interest free and will be paid in cash. For the year ended 31 December 2025, the Company has not made any provision for doubtful debts relating to the amount owed by related parties to the Company (as at 31 December 2024: nil).

Amounts due to and due from related parties at the balance sheet dates were as follows:

			Currency: VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables (Note 6)				
Vietnam Books Printing Joint Stock Company	Associate	Receivables from land rental income	1,644,066,665	524,528,524
Vinschool Joint Stock Company	Affiliate	Receivables from sale of goods	190,593,787	14,201,250
Vinschool Joint Stock Company – Hai Phong Branch	Affiliate	Receivables from sale of goods	63,024,000	-
Vinschool Joint Stock Company – Ho Chi Minh Branch	Affiliate	Receivables from sale of goods	35,263,500	-
TOTAL			1,932,947,952	538,729,774
Other short-term receivables (Note 8)				
Vietnam Books Printing Joint Stock Company	Associate	Dividend receivables	503,125,045	623,875,000
		Other receivables	7,968,901	7,968,901
TOTAL			511,093,946	631,843,901

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

23. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors and management:

Individual	Position	Currency: VND	
		Remuneration	
		Current year	Previous year
Mr Le Thang Long	Chairman	-	-
Mrs Tran Thanh Mai	Member of Board of Directors	-	-
Mr Vu Quyet Thang	Member of Board of Directors	-	-
Mr Tran Le Phuong	General Director/Member of Board of Directors	-	-
Mr Nguyen Trong Tuan	Deputy General Director/Member of Board of Directors	551,927,847	540,173,632
TOTAL		551,927,847	540,173,632

Salary of Board of Supervision:

	Currency: VND	
	Current year	Previous year
Salary of Board of Supervision	184,650,558	184,500,557

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**24. EARNINGS PER SHARE**

The following data was used in the basic and diluted earnings per share computations:

	Currency: VND	
	Current year	Previous year
Net profit after tax attributable to ordinary equity holders	83,054,046,200	75,104,454,571
Distribution to bonus and welfare fund	-	-
Net profit after tax attributable to ordinary equity holders for basic earnings per share	83,054,046,200	75,104,454,571
Effect of dilution	-	-
Net profit attributable to ordinary equity holders adjusted for the effect of dilution	83,054,046,200	75,104,454,571
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	67,894,960	67,894,960
Effect of dilution	-	-
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	67,894,960	67,894,960
Basic earnings per share	1,223	1,106
Diluted earnings per share	1,223	1,106

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these financial statements.



Vietnam Books Joint Stock Company

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

25. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Company's risks and rates of return are affected predominantly by differences in the products and services produced. The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Company mainly operates in Vietnamese territory. Accordingly, the Company does not need to disclose geographical segments.

The following tables present revenue and profit and certain assets and liabilities information regarding the Company's business segment:

As at 31 December 2025 and for the year then ended:

	Currency: VND		
	Trading books	Leasing investment properties	Total
Revenue			
Sales to external customers	15,334,943,502	14,427,959,221	29,762,902,723
Cost of segments	15,334,943,502	14,427,959,221	29,762,902,723
Results	12,146,894,394	4,960,859,929	17,107,754,323
Segment net profit before tax	3,188,049,108	9,467,099,292	12,655,148,400
Unallocated income/(expenses) (i)			91,259,522,908
Profit before tax			104,082,635,099
Corporate income tax expenses			21,028,588,899
Net profit after tax			83,054,046,200
Assets and liabilities			
Segment assets	14,165,865,460	8,023,698,506	22,189,563,966
Unallocated assets (ii)			1,194,612,304,429
Total assets			1,216,801,868,395
Segment liabilities			
Unallocated liabilities (iii)	6,740,617,228	2,783,894,020	9,524,511,248
Total liabilities			31,432,372,731

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

25. SEGMENT INFORMATION (continued)

As at 31 December 2024 and for the year then ended:

	Trading books	Leasing investment properties	Currency: VND Total
Revenue	17,038,548,182	14,697,050,584	31,735,598,766
Sales to external customers	17,038,548,182	14,697,050,584	31,735,598,766
Cost of segments	12,814,235,805	5,754,208,115	18,568,443,920
Results			
Segment net profit before tax	4,224,312,377	8,942,842,469	13,167,154,846
Unallocated income/(expenses) (i)			80,908,402,772
Selling expense			94,075,557,618
Profit before tax			(18,971,103,047)
Corporate income tax expenses			
Net profit after tax			75,104,454,571
Assets and liabilities			
Segment assets	13,868,417,486	7,478,120,201	21,346,537,687
Unallocated assets (ii)			1,109,368,141,095
Total assets			1,130,714,678,782
Segment liabilities	5,835,513,695	2,210,178,618	8,045,692,313
Unallocated liabilities (iii)			20,353,537,005
Total liabilities			28,399,229,318

(i) Unallocated income/(expenses) mainly includes finance income, finance expenses, general and administrative expenses, other income and other expenses;

(ii) Unallocated assets include cash, short-term investments, long-term investments, tax and other receivables from the State, short-term loan receivables and long-term prepayments;

(iii) Unallocated liabilities include statutory obligations, payables to employees, accrued expenses.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

26. COMMITMENTS AND CONTINGENCIES

Risks related to the Company's land and house rental contracts

The Company is currently using the land lots and related assets located at 44 Trang Tien, No. 22A, No. 22B Hai Ba Trung, and 50A Hang Bai, Hanoi as its business premises, and for leasing activities. As of the date of these financial statements, these house rental and land rental contracts expired, and the Company is in the process of renewing these rental contracts with the authorized counterparties.

In addition, the Ministry of Culture, Sports and Tourism granted the Company two land lots located at Bai Cham Warehouse, Dong Anh Commune and at No. 2 Chua Ha Street, Cau Giay Ward, Hanoi City by for its business activities. However, as of the date of these financial statements, the Company has not signed any land rental contracts with the government authorities for these two land lots.

Annually, the Company pays house rents according to the notification from the Ha Noi Housing Management and Development One-member Company Limited and pays land rents based on the notification from Hoan Kiem District Tax Department (currently the Tax Department of Region I).

27. EVENTS AFTER THE BALANCE SHEET DATE

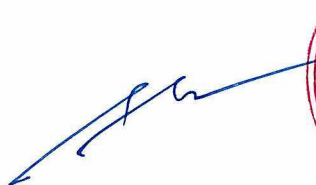
There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the financial statements of the Company.

Hanoi, Vietnam

26 March 2026



Nguyen Thi Minh
Preparer



Dang Xuan Anh
Chief Accountant



Tran Le Phuong
General Director



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