

**VIETNAM BOOKS JOINT STOCK
COMPANY**

No.: 36/SAVINA/CV/2026

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

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Hanoi, 20 April 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 Financial Statements for the first quarter of 2026 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 for the first quarter of 2026

- ☒ 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 2026):

- ☐ 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 2026):

- ☐ 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



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+ 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 20. /04/2026 at the link:
<https://savina.com.vn/bao-cai-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 the first quarter of 2026

**LEGAL REPRESENTATIVE
AUTHORIZED PERSON FOR
PUBLISHING INFORMATION**



TỔNG GIÁM ĐỐC
Trần Lê Phương



VIETNAM BOOKS JOINT STOCK COMPANY

Financial Statement

First Quarter 1, 2026



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GENERAL INFORMATION

COMPANY

Vietnam Books Joint Stock Company (“the Company”) is a joint stock company established in Vietnam under Business Registration Certificate No. 0100109829 issued by the Hanoi Authority for Planning and Investment on 27 April 2016; amended for the 4th time on 19 July 2023.

The Company’s principal activities during the current period are trading in books and cultural products, and office leasing.

The Company’s head office is located at: No. 44, Trang Tien Street, Hoan Kiem Ward, Hanoi City.

BOARD OF DIRECTORS

The members of the Board of Directors during the period and at the date of this statement are as follows:

| | |
|-----------------------|----------|
| 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 SUPERVISORS

| | |
|-------------------------|-------------------|
| Ms. Nguyen Hong Mai | Head of the Board |
| Ms. Nguyen Thi Thu Thuy | Member |
| Ms. Nguyen Thi Lan Anh | Member |

THE BOARD OF MANAGEMENT

The members of the Board of Management during the period and at the date of this statement are as follows:

| | |
|-----------------------|---|
| Mr. Tran Le Phuong | General Director - Appointed on 14 July 2023 |
| Mr. Nguyen Trong Tuan | Deputy General Director - Appointed on 18 June 2021 |

LEGAL REPRESENTATIVE

The legal representative of the Company at the date of this statement is Mr. Tran Le Phuong.

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Vietnam Books Joint Stock Company (the “Company”) presents this report and the Company’s financial statements for the three-month period ended 31 March 2026

STATEMENT OF RESPONSIBILITIES OF THE BOARD OF MANAGEMENT IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of Management is responsible for ensuring that the financial statements for each financial period give a true and fair view of the financial position, business results, and cash flows of the Company during the period. In preparing these financial statements, the Board of Management is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, and that all material departures from these standards have been disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Board of 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 ensure that the accounting records comply with the registered 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 Board of Management confirms that it has complied with the above requirements in preparing the accompanying financial statements.

APPROVAL OF THE BOARD OF MANAGEMENT

In the opinion of the Board of Management, the accompanying financial statements give a true and fair view of the financial position of the Company as on 31 March 2026, and of its business results and cash flows for the financial period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant statutory requirements regarding the preparation and presentation of financial statements.

On behalf of the Board of Management:



Tran Le Phuong
General Director

Hanoi, Vietnam
20 April 2026

STATEMENT OF FINANCIAL POSITION
As of 31 March 2026

Unit: VND

| Code | ASSETS | Note | As of 31 March 2026 | As of 01 January 2026 |
|------------|--|--------------|--------------------------|--------------------------|
| 100 | A. CURRENT ASSETS | | 193,008,748,041 | 188,758,829,120 |
| 110 | I. Cash and cash equivalents | V.1 | 4,928,627,303 | 2,548,475,798 |
| 111 | 1. Cash | | 902,079,358 | 2,548,475,798 |
| 112 | 2. Cash equivalents | | 4,026,547,945 | |
| 120 | II. Short-term financial investments | V.2.1 | 176,501,498,623 | 172,561,085,281 |
| 123 | 1. Short-term held-to-maturity investments | | 176,501,498,623 | 172,561,085,281 |
| 130 | III. Short-term receivables | V.3 | 2,831,575,527 | 3,556,592,559 |
| 131 | 1. Short-term trade receivables | V.3.1 | 2,302,625,326 | 3,010,706,802 |
| 132 | 2. Short-term advances to suppliers | V.3.2 | 6,856,255 | 6,856,255 |
| 135 | 3. Other short-term receivables | V.3.3 | 522,093,946 | 539,029,502 |
| 140 | IV. Inventories | V.4 | 8,746,239,921 | 9,839,299,710 |
| 141 | 1. Inventories | | 11,412,248,457 | 12,505,308,246 |
| 142 | 2. Provision for decline in value of inventories | | (2,666,008,536) | (2,666,008,536) |
| 160 | V. Other current assets | V.5 | 806,667 | 253,375,772 |
| 161 | 1. Short-term prepaid expenses | | 806,667 | |
| 162 | 2. Deductible Value Added Tax | | | 253,375,772 |
| 200 | B. NON-CURRENT ASSETS | | 1,027,664,360,641 | 1,028,043,039,275 |
| 210 | I. Long-term receivables | V.6 | | 135,000,000 |
| 215 | 1. Other long-term receivables | | | 135,000,000 |
| 220 | II. Fixed assets | V.7 | 2,848,212,922 | 2,928,069,358 |
| 221 | 1. Tangible fixed assets | V.7.1 | 2,848,212,922 | 2,928,069,358 |
| 222 | - Cost | | 18,236,069,546 | 18,236,069,546 |
| 223 | - Accumulated depreciation (*) | | (15,387,856,624) | (15,308,000,188) |
| 227 | 2. Intangible fixed assets | V.7.2 | | |
| 228 | - Cost | | 231,467,000 | 231,467,000 |
| 229 | - Accumulated depreciation (*) | | (231,467,000) | (231,467,000) |
| 240 | III. Investment properties | V.8 | 6,098,641,882 | 6,269,631,841 |
| 241 | - Cost | | 33,453,922,441 | 33,453,922,441 |
| 242 | - Accumulated depreciation (*) | | (27,355,280,559) | (27,184,290,600) |
| 250 | IV. Long-term assets in progress | V.9 | 6,000,000,000 | 6,000,000,000 |
| 252 | 1. Construction in progress | | 6,000,000,000 | 6,000,000,000 |
| 260 | V. Long-term financial investments | V.2.2 | 1,012,322,500,000 | 1,012,322,500,000 |
| 262 | 1. Investments in associates and joint ventures | | 4,322,500,000 | 4,322,500,000 |
| 265 | 2. Held-to-maturity investments | | 1,008,000,000,000 | 1,008,000,000,000 |
| 270 | VI. Other non-current assets | V.10 | 395,005,837 | 387,838,076 |
| 271 | 1. Long-term prepaid expenses | | 395,005,837 | 387,838,076 |
| 280 | TOTAL ASSETS (280 = 100 + 200) | | 1,220,673,108,682 | 1,216,801,868,395 |

STATEMENT OF FINANCIAL POSITION (continued)

As of 31 March 2026

Unit: VND

| Code | ASSETS | Note | As of 31 March 2026 | As of 01 January 2026 |
|------------|---|-------------|--------------------------|--------------------------|
| 300 | C. LIABILITIES | | 14,821,576,235 | 31,432,372,731 |
| 310 | I. Current liabilities | V.11 | 14,530,576,235 | 30,964,372,731 |
| 311 | 1. Short-term trade payables | V.11.1 | 3,133,932,037 | 6,722,133,863 |
| 312 | 2. Short-term advances from customers | V.11.2 | 293,198,045 | 79,587,365 |
| 314 | 3. Short-term statutory obligations | V.11.3 | 5,236,877,887 | 21,038,804,622 |
| 315 | 4. Payables to employees | V.11.4 | | 708,223,528 |
| 316 | 5. Short-term accrued expenses | V.11.5 | 3,383,588,187 | 160,833,333 |
| 319 | 6. Short-term unearned revenue | V.11.6 | 1,451,017,536 | 1,445,119,620 |
| 320 | 7. Other short-term payables | V.11.7 | 1,031,962,543 | 809,670,400 |
| 330 | II. Non-current liabilities | V.12 | 291,000,000 | 468,000,000 |
| 338 | 1. Other long-term payables | | 291,000,000 | 468,000,000 |
| 400 | D. EQUITY | V.13 | 1,205,851,532,447 | 1,185,369,495,664 |
| 411 | 1. Owner's contributed 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) |
| 420 | 11. Undistributed post-tax profits | | 455,091,280,863 | 434,609,244,080 |
| 420a | - Undistributed post-tax profits accumulated to the end of prior period | | 434,609,244,080 | 351,555,197,880 |
| 420b | - Undistributed post-tax profit of current period | | 20,482,036,783 | 83,054,046,200 |
| 440 | TOTAL EQUITY AND LIABILITIES (440 = 300 + 400) | | 1,220,673,108,682 | 1,216,801,868,395 |

Nguyen Thi Minh
Preparer
20 April 2026

Dang Xuan Anh
Chief Accountant

Tran Le Phuong
General Director



INCOME STATEMENT

For the first quarter of 2026

Unit: VND

| Code | Items | Note | Quarter 1, 2026 | Quarter 1, 2025 | Accumulated 3 months, 2026 | Accumulated 3 months, 2025 |
|------|---|------|-----------------|-----------------|----------------------------|----------------------------|
| 01 | 1. Revenue from sale of goods and rendering of services | | 4,279,861,170 | 6,431,960,649 | 4,279,861,170 | 6,431,960,649 |
| 02 | 2. Revenue deductions | | | | | |
| 10 | 3. Net revenue from sale of goods and rendering of services (10 = 01 - 02) | VI.1 | 4,279,861,170 | 6,431,960,649 | 4,279,861,170 | 6,431,960,649 |
| 11 | 4. Cost of goods sold | VI.2 | 1,475,077,259 | 3,323,236,019 | 1,475,077,259 | 3,323,236,019 |
| 20 | 5. Gross profit from sale of goods and rendering of services (20 = 10 - 11) | | 2,804,783,911 | 3,108,724,630 | 2,804,783,911 | 3,108,724,630 |
| 21 | 6. Gains/Losses from sale and disposal of investment properties | | | | | |
| 22 | 7. Financial income | VI.3 | 30,706,803,916 | 29,106,365,690 | 30,706,803,916 | 29,106,365,690 |
| 23 | 8. Financial expenses | | | 6,946,017 | | 6,946,017 |
| 24 | - In which: Interest expense | | | | | |
| 25 | 9. Selling expenses | VI.4 | 1,334,800,881 | 1,341,919,608 | 1,334,800,881 | 1,341,919,608 |
| 26 | 10. General and administrative expenses | VI.5 | 6,547,901,732 | 5,013,306,034 | 6,547,901,732 | 5,013,306,034 |
| 30 | 11. Net operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)} | | 25,628,885,214 | 25,852,918,661 | 25,628,885,214 | 25,852,918,661 |
| 31 | 12. Other income | VI.6 | 9,921,825 | 10,092,154 | 9,921,825 | 10,092,154 |
| 32 | 13. Other expenses | | | | | |
| 40 | 13. Other profit (40 = 31 - 32) | | 9,921,825 | 10,092,154 | 9,921,825 | 10,092,154 |

INCOME STATEMENT (continued)

For the first quarter of 2026

| Code | Items | Note | Quarter 1, 2026 | Quarter 1, 2025 | Accumulated 3 months, 2026 | Accumulated 3 months, 2025 |
|------|---|------|-----------------|-----------------|----------------------------|----------------------------|
| 50 | 15. Total accounting profit before tax (50 = 30 + 40) | | 25,638,807,039 | 25,863,010,815 | 25,638,807,039 | 25,863,010,815 |
| 51 | 16. Current corporate income tax expense | VI.7 | 5,156,770,256 | 5,179,450,827 | 5,156,770,256 | 5,179,450,827 |
| 52 | 17. Deferred corporate income tax expense | | | | | |
| 60 | 18. Net profit after corporate income tax (60 = 50 - 51 - 52) | | 20,482,036,783 | 20,683,559,988 | 20,482,036,783 | 20,683,559,988 |
| 70 | 19. Basic earnings per share (*) | VI.8 | 302 | 305 | 302 | 305 |
| 71 | 20. Diluted earnings per share (*) | | 302 | 305 | 302 | 305 |



Nguyen Thi Minh
Preparer
20 April 2026

Dang Xuan Anh
Chief Accountant

Tran Le Phuong
General Director

CASH FLOW STATEMENT

For the financial period ended 31 March 2026

Unit: VND

| Code | Items | Note | For the financial period ended 31 March 2026 | For the financial period ended 31 March 2025 |
|------|--|------|--|--|
| | I. Cash flows from operating activities | | | |
| 01 | Profit before tax | | 25,638,807,039 | 25,863,010,815 |
| | <i>Adjustments for</i> | | | |
| 02 | - Depreciation and amortization of fixed assets and investment properties | | 250,846,395 | 250,846,395 |
| 04 | - Foreign exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies | | (14,287,414) | |
| 05 | - Profits/losses from investing and financing activities | | (30,692,516,502) | (29,103,739,982) |
| 08 | Operating profit before changes in working capital | | (4,817,150,482) | (2,989,882,772) |
| 09 | - Increase/decrease in receivables | | (17,203,648,300) | (384,792,735) |
| 10 | - Increase/decrease in inventories | | 1,093,059,789) | (2,320,279,292) |
| 11 | - Increase/decrease in payables (excluding interest payables and corporate income tax payables) | | (763,110,208) | 3,286,887,814 |
| 12 | - Increase/decrease in prepaid expenses | | (7,167,761) | 29,390,128 |
| 15 | - Corporate income tax paid | | (21,004,456,544) | |
| 20 | Net cash flows from operating activities | | (42,702,473,506) | (2,378,676,857) |
| | II. Cash flows from investing activities | | | |
| 23 | Loans granted and purchases of debt instruments of other entities | | | (71,000,000,000) |
| 24 | Collection of loans and proceeds from sales of debt instruments of other entities | | 43,500,000,000 | |
| 27 | Interest, dividends and profits received | | 1,582,625,011 | 73,424,314,291 |
| 30 | Net cash flows from investing activities | | 45,082,625,011 | 2,424,314,291 |
| | III. Cash flows from financing activities | | | |
| 40 | Net cash flows from financing activities | | | |

CASH FLOW STATEMENT (conitnued)

For the financial period ended 31 March 2026

Unit: VND

| Code | Items | Note | For the financial period ended 31 March 2026 | For the financial period ended 31 March 2025 |
|------|---|------|--|--|
| 50 | Net cash flows for the period (50=20+30+40) | | 2,380,151,505 | 45,637,434 |
| 60 | Cash and cash equivalents at the beginning of the period | | 2,548,475,798 | 2,798,764,488 |
| 70 | Cash and cash equivalents at the end of the period (70=50+60+61) | | 4,928,627,303 | 2,844,401,922 |



Nguyen Thi Minh
Preparer
20 April 2026



Dang Xuan Anh
Chief Accountant



Tran Le Phuong
General Director

NOTES TO THE SELECTED FINANCIAL STATEMENTS**For the financial period ended 31 March 2026****I. CORPORATE INFORMATION****1. Entity information**

Vietnam Books Joint Stock Company (the “Company”) is a joint stock company incorporated in Vietnam under Business Registration Certificate No. 0100109829 issued by the Department of Planning and Investment of Hanoi on 27 April 2016; with the 4th amendment dated 19 July 2023.

The Company’s principal activities are: Trading in books and cultural products, and office leasing.

The Company’s head office is located at: No. 44, Trang Tien Street, Hoan Kiem Ward, Hanoi City.

The number of the Company’s employees as at 31 March 2026 was: 52 (31 March 2025: 54).

II. ACCOUNTING PERIOD AND CURRENCY**Accounting period**

The Company’s annual accounting period for the preparation of financial statements begins on 01 January and ends on 31 December.

Accounting currency

The financial statements are prepared in the Company’s accounting currency, which is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED**1. Accounting standards and system applied**

The Company’s financial statements are presented in accordance with the Vietnamese Corporate Accounting System and Vietnamese Accounting Standard No. 27 – Financial Statement and other Vietnamese Accounting Standards issued by the Ministry of Finance under:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the issuance of four Vietnamese Accounting Standards (Batch 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the issuance of six Vietnamese Accounting Standards (Batch 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the issuance of six Vietnamese Accounting Standards (Batch 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the issuance of six Vietnamese Accounting Standards (Batch 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the issuance of four Vietnamese Accounting Standards (Batch 5).

Accordingly, the accompanying financial statements and their use are not intended for those who are not informed about Vietnam’s accounting procedures, principles, and practices and, furthermore, are not intended to present the financial position, results of operations

(Continued)

and cash flows in accordance with generally accepted accounting principles and practices in countries and jurisdictions other than Vietnam.

2. Basis of preparation of financial statements

The Company prepares its financial statements for the financial period from 01 January 2026 to 31 March 2026 in accordance with the provisions of Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025, guiding the Vietnamese Corporate Accounting System.

3. Form of accounting records applied

The Company applies the form of accounting on computers (computerized accounting).

IV. APPLIED ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with an original maturity of not more than three months, which are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2. Receivables

Receivables are presented in the separate financial statements at the carrying amount of trade receivables and other receivables, net of provisions for doubtful debts.

The provision for doubtful debts represents the estimated value of receivables that the Company expects to be uncollectible at the end of the accounting period. Any increase or decrease in the provision balance is recognized in general and administrative expenses in the statement of income.

3. Inventories

The Company's inventories include books, cultural products, merchandise, raw materials, etc.

Inventory recognition principle: At cost.

Method of determining inventory value at the end of the period: Weighted average method

Inventory accounting method: Perpetual inventory system.

Provision for decline in value of inventories

Provision for decline in value of inventories is recognized for the estimated loss arising from the impairment in value (due to price decrease, damage, poor quality, obsolescence, etc.) of raw materials, finished goods, and merchandise owned by the Company, based on reasonable evidence of impairment at the end of the accounting period.

Any increase or decrease in the provision for decline in value of inventories is recognized in the cost of goods sold in the statement of income.

4. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Expenditures for purchasing, upgrading, and renewing fixed assets are capitalized, while maintenance and repair costs are recognized in the separate interim statement of income.

5. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

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

Expenditures for purchasing, upgrading, and renewing intangible fixed assets are capitalized, while maintenance and repair costs are recognized in the separate interim statement of income.

6. Depreciation and amortization of fixed assets

Depreciation of tangible fixed assets and amortization of intangible fixed assets are calculated on a straight-line basis over their estimated useful lives as follows:

| | | |
|--------------------------|---------|-------|
| Buildings and structures | 26 - 39 | years |
| Other structures | 10 - 20 | years |
| Machinery and equipment | 5 - 19 | years |
| Motor vehicles | 5 - 12 | years |
| Office equipment | 4 - 8 | years |
| Computer software | 5 | years |
| Copyrights | 4 - 8 | years |

7. Investment properties

Investment properties are stated at cost, including related transaction costs, less accumulated depreciation.

Expenditures related to investment properties incurred after initial recognition are capitalized to the carrying amount of the investment properties when it is probable that the Company will receive future economic benefits in excess of the originally assessed standard of performance of those investment properties.

Depreciation of investment properties is calculated on a straight-line basis over their estimated useful lives.

| | | |
|-------------------------|---------|-------|
| Buildings | 26 – 39 | years |
| Machinery and equipment | 5 - 19 | years |

Tangible fixed assets are transferred to investment properties in accordance with Circular No. 147/2016/TT-BTC issued on 13 October 2016. The allocation rate is based on the leased area over the total area.

8. Investments in associates

An associate is an entity over which the Company has significant influence but which is not a subsidiary or a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The Company initially recognizes investments in associates at cost.

9. Prepaid expenses

Prepaid expenses include short-term or long-term prepaid expenses on the Financial Statement and are amortized over the period of the prepayments corresponding to the economic benefits generated from these expenses.

10. Payables

Payables and accrued expenses are recognized for amounts to be paid in the future related to goods and services received, regardless of whether the Company has received the supplier's invoice or not.

11. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND/USD) are recorded at the exchange rates on the transaction dates according to the following principles:

- Transactions giving rise to receivables are recorded at the buying rate of the commercial bank where the Company designates the customer to make payments;
- Transactions giving rise to payables are recorded at the selling rate of the commercial bank where the Company expects to conduct the transaction.
- Transactions for purchasing assets or expenses paid immediately in foreign currency (not through accounts payable) are recorded at the buying rate of the commercial bank where the Company makes the payment.

At the end of the accounting period, monetary items denominated in foreign currencies are revalued as follows:

- Monetary items classified as assets are recorded at the buying rate of the commercial bank where the Company frequently conducts transactions.
- Monetary items classified as liabilities are recorded at the selling rate of the commercial bank where the Company frequently conducts transactions.

(Continued)

All foreign exchange differences actually arising during the period and differences resulting from the revaluation of monetary balances denominated in foreign currencies at the end of the period are recognized in the statement of income.

12. Profit Distribution

Net profit after corporate income tax is available for distribution to investors subject to approval by the General Meeting of Shareholders. Such distribution is made only after the Company has fully appropriated its reserve funds in accordance with the Company's Charter and Vietnamese legal regulations.

13. Revenue Recognition

Revenue is recognized when it is probable that the Company will receive economic benefits and the revenue value can be measured reliably. Revenue is recorded at the net realizable value of the consideration received or receivable, after deducting trade discounts, sales rebates, and sales returns. The following specific recognition criteria must also be strictly met:

Revenue from Books and Cultural Products

The Company's revenue streams comprise the trading of books, cultural products, and block calendars, as well as rental income, bank interest, and dividends.

Revenue from the sale of goods is recognized when all five (05) of the following conditions are simultaneously satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from investment property rentals

Revenue from service provision transactions is recognized when the outcome of such transactions can be estimated reliably. In cases where the service provision involves multiple periods, revenue is recognized in the period based on the percentage of completion at the date of the Financial Position Statement of that period. The outcome of a service provision transaction is determined when all four following conditions are met:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The percentage of completion at the date of the Financial Position Statement can be measured reliably; and

- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest Income

Interest income is recognized on an accrual basis (taking into account the effective yield of the asset), unless the collectability of such interest is in doubt.

Dividends

Dividends are recognized as revenue when the Company's legal right to receive payment as an investor is established.

14. Taxation

Current Corporate Income Tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be paid to (or recovered from) the taxation authorities based on tax rates and laws enacted by the end of the reporting period.

Current income tax is recognized in profit or loss, except when it relates to items recognized directly in equity, in which case the current income tax is also recognized directly in equity.

The Company may only offset current income tax assets and current income tax liabilities when it has a legally enforceable right to offset current income tax assets against current income tax liabilities, and when the Company intends to settle current income tax liabilities and current income tax assets on a net basis.

Deferred Corporate Income Tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial statement purposes

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

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

Deferred tax assets are recognized for all deductible temporary differences, the carryforward of unused tax losses and unused tax credits, to the extent that it is probable that taxable profit will be available against which these deductible temporary differences, unused tax losses, and tax credits can be utilized, except:

- Where the deferred tax asset arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit (or loss);
- In respect of deductible temporary differences associated with investments in subsidiaries, branches, associates, and interests in joint ventures, deferred tax assets are only recognized 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 utilized.

The carrying amount of deferred Corporate Income Tax assets is reviewed at each reporting 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 Corporate Income Tax assets to be utilized. Previously unrecognized deferred Corporate Income Tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred Corporate Income Tax assets asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

Deferred income tax is recognized in the income statement, except to the extent that it relates to items recognized directly in equity, in which case the deferred income tax is also recognized in equity

The Company offsets deferred income tax assets and deferred income tax liabilities only if it has a legally enforceable right to set off current income tax assets against current income tax liabilities and the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either:

- The same taxable entity; or
- Different taxable entities which intend either to settle current income tax liabilities and assets on a net basis, or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or assets are expected to be settled or recovered.

V. SUPPLEMENTARY NOTES TO THE ITEMS PRESENTED IN FINANCIAL STATEMENT

1. Cash and Cash Equivalents

| | 31/03/2026 | 01/01/2026 |
|---------------------------------|----------------------|----------------------|
| Cash on hand | 57,437,239 | 91,819,226 |
| Cash in banks (demand deposits) | 844,642,119 | 2,456,656,572 |
| Cash equivalents | 4,026,547,945 | |
| Total | 4,928,627,303 | 2,548,475,798 |

2. Financial investments

2.1 - Short-term financial investments

| | 31/03/2026 | | 01/01/2026 | |
|---|------------------------|------------------------|------------------------|------------------------|
| | Cost | Recoverable Amount | Cost | Recoverable Amount |
| Short-term held-to-maturity investments | | | | |
| Term deposits | 53,907,854,789 | 53,907,854,789 | 79,793,194,868 | 79,793,194,868 |
| Loans receivable | 122,593,643,834 | 122,593,643,834 | 92,767,890,413 | 92,767,890,413 |
| Total | 176,501,498,623 | 176,501,498,623 | 172,561,085,281 | 172,561,085,281 |

2.2 - Long-term financial investments

a. Investments in associates and joint ventures

| | 31/03/2026 | 01/01/2026 |
|---|----------------------|----------------------|
| Vietnam Book Printing Joint Stock Company | | |
| - Investment cost | 4,322,500,000 | 4,322,500,000 |
| - Provision for impairment | - | - |
| - Carrying amount (*) | 4,322,500,000 | 4,322,500,000 |
| Total | 4,322,500,000 | 4,322,500,000 |

(*) The Company is unable to determine the recoverable amount of these investments as these shares are not yet listed or traded on the stock market.

b. Long-term held-to-maturity investments

| | 31/03/2026 | | 01/01/2026 | |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Cost | Recoverable Amount | Cost | Recoverable Amount |
| Long-term loans receivable (**) | 1,008,000,000,000 | 1,008,000,000,000 | 1,008,000,000,000 | 1,008,000,000,000 |
| Total | 1,008,000,000,000 | 1,008,000,000,000 | 1,008,000,000,000 | 1,008,000,000,000 |

(**) These represent loans granted to various enterprises with a maturity of over one year, bearing an interest rate of 12% per annum.

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B09-DN**3. Short-term receivables**

| | 31/03/2026 | 01/01/2026 |
|--|----------------------|----------------------|
| 3.1 - Short-term trade receivables | | |
| Receivables from investment property leasing and services | 1,961,325,066 | 1,754,066,665 |
| Other trade receivables | 341,300,260 | 1,256,640,137 |
| <u>In which:</u> | | |
| - <i>Short-term trade receivables from related parties</i> | <i>1,649,636,165</i> | <i>1,679,330,165</i> |
| - <i>Short-term trade receivables from other customers</i> | <i>652,989,161</i> | <i>1,331,376,637</i> |
| Total | 2,302,625,326 | 3,010,706,802 |

| | | |
|---|-------------------|-------------------|
| 3.2 - Short-term advances to suppliers | 31/03/2026 | 01/01/2026 |
| Advances for business and production activities | 6,856,255 | 6,856,255 |
| Total | 6,856,255 | 6,856,255 |

| | | |
|--|--------------------|--------------------|
| 3.3 - Other short-term receivables | 31/03/2026 | 01/01/2026 |
| Dividends receivable | 503,125,045 | 503,125,045 |
| Others | 18,968,901 | 35,904,457 |
| <u>In which:</u> | | |
| <i>Other short-term receivables from related parties</i> | <i>511,093,946</i> | <i>511,093,946</i> |
| <i>Other short-term receivables from other customers</i> | <i>11,000,000</i> | <i>27,935,556</i> |
| Total | 522,093,946 | 539,029,502 |

4. Inventories

| | 31/03/2026 | | 01/01/2026 | |
|--------------|-----------------------|---------------------------|-----------------------|---------------------------|
| | Cost | Recoverable Amount | Cost | Recoverable Amount |
| Merchandise | 11,412,248,457 | 8,746,239,921 | 12,505,308,246 | 9,839,299,710 |
| Total | 11,412,248,457 | 8,746,239,921 | 12,505,308,246 | 9,839,299,710 |

5. Other Current Assets

| | 31/03/2026 | 01/01/2026 |
|-----------------------------|-------------------|--------------------|
| Short-term prepaid expenses | 806,667 | - |
| Deductible Value Added Tax | - | 253,375,772 |
| Total | 806,667 | 253,375,772 |

6. Long-term receivables

| | | |
|------------------------------------|-------------------|--------------------|
| <i>Other long-term receivables</i> | 31/03/2026 | 01/01/2026 |
| Long-term deposits | - | 135,000,000 |
| Total | - | 135,000,000 |

7. Fixed assets

7.1 - Tangible fixed assets

| Items | Buildings and structures | Motor vehicles | Office equipment | Total |
|---------------------------------|--------------------------|----------------|------------------|-----------------------|
| Cost | | | | |
| Opening balance | 14,232,330,283 | 913,524,181 | 3,090,215,082 | 18,236,069,546 |
| Closing balance | 14,232,330,283 | 913,524,181 | 3,090,215,082 | 18,236,069,546 |
| Accumulated Depreciation | | | | - |
| Opening balance | 11,304,260,925 | 913,524,181 | 3,090,215,082 | 15,308,000,188 |
| Depreciation for the period | 79,856,436 | | | 79,856,436 |
| Closing balance | 11,384,117,361 | 913,524,181 | 3,090,215,082 | 15,387,856,624 |
| Net Book Value | | | | - |
| Opening balance | 2,928,069,358 | - | - | 2,928,069,358 |
| Closing balance | 2,848,212,922 | - | - | 2,848,212,922 |

7.2 – Intangible fixed assets

| | |
|---------------------------------|--------------------------|
| Cost | Computer software |
| Opening balance | 231,467,000 |
| Closing balance | 231,467,000 |
| Accumulated amortization | |
| Opening balance | 231,467,000 |
| Closing balance | 231,467,000 |
| Net book value | |

8. Investment property

| Items | Buildings | Motor vehicles | Office equipment | Total |
|---------------------------------|----------------|----------------|------------------|-----------------------|
| Cost | | | | |
| Opening balance | 30,132,659,562 | - | 3,321,262,879 | 33,453,922,441 |
| Closing balance | 30,132,659,562 | - | 3,321,262,879 | 33,453,922,441 |
| Accumulated Depreciation | | | | |
| Opening balance | 23,863,027,721 | - | 3,321,262,879 | 27,184,290,600 |
| Depreciation for the period | 170,989,959 | - | - | 170,989,959 |
| Closing balance | 24,034,017,680 | - | 3,321,262,879 | 27,355,280,559 |
| Net book value | | | | |
| Opening balance | 6,269,631,841 | - | - | 6,269,631,841 |
| Closing balance | 6,098,641,882 | - | - | 6,098,641,882 |

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B09-DN**9. Long-term assets in progress**

| Construction in progress | 31/03/2026 | | 01/01/2026 | |
|--------------------------|----------------------|----------------------|----------------------|----------------------|
| | Cost | Recoverable Amount | Cost | Recoverable Amount |
| Site clearance | 6,000,000,000 | 6,000,000,000 | 6,000,000,000 | 6,000,000,000 |
| Total | 6,000,000,000 | 6,000,000,000 | 6,000,000,000 | 6,000,000,000 |

10. Other Non-Current Assets

| | 31/03/2026 | 01/01/2026 |
|-----------------------------------|--------------------|--------------------|
| Tools and supplies in use | 151,348,585 | 152,013,358 |
| Repair expenses | 236,347,213 | 227,511,050 |
| Other long-term deferred expenses | 7,310,039 | 8,313,668 |
| Total | 395,005,837 | 387,838,076 |

11. Short-term Liabilities

| 11.1 – Short-term Trade Payables | 31/03/2026 | | 01/01/2026 | |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|
| | Cost | Recoverable Amount | Cost | Recoverable Amount |
| Short-term trade payables | 3,133,932,037 | 3,133,932,037 | 6,722,133,863 | 6,722,133,863 |
| In which | | | | |
| <i>Payables to related parties</i> | - | - | - | - |
| <i>Others</i> | 3,133,932,037 | 3,133,932,037 | 6,722,133,863 | 6,722,133,863 |
| Total | 3,133,932,037 | 3,133,932,037 | 6,722,133,863 | 6,722,133,863 |

11.2 - Short-term Advances from Customers

| | 31/03/2026 | 01/01/2026 |
|-------------------------|--------------------|-------------------|
| Advances from customers | 293,198,045 | 79,587,365 |
| Total | 293,198,045 | 79,587,365 |

11.3 –Statutory Obligations

The status of tax obligations and other payables to the State Budget during the period is as follows

| | 31/03/2026 | Amount Payable | Amount Paid | 01/01/2026 |
|-------------------------|----------------------|----------------------|-----------------------|-----------------------|
| Corporate Income Tax | 5,156,770,256 | 5,156,770,256 | 21,004,456,544 | 21,004,456,544 |
| Personal Income Tax | 31,348,111 | 58,877,421 | 61,877,388 | 34,348,078 |
| Value Added Tax payable | 48,759,520 | 48,759,520 | - | - |
| Foreign Contractor Tax | - | 137,675,852 | 137,675,852 | - |
| Other taxes and fees | - | 50,328,491 | 50,328,491 | - |
| Total | 5,236,877,887 | 5,452,411,540 | 21,254,338,275 | 21,038,804,622 |

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| 11.4 – Payables to employees | 31/03/2026 | 01/01/2026 |
|------------------------------|------------|--------------------|
| Payables to employees | - | 708,223,528 |
| Total | - | 708,223,528 |

| 11.5 - Short-term Accrued Expenses | 31/03/2026 | 01/01/2026 |
|------------------------------------|----------------------|--------------------|
| Accrued selling expenses | 142,500,000 | 160,833,333 |
| Other accrued expenses | 3,241,088,187 | |
| Total | 3,383,588,187 | 160,833,333 |

| 11.6 - Short-term Unearned Revenue | 31/03/2026 | 01/01/2026 |
|---|----------------------|----------------------|
| Unearned revenue from office leasing services | 1,451,017,536 | 1,445,119,620 |
| Total | 1,451,017,536 | 1,445,119,620 |

| 11.7 - Other Short-term Payables | 31/03/2026 | 01/01/2026 |
|--|----------------------|--------------------|
| Other payables | 211,362,543 | 184,070,400 |
| Deposits received for leasing purposes | 820,600,000 | 625,600,000 |
| Total | 1,031,962,543 | 809,670,400 |

12. Non-current Liabilities

| | 31/03/2026 | 01/01/2026 |
|--|--------------------|--------------------|
| Long-term deposits received for leasing purposes | 291,000,000 | 468,000,000 |
| Total | 291,000,000 | 468,000,000 |

13. Owners' Equity*a - Statement of Changes in Equity*

| | Owners' contributed capital | Share premium | Treasury shares | Undistributed earnings after tax | Total |
|----------------------------------|-----------------------------------|------------------|--------------------|--|-------------------|
| Opening balance | 679,099,600,000 | 71,821,151,584 | (160,500,000) | 434,609,244,080 | 1,185,369,495,664 |
| Profit/loss for the current year | - | - | - | 20,482,036,783 | 20,482,036,783 |
| Closing balance | 679,099,600,000 | 71,821,151,584 | (160,500,000) | 455,091,280,863 | 1,205,851,532,447 |

b - Details of Owners' Contributed Capital

| | 31/03/2026 | 01/01/2026 |
|---|------------------------|------------------------|
| State shareholders' contributed capital | 67,909,960,000 | 67,909,960,000 |
| Contributed capital of Vingroup Joint Stock Company | 443,642,740,000 | 443,642,740,000 |
| Other shareholders' contributed capital | 167,546,900,000 | 167,546,900,000 |
| | 679,099,600,000 | 679,099,600,000 |

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B09-DN**VI. SUPPLEMENTARY NOTES TO THE ITEMS PRESENTED IN THE INCOME STATEMENT**

| 1. Revenue from sales and rendering of services | Quarter I/ 2026 | Quarter I/ 2025 |
|--|----------------------------|----------------------------|
| Revenue from real estate leasing | 3,028,513,982 | 3,724,052,436 |
| Other revenue | 1,251,347,188 | 2,707,908,213 |
| Total | 4,279,861,170 | 6,431,960,649 |
| 2. Cost of goods sold | Quarter I/ 2026 | Quarter I/ 2025 |
| Cost of real estate leasing | 586,283,794 | 1,346,787,512 |
| Other costs | 888,793,465 | 1,976,448,507 |
| | 1,475,077,259 | 3,323,236,019 |
| 3. Financial income | Quarter I/ 2026 | Quarter I/ 2025 |
| Interest income from deposits and loans | 30,692,516,502 | 29,103,739,982 |
| Gains from foreign exchange differences | 14,287,414 | 2,625,708 |
| Total | 30,706,803,916 | 29,106,365,690 |
| 4. Selling Expenses | Quarter I/ 2026 | Quarter I/ 2025 |
| Labor costs | 1,250,351,334 | 1,274,385,656 |
| Tools and supplies expenses | 7,113,860 | 9,578,252 |
| Taxes, fees, charges, and internal office supplies | 4,881,750 | 9,134,098 |
| Outsourced service expenses | 61,287,937 | 35,981,202 |
| Other expenses in cash | 11,166,000 | 12,840,400 |
| Total | 1,334,800,881 | 1,341,919,608 |
| 5. General and Administrative Expenses | Quarter I/ 2026 | Quarter I/ 2025 |
| Management staff costs | 994,900,969 | 1,023,040,557 |
| Depreciation of fixed assets | 79,856,436 | 79,856,436 |
| Outsourced service expenses | 5,083,362,853 | 3,631,144,954 |
| Other expenses in cash | 389,781,474 | 279,264,087 |
| Total | 6,547,901,732 | 5,013,306,034 |

| 6. Other Income | Quarter I/ 2026 | Quarter I/ 2025 |
|------------------------|------------------------|------------------------|
| Other income | 9,921,825 | 10,092,154 |
| Total | 9,921,825 | 10,092,154 |

| 7. Corporate Income Tax (CIT) Expenses | Quarter I/ 2026 | Quarter I/ 2025 |
|---|------------------------|------------------------|
| Current corporate income tax expenses based on taxable income of the current year | 5,156,770,256 | 5,179,450,827 |
| Total current corporate income tax expenses | 5,156,770,256 | 5,179,450,827 |

8. Basic Earnings per Share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the parent company by the weighted average number of ordinary shares outstanding during the period.

| | Quarter I/ 2026 | Quarter I/ 2025 |
|--|----------------------------|------------------------|
| Net profit after tax attributable to shareholders of the parent company | 20,482,036,783 | 20,683,559,988 |
| <i>Adjustments to increase or decrease accounting profit to determine the profit or loss attributable to ordinary shareholders</i> | | |
| Profit or loss attributable to ordinary shareholders | 20,482,036,783 | 20,683,559,988 |
| Weighted average number of ordinary shares outstanding | 67,909,960 | 67,909,960 |
| Basic earnings per share | 302 | 305 |

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B09-DN**VII. OTHER INFORMATION****1. Transactions with Related Parties**

Significant transactions between the Company and its related parties during the period include:

| Related Parties | Relationship | Nature of Transactions | For the 3-month financial period ended 31 March 2026 | For the 3-month financial period ended 31 March 2025 |
|---|-------------------|-------------------------------|--|--|
| Vietnam Book Printing Joint Stock Company | Associate | Revenue from property leasing | - | 753,143,094 |
| | | Rental collected | - | 262,264,262 |
| | | Book printing expenses | - | 392,000,000 |
| | | Payment for book printing | - | 169,776,000 |
| Vinschool Joint Stock Company | Fellow subsidiary | Revenue from book sales | - | 44,483,071 |
| | | Amount collected | 190,593,787 | 59,834,250 |
| Vinschool Joint Stock Company - Ho Chi Minh City Branch | Fellow subsidiary | Revenue from book sales | 5,304,285 | - |
| | | Amount collected | 35,263,500 | - |
| Vinschool Joint Stock Company - Hai Phong Branch | Fellow subsidiary | Revenue from book sales | - | 2,873,905 |
| | | Amount collected | 63,024,000 | - |

Terms and conditions of transactions with related parties

The Company renders services to related parties at prices negotiated and agreed upon under contracts.

The outstanding balances of trade receivables and trade payables with related parties as at 31 March 2026 are interest-free and will be settled in cash.

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At the end of the accounting period, the balances of receivables and payables with related parties are as follows:

| <i>Related Parties</i> | <i>Relationship</i> | <i>Nature of Transactions</i> | <i>As of 31 March 2026</i> | <i>As of 01 January 2026</i> |
|---|---------------------|-----------------------------------|-----------------------------|------------------------------|
| <i>Trade accounts receivable</i> | | | | |
| Vietnam Book Printing Joint Stock Company | Associate | Receivables from property leasing | 1,644,066,665 | 1,644,066,665 |
| Vinschool Joint Stock Company | Fellow subsidiary | Receivables from book sales | - | 190,593,787 |
| Vinschool Joint Stock Company - Ho Chi Minh City Branch | Fellow subsidiary | Receivables from book sales | 5,569,500 | 35,263,500 |
| Vinschool Joint Stock Company - Hai Phong Branch | Fellow subsidiary | Receivables from book sales | - | 63,024,000 |
| | | | <u>1,649,636,165</u> | <u>1,932,947,952</u> |
| <i>Other short-term receivables</i> | | | | |
| Vietnam Book Printing Joint Stock | Associate | Other receivables | <u>511,093,946</u> | <u>511,093,946</u> |
| | | | <u>511,093,946</u> | <u>511,093,946</u> |

2. Commitments and Contingent Liabilities**Risks related to the Company's land lease contracts**

The Company is currently utilizing land lots and assets attached to land at 22A and 22B Hai Ba Trung, and 50A Hang Bai (located in Hanoi) for business operations and office leasing. As of the date of these financial statements, the aforementioned house and land lease contracts have expired, and the Company is in the process of renewing these contracts with the relevant State management authorities.

Additionally, the Company was assigned two land lots in Dong Anh District and Chua Ha Street, Hanoi, by the Ministry of Culture, Sports, and Tourism. According to the State's equitization policy, the Company continues to use these two land lots for its business and production activities. However, as of the date of these interim financial statements, the Company has not yet signed land lease contracts with the State management authorities for these two land lots.

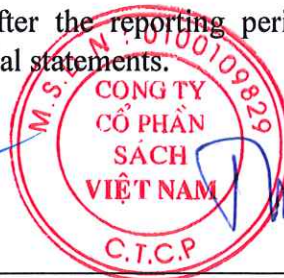
3. Events after the Reporting Period

There have been no significant events occurring after the reporting period that would require adjustments to or disclosures in the Company's financial statements.



Nguyen Thi Minh
Preparer
20 April 2026

Dang Xuan Anh
Chief Accountant



Tran Le Phuong
General Director



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