

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Currency: Vietnam Dong (VND)

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		1.155.477.649.493	597.213.956.066
I. Cash and cash equivalents	110	3	255.216.501.894	349.515.016.342
1. Cash	111		13.491.166.219	16.509.048.842
2. Cash equivalents	112		241.725.335.675	333.005.967.500
II. Short-term financial investments	120	4	159.955.647.254	135.244.260.041
1. Trading securities	121		74.600.000	74.600.000
2. Allowance for impairment of trading securities (*)	122		(73.100.000)	(73.100.000)
3. Held-to-maturity investments – short-term	123		159.954.147.254	135.242.760.041
4. Allowance for impairment of held-to-maturity investments – short-term (*)	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		622.776.490.660	30.287.478.886
1. Trade receivables	131	5	630.440.546.261	38.624.216.457
2. Short-term advances to suppliers	132	6	7.437.147.861	8.768.646.560
3. Short-term intercompany receivables	133			
4. Construction contract receivables	134			
5. Other short-term receivables	135	7	2.856.038.803	1.051.858.134
6. Allowance for doubtful short-term receivables (*)	136		(17.957.242.265)	(18.157.242.265)
7. Shortage of assets pending resolution	137			
IV. Inventories	140	8	103.035.489.229	79.086.293.796
1. Inventories	141		118.711.624.324	104.386.144.696
2. Allowance for inventory write-down (*)	142		(15.676.135.095)	(25.299.850.900)
V. Short-term biological assets	150			
1. Livestock for one-off harvest (short-term)	151			
2. Seasonal crops or one-off harvest crops (short-term)	152			
3. Allowance for impairment of short-term biological assets (*)	153			
V. Other current assets	160		14.493.520.456	3.080.907.001
1. Short-term prepaid expenses	161	9	14.056.561.038	2.757.719.542
2. Deductible VAT	162		395.572.985	318.344.459
3. Taxes and other receivables from the State	163	14	41.386.433	4.843.000
4. Government bond repurchase transactions	164			

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
5. Other current assets	165			
B. NON-CURRENT ASSETS	200		63.591.580.311	66.425.203.570
I. Long-term receivables	210			47.000.000
1. Long-term trade receivables	211			
2. Long-term advances to supplier	212			
3. Investment in dependent units	213			
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215	7		47.000.000
6. Allowance for doubtful long-term receivables (*)	216			
II. Fixed assets	220		4.885.300.324	5.109.476.611
1. Tangible fixed assets	221	10	4.885.300.324	5.109.476.611
- Cost	222		16.787.481.466	16.112.759.244
- Accumulated depreciation (*)	223		(11.902.181.142)	(11.003.282.633)
2. Finance lease assets	224			
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227			
- Cost	228			
- Accumulated depreciation (*)	229			
III. Long-term biological assets	230			
1. Livestock for recurring production	231			
a) Immature livestock	232			
b) Mature livestock	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-off harvest (long-term)	236			
3. Seasonal crops or one-off harvest crops (long-term)	237			
4. Allowance for impairment of long-term biological assets (*)	238			
IV. Investment property	240	11	37.515.254.468	39.260.150.018
- Cost	241		87.244.777.643	87.244.777.643
- Accumulated depreciation (*)	242		(49.729.523.175)	(47.984.627.625)
V. Long-term work in progress	250			
1. Long-term work in progress	251			
2. Construction in progress	252			
VI. Long-term financial investments	260	4	19.328.250.424	21.032.383.867
1. Investments in joint ventures and associates	262		18.115.750.424	19.819.883.867
2. Equity investments in other entities	263		1.212.500.000	1.212.500.000
3. Allowance for impairment of long-term investments (*)	264			

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
4. Held-to-maturity investments – long-term	265			
5. Allowance for impairment of held-to-maturity investments – long-term (*)	266			
VII. Other non-current assets	270		1.862.775.095	976.193.074
1. Long-term prepaid expenses	271	9	65.759.435	960.872.017
2. Deferred tax assets	272		1.797.015.660	15.321.057
3. Long-term spare parts, materials and equipment	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		1.219.069.229.804	663.639.159.636
C. LIABILITIES	300		727.636.925.353	169.934.828.988
I. Current liabilities	310		711.340.045.071	154.200.095.288
1. Short-term trade payables	311	12	437.053.546.380	32.318.205.016
2. Short-term advances from customers	312	13	15.326.078.905	2.253.923.881
3. Dividends and profit payable	313			
4. Taxes and other payables to the State	314	14	12.805.821.014	7.676.957.916
5. Payables to employees	315		89.352.936.001	74.402.307.614
6. Short-term accrued expenses	316	15	119.032.266.099	30.772.215.551
7. Short-term intercompany payables	317			
8. Construction contract payables	318			
9. Short-term unearned revenue	319		5.946.910.571	76.605.284
10. Other short-term payables	320	16	566.447.931	1.306.663.550
11. Short-term borrowings and finance lease liabilities	321		19.891.621.453	
12. Short-term provisions	322			
13. Bonus and welfare fund	323		11.364.416.717	5.393.216.476
14. Price stabilization fund	324			
15. Government bond repurchase transactions	325			
II. Non-current liabilities	330		16.296.880.282	15.734.733.700
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Taxes and other payables to the State (long-term)	333			
4. Long-term accrued expenses	334			
5. Intercompany payables related to business capital	335			
6. Long-term intercompany payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338	16	1.760.480.282	1.198.333.700
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342		536.400.000	536.400.000
13. Long-term provisions	343			

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
14. Science and technology development fund	344		14.000.000.000	14.000.000.000
D. EQUITY	400	17	491.432.304.451	493.704.330.648
1. Owners' contributed capital	411		150.000.000.000	150.000.000.000
- Ordinary shares	411a		150.000.000.000	150.000.000.000
- Preference shares	411b			
2. Share premium	412		1.934.655.948	1.934.655.948
3. Convertible bond option	413			
4. Other equity	414			
5. Treasury shares (*)	415			
6. Revaluation surplus	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		219.864.020.870	201.028.986.590
9. Other equity funds	419		36.759.355.957	33.842.577.386
10. Retained earnings	420		81.487.598.605	105.289.243.967
- Retained earnings brought forward	420a		46.953.672.545	41.569.419.939
- Profit for the period	420b		34.533.926.060	63.719.824.028
11. Non-controlling interests	429		1.386.673.071	1.608.866.757
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		1.219.069.229.804	663.639.159.636

PREPARED BY
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Luồng Ngọc Bích

CHIEF ACCOUNTANT
(Signature, full name)

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Dặng Thị Như

Approved, July 30, 2026

LEGAL REPRESENTATIVES
(Signature, full name, seal)



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TỔNG GIÁM ĐỐC

Lê Thành Anh

CONSOLIDATED INCOME STATEMENT

Accounting period from April 01, 2026 to June 30, 2026

Currency: Vietnam Dong (VND)

ITEMS	Code	Notes	Quarter 2		Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	19	674.893.667.835	620.871.605.398	729.935.067.184	723.081.917.318
2. Revenue deductions	02	20	1.443.357.500	56.682.991	1.443.357.500	57.096.991
3. Net revenue from sales of goods and rendering of services (10 = 01-02)	10		673.450.310.335	620.814.922.407	728.491.709.684	723.024.820.327
4. Cost of goods sold	11	21	496.077.064.154	464.812.401.911	536.890.044.328	542.926.101.868
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		177.373.246.181	156.002.520.496	191.601.665.356	180.098.718.459
6. Gain/Loss from disposal and liquidation of investment property	21					
7. Financial income	22	22	5.933.781.769	7.910.445.199	8.893.769.202	9.553.726.100
8. Finance costs	23	23	2.218.129.517	3.042.349.433	2.218.130.733	3.259.386.247
- Of which: Borrowing costs	24		160.951.602	711.309.440	160.951.602	928.346.254
9. General and administrative expenses	25	24	94.700.428.146	84.633.236.904	99.796.686.062	93.445.305.656
10. Selling expenses	26	25	47.301.637.422	33.950.670.654	54.969.175.243	43.554.780.164
11. Share of profit or loss in joint ventures and associates	27		(550.822.780)	(1.837.271.091)	(374.133.443)	(1.598.514.360)
12. Operating profit {30=20+21+22+27-(23+25+26)}	30		38.536.010.085	40.449.437.613	43.137.309.077	47.794.458.132
13. Other income	31	26		3.000.000	62.099.318	5.393.519
14. Other expenses	32	27	28.742.109	7.150.000	39.801.354	7.150.000
15. Other profit (40=31-32)	40		(28.742.109)	(4.150.000)	22.297.964	(1.756.481)
16. Total accounting profit before tax	50		38.507.267.976	40.445.287.613	43.159.607.041	47.792.701.651
17. Current corporate income tax expense	51	28	9.649.266.141	8.811.946.018	10.629.569.270	10.362.791.475
18. Deferred corporate income tax expense	52		(1.781.694.603)	(430.345.355)	(1.781.694.603)	(430.345.355)
19. Profit after corporate income tax (60=50-51-52)	60		30.639.696.438	32.063.686.950	34.311.732.374	37.860.255.531
20. Profit after tax attributable to owners of the parent	61		30.760.319.641	32.347.426.172	34.533.926.060	38.362.673.093
21. Profit after tax attributable to non-controlling interests	62		(120.623.203)	(283.739.222)	(222.193.686)	(502.417.562)
22. Basic earnings per share (*)	70		2.051	2.156	2.302	2.558
23. Diluted earnings per share (*)	71					

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Lương Ngọc Bích

CHIEF ACCOUNTANT

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Đặng Thị Nhu

Approved, July 30, 2026.

LEGAL REPRESENTATIVES

(Signature, full name, seal)



TỔNG GIÁM ĐỐC


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CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

Accounting period from January 01, 2026 to June 30, 2026

Currency: Vietnam Dong (VND)

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		43.159.607.041	47.792.701.651
2. Adjustments for				
- Depreciation of fixed assets and investment property	02		2.643.794.059	2.646.284.480
- Provisions	03		(9.823.715.805)	(1.486.650.915)
- Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04			
- Gains/losses from investing and financing activities	05		(7.166.929.827)	(7.906.653.233)
- Borrowing costs	06		160.951.602	928.346.254
- Other adjustments	07			
3. Operating profit before changes in working capital	08		28.973.707.070	41.974.028.237
- Increase, decrease in receivables	09		(591.025.783.733)	(484.797.539.735)
- Increase, decrease in inventories	10		(14.325.479.628)	(92.166.213.030)
- Increase, decrease in payables (excluding interest payable and corporate income tax payable)	11		528.212.944.325	451.669.718.515
- Increase, decrease in prepaid expenses	12		(10.403.728.914)	375.186.822
- Increase, decrease in trading securities	13			
- Interest paid	14		(138.781.933)	(889.569.119)
- Corporate income tax paid	15		(7.025.408.593)	(6.898.916.497)
- Other cash inflows from operating activities	16			3.510.000
- Other cash outflows from operating activities	17		(5.112.558.330)	(19.615.871.087)
Net cash flows from operating activities	20		(70.845.089.736)	(110.345.665.894)
II. Cash flows from investing activities				
1. Payments for acquisition and construction of fixed assets and other long-term assets	21		(674.722.222)	(760.561.136)
2. Proceeds from disposal of fixed assets and other long-term assets	22			
3. Payments for loans granted and purchases of debt instruments of other entities	23		(142.711.387.213)	(111.110.495.408)
4. Collections from loans and proceeds from disposal of debt instruments of other entities	24		118.000.000.000	5.000.000.000
5. Payments for investments in other entities	25			
6. Proceeds from divestment in other entities	26			
7. Interest received, dividends and profits received	27		7.541.063.270	9.361.134.308
Net cash flows from investing activities	30		(17.845.046.165)	(97.509.922.236)
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and contributions from owners	31			
2. Payments for return of capital to owners and repurchase of the entity's shares	32			
3. Proceeds from borrowings	33		19.891.621.453	91.242.301.076
4. Repayment of borrowings	34			(19.279.648.632)
5. Repayment of finance lease liabilities	35			
6. Dividends and profits paid to owners	36		(25.500.000.000)	(30.000.000.000)
Net cash flows from financing activities	40		(5.608.378.547)	41.962.652.444
Net cash flows for the period (50 = 20+30+40)	50		(94.298.514.448)	(165.892.935.686)
Cash and cash equivalents at beginning of period	60		349.515.016.342	435.963.730.806
Effect of exchange rate changes on cash and cash equivalents	61			
Cash and cash equivalents at end of period (70 = 50+60+61)	70		255.216.501.894	270.070.795.120

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 ENTERPRISE INFORMATION

Forms of ownership

Hanoi Education Investment and Development Joint Stock Company operates under Business Registration Certificate No. 0102222393 issued by the Hanoi Department of Planning and Investment for the first time on April 17, 2007, and subsequent amendments, up to the present date of the most recent amendment (the 4th) on April 26, 2021, and confirmation No. 174890/23 dated May 8, 2023, regarding changes to the business registration details.

The company's charter capital is 150.000.000.000 VND, equivalent to 15.000.000 shares, Par value of one share is 10.000 VND.

Business field: Trading, publishing books, educational equipment, and services.

Business lines : The main activities of the Company and its subsidiaries are:

- Developing topics and organizing the publication of educational products (including digital products);
- Printing and publishing high-quality textbooks, supplementary textbooks, reference books, high-quality reference books, educational publications geared towards innovative teaching methods, self-study, and other educational products;
- Business lines include: trading in educational products and equipment, educational software, educational equipment, educational and training services; office rental, etc.
- Cooperating and forming joint ventures with individuals and organizations both domestically and internationally in the fields of publishing, printing, and distributing educational products...;
- Real estate business, land use rights belonging to the owner, user or lessee.

The characteristics of operations during the year affect the consolidated financial statements.

The company primarily operates in the business of selling and distributing textbooks, textbook supplementary materials, reference books and educational equipment for secondary school students. A characteristic of this business is its high seasonality. Textbooks, supplementary textbooks, and reference books are mainly published and distributed during the second and third quarters of each year (the period leading up to the new school year).

Corporate structure

The company has subsidiaries whose financial statements were consolidated as of June 30, 2026, including:

Company name	Headquarters	Share of interest and voting rights	Main business lines
Hong Ha Thanh Cong Company Limited	Hanoi	100%	Real Estate Business
Educational Translation and Dictionary JSC	Hanoi	89,0%	Translation, compilation, and sale of educational equipment.
Lang Son Books and School Equipment JSC	Lang Son	66,0%	Business in books and school supplies.

2 ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM AT THE COMPANY

2.1 Accounting period and accounting currency

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

The currency used in accounting records is the Vietnamese Dong (VND).

2.2 Applicable accounting standards and accounting system

Applicable accounting policies

In 2026, the Company will apply the corporate accounting system issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.

Declaration of compliance to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards (VAS) and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Basis for preparing consolidated financial statements

The Company's consolidated financial statements are prepared by consolidating the Company's separate financial statements and the financial statements of its controlled subsidiaries (the subsidiaries). Control is achieved when the Company has the ability to control the financial and operational policies of its invested companies in order to obtain benefits from their operations.

The financial statements of subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, the financial statements of subsidiaries may be adjusted to ensure consistency between the accounting policies applied at the Company and its subsidiaries.

The business results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or up to the date of sale of the investment in that company.

The principal balances, income, and expenses, including unrealized gains or losses arising from intercompany transactions, are excluded when consolidating financial statements.

Benefits for non-controlling shareholders

The non-controlling shareholder interest is the share of the profit, or loss, and net assets of the subsidiary held by owners who do not have controlling power.

2.4 Accounting estimates

The preparation of consolidated financial statements in compliance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations requires the Board of Directors to make estimates and assumptions affecting the figures for liabilities, assets, and the presentation of contingent liabilities and assets at the end of the accounting period, as well as the figures for revenue and expenses throughout the financial year.

Estimates and assumptions that have a material impact on the consolidated financial statements include:

- Provision for doubtful receivables;
- Provision for inventory devaluation;
- Estimated useful life of a fixed asset;
- Estimate the allocation of prepaid expenses;

- Classify and manage financial investments;
- Provision for liabilities;
- Estimated corporate income tax.

Estimates and assumptions are regularly assessed based on past experience and other factors, including future assumptions that have a material impact on the Company's consolidated financial statements and are deemed reasonable by the Company's Board of Directors .

2.5 Cash and cash equivalents

Money includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not involve significant conversion risks.

2.6 Financial investments

Trading securities are initially recorded in the accounting books at their original cost, including: the purchase price plus any purchase costs (if applicable) such as brokerage fees, transaction fees, information provision fees, taxes, levies, and bank fees. After initial recognition, the value of the trading security is determined by the original cost minus any provision for impairment of the trading security. When liquidated or sold, the cost of the trading security is determined using the weighted average method .

Investments held to maturity include: time deposits, bonds held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

In consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized on the Statement of Financial Position at cost, and then adjusted for changes in the Group's ownership stake in the associate's net assets after the acquisition. Goodwill arising from the investment in the associate is reflected in the remaining value of the investment. The Group does not amortize this goodwill but conducts an annual assessment to determine whether the goodwill has been impaired.

Regarding the adjustment of the value of investments in associate companies from the date of investment to the beginning of the reporting year, the Company shall proceed as follows:

- For adjustments to the Income Statement of previous years, the Company adjusts the Undistributed Net Profit after Tax according to the cumulative adjusted net profit up to the beginning of the reporting year.
- For adjustments resulting from asset revaluation differences and exchange rate differences recorded in the Balance Sheet of prior years, the Company determines the adjustments to the corresponding items on the Statement of Financial Position based on the cumulative net adjustments.

Regarding adjustments to the value of investments in associates arising during the year, the Company excludes preferred dividends of other shareholders (if preferred shares are classified as equity); the expected allocation of the associate's bonus and welfare fund; and any gains related to transactions in which the associate contributes capital or sells assets to the Company before determining the Company's share in the associate's profit or loss for the reporting year. The Company then adjusts the investment value accordingly to its share in the associate's profit or loss and immediately records it in the consolidated income statement.

The associate's financial statements are prepared in the same year as the Group's consolidated financial statements and use accounting policies consistent with the Group. Appropriate adjustments have been made to ensure that accounting policies are applied consistently with the Group where necessary.

Investments in equity instruments of other entities include investments in equity instruments of other entities in which the entity does not have control, joint control, or significant influence over the

investee. The initial carrying value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less any impairment provision.

Provisions for impairment of investments are established at the end of the period as follows:

For securities investments: the basis for provisioning is the difference between the original cost of the investments as recorded in the accounting books and their market value at the time the provision is made.

For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the time of reporting, the provision is based on the financial statements of the investee at the time of provision.

For investments held until maturity: based on the likelihood of recovery, provisions for doubtful receivables should be established in accordance with the law.

2.7 Accounts receivable

Accounts receivable are tracked in detail according to the due date, debtor, currency type, and other factors as required by the Company's management needs. Accounts receivable are classified as short-term and long-term on the consolidated financial statements based on the remaining term of the receivables as of the reporting date.

Provisions for doubtful receivables are established for: overdue receivables as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. Specifically, the provision for overdue receivables is based on the principal repayment period of the original sales contract, excluding any debt extensions between the parties, and for receivables that are not yet due but the debtor has gone bankrupt, is undergoing dissolution procedures, is missing, has absconded, or there is an anticipated loss.

2.8 Inventory

Inventory is initially recognized at its original cost, including the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition at the time of initial recognition. Following initial recognition, at the time of preparing financial statements, if the net realizable value of the inventory is lower than its original cost, the inventory is recognized at its net realizable value.

Net realizable value is estimated based on the selling price of inventory minus estimated costs to complete the product and estimated costs to sell the product.

Inventory value is determined by the following method weighted average.

Inventory is accounted for using the perpetual inventory method.

Method for determining the value of work-in-process inventory at the end of the period: work-in-process production costs are determined based on the value of raw materials that have been exported and are still in the inventory of the processing units.

The provision for inventory devaluation is established at the end of the period based on the difference between the original cost of inventory and its net realizable value.

2.9 Fixed assets

Tangible fixed assets are initially recorded at their original cost. During their useful life, tangible fixed assets are recorded at their original cost, accumulated depreciation, and remaining value.

Value after initial recording

If expenses incurred after initial recognition increase the expected future economic benefits from the use of a tangible fixed asset beyond the standard operating level as initially assessed, these expenses are capitalized as an increase in the original cost of the tangible fixed asset.

Other expenses incurred after a fixed asset has been put into operation, such as repair, maintenance, and overhaul costs, are recognized in the income statement for the period in which the expenses are incurred.

Fixed asset depreciation is calculated using the straight-line method, with the depreciation period estimated as follows:

- Houses, buildings	10 - 20 years
- Transportation	06 - 10 years
- Office equipment	03 - 05 years

2.10 Investment properties

Investment properties are initially recorded at their original cost.

For investment properties used for rental income, the value is recorded at cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method, with the depreciation period estimated as follows:

- Houses, buildings	12 - 25 years
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2.11 Operating lease

Operating leases are a type of fixed asset lease where the majority of the risks and benefits associated with ownership of the asset belong to the lessor. Payments under an operating lease are accounted for in the income statement using the straight-line method based on the lease term.

2.12 Pending costs

Expenses incurred related to the business results of multiple fiscal years are accounted for as deferred expenses to be gradually allocated to the business results in subsequent fiscal years.

The calculation and allocation of long-term deferred expenses to the cost of production and business operations each fiscal year is based on the nature and extent of each type of expense to select an appropriate allocation method and criteria.

The types of deferred expenses of the Company include:

Input VAT that is deductible and non-deductible is accounted for separately; if separate accounting is not possible, the deductible input VAT is calculated based on the percentage ratio between VAT-taxable revenue, revenue not subject to VAT declaration and payment, and the total revenue from goods and services sold, including revenue not subject to VAT declaration and payment that cannot be separately accounted for. For non-deductible input VAT, the Company allocates it to the cost of goods sold based on the ratio between the cost of goods sold plus the cost of inventory.

Tools and equipment include assets held by the Company for use in the normal course of business operations, with the original cost of each asset being less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and equipment is amortized using the straight-line method over a period of 6 to 24 months.

Office rental expenses awaiting allocation are recorded in the consolidated income statement using the straight-line method based on the term of the lease agreement.

Other deferred expenses are recognized at cost and amortized using the straight-line method based on their estimated useful life.

2.13 Accounts Payable

Payable are tracked by payment due date, payer, currency type, and other factors as required by the Company's management needs. Payable are classified as short-term and long-term in the consolidated financial statements based on the remaining maturity of the liabilities as of the reporting date.

2.14 Borrowings

Borrowings are monitored by lenders, individual loan agreements, and repayment terms of each borrowing.

2.15 Borrowing costs

Borrowing costs are recognized as production and business expenses in the period they are incurred, except for borrowing costs directly related to the investment in construction or production of assets under construction, which are included in the value of those assets (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific loans used for the construction of fixed assets and investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

2.16 Accrued expenses

Amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid, and other payables such as accrued interest expenses, are recognized in the production and business expenses of the financial year.

The accounting for accrued expenses in the period shall be carried out in accordance with the matching principle between revenue and expenses incurred in the period. Accrued expenses shall be settled against the actual costs incurred. Any difference between the accrued amounts and the actual expenses is reversed.

2.17 Unearned revenue

Unearned revenue includes revenue received in advance, such as amounts paid by customers for one or more financial years for property leases. Unearned revenue is transferred to Sales Revenue and Services Provided in amounts determined appropriately for each financial year.

2.18 Equity

Owner's investment capital is recorded based on the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with issuing shares, and the issue price of shares (including cases of reissuing treasury shares) and can be a positive premium (if the issue price is higher than the par value and direct costs associated with issuing shares) or a negative premium (if the issue price is lower than the par value and direct costs associated with issuing shares).

Other capital, which is part of equity capital, reflects the amount of business capital formed by supplementing it from business operations.

Undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation regarding profit distribution or loss handling of the Company.

Dividends payable to shareholders are recorded as a liability on the Company's Statement of Financial Position after the Company's Board of Directors announces the dividend distribution and the Vietnam Securities Depository and Clearing Corporation announces the record date for receiving dividends.

2.19 Revenue

Revenue is recognized when the Company is likely to receive quantifiable economic benefits. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts and returned goods. The following specific recognition conditions must also be met when recognizing revenue:

Sale of goods

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains managerial involvement or control over the goods.

Rendering of services

- Determine the portion of work completed as of the date the Statement of Financial Position is prepared.

Financial operating revenue

Revenue arising from interest, royalties, dividends, shared profits and other financial operating revenues is recognized when both of the following two (2) conditions are met:

- There is potential to obtain economic benefits from that transaction;
- Revenue figures are determined with relative certainty.

Dividends and distributed profits are recognized when the company is entitled to receive dividends or profits from capital contributions.

2.20 Revenue deductions

Revenue deductions arising during the year include: trade discounts and returned goods.

Trade discounts and sales returns arising in the same period as the consumption of products, goods, and services are adjusted to reduce revenue in the period in which they arise. If products, goods, or services were consumed in previous period and revenue reductions arise in the following period, the Company records the revenue reduction according to the following principle: if the reduction occurs before the issuance of the Financial Statements, the Company records the revenue reduction in the Financial Statements of the reporting period (previous period); and if the reduction occurs after the issuance of the Financial Statements, the Company records the revenue reduction in the period in which it arises (following period).

2.21 Cost of goods sold and services provided

Cost of goods sold and services provided is the total cost incurred for finished goods, merchandise, materials sold, and services provided to customers during the period, recorded in accordance with revenue generated during the period and ensuring compliance with the prudence principle. Cases of material and goods losses exceeding the standard, costs exceeding normal standards, labor costs and fixed overhead costs not allocated to the value of goods entering inventory, provisions for inventory devaluation, and inventory losses after deducting the responsibility of relevant individuals and groups... are fully and promptly recorded in the cost of goods sold during the period, even if the products or goods have not yet been determined to have been sold.

2.22 Financial costs

Financial expenses include: borrowing costs, payment discounts, interest on deferred sales, provisions for impairment of trading securities, provisions for investment losses in other entities, etc. These are recorded based on the total amount incurred during the period and are not offset against financial income.

2.23 Cost of goods sold

Selling expenses reflect the actual costs incurred in the process of selling products, goods, or providing services. Selling expenses mainly include: salaries of sales staff, social insurance, health insurance, trade union contributions, and unemployment insurance contributions for sales personnel, costs of raw materials, supplies, and tools, depreciation costs of fixed assets used in sales activities, costs of outsourced services, and other expenses.

2.24 Business management costs

Business management expenses reflect the general management costs of the Company, mainly including: salaries of management staff, social insurance, health insurance, union fees, unemployment insurance for management staff, office supplies, tools, depreciation of fixed assets used for business management, provisions for doubtful receivables, outsourced services, and other expenses.

2.25 Corporate income tax

Deferred income tax assets and deferred income tax liabilities

Deferred income tax assets are determined based on the total deductible temporary differences and the carry-forward deductible value of unused tax losses and tax credits. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax payable is determined at the applicable corporate income tax rate, based on the tax rates and tax laws in effect at the end of the fiscal year.

Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense

Current corporate income tax expense is determined based on taxable income for the period and the corporate income tax rate for the current fiscal year.

Deferred corporate income tax expense is determined based on the deductible temporary difference, the taxable temporary difference, and the corporate income tax rate.

Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

Current corporate income tax rate

During the period, the Company is subject to a corporate income tax rate of 20% on its business lines that generate taxable income.

2.26 Earnings per share

Earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for provisions for the Employee Rewards and Welfare Fund and the Board of Management Bonus Fund) by the weighted average number of common shares outstanding during the period.

2.27 Stakeholders

Parties are considered related if they have the ability to control or exert significant influence over the other party in decision-making regarding financial and operational policies. Related parties of the Company include:

- Businesses that directly or indirectly, through one or more intermediaries, have control over the Company, are under the Company's control, or share control with the Company, including parent companies, subsidiaries, and affiliated companies;

- Individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Businesses in which the aforementioned individuals directly or indirectly hold a significant stake or exert considerable influence.

In considering each related-party relationship for the purpose of preparing and presenting consolidated financial statements, the Company pays attention to the nature of the relationship rather than its legal form.

2.28 Department Information

The company operates primarily in the business of books and educational equipment, as well as other book-related activities, accounting for an insignificant proportion (less than 10%) of its business results. Furthermore, since all of the company's operations take place within Vietnam, the company does not present segment reports by business sector and geographical region.

3 CASH AND CASH EQUIVALENTS

	June 30, 2026 VND	January 1, 2026 VND
Cash	501.690.060	623.752.458
Non-term bank deposits	12.989.476.159	15.885.296.384
Cash equivalents	241.725.335.675	333.005.967.500
	255.216.501.894	349.515.016.342

4 FINANCIAL INVESTMENTS

a) Investment held until maturity

	June 30, 2026		January 1, 2026	
	Original price VND	Provision VND	Original price VND	Provision VND
Short-term investment				
Time deposits	159.954.147.254	-	135.242.760.041	-
	159.954.147.254	-	135.242.760.041	-

b) Trading securities

	Stock Code	June 30, 2026			January 1, 2026		
		Original price VND	Fair value VND	Provision VND	Original price VND	Fair value VND	Provision VND
Unlisted shares		74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)
- Song Da - Thang Long Joint Stock Company	STL	74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)
		74.600.000	1.500.000	(73.100.000)	74.600.000	1.500.000	(73.100.000)

c) Investing in affiliated companies

Address	June 30, 2026		January 1, 2026	
	Voting rights ratio	Carrying amount under the equity method	Voting rights ratio	Carrying amount under the equity method
	%	VND	%	VND
Ha Tay Books and School Equipment Joint Stock Company	46,34	18.115.750.424	46,34	19.819.883.867
		18.115.750.424		19.819.883.867

Ha Tay School Books and Equipment JSC ("HTEC") operates under Business Registration Certificate No. 0500235786 issued by the Hanoi Department of Planning and Investment on April 12, 2006. HTEC's charter capital is VND 20.500.000.000. HTEC's head office is located at: 72 Ba Trieu Street, Ha Dong Ward, Hanoi City. The main business activities of the affiliated company are: trading textbooks; manufacturing and trading teaching equipment and household goods; printing and distributing educational and cultural publications; office rental; and agency trading of publications and cultural products.

d) Investing in other entities

Stock Code	June 30, 2026		January 1, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Hanoi Education Publishing Service Joint Stock Company	1.212.500.000	-	1.212.500.000	-
	1.212.500.000	-	1.212.500.000	-

Hanoi Educational Publishing Services JSC ("EPH") operates under Business Registration Certificate No. 0103488607 issued by the Hanoi Department of Planning and Investment on March 5, 2009. EPH's charter capital is VND 25,000,000,000. EPH's head office is located at: 4th Floor, Diamond Flower Building, 48 Le Van Luong Street, Yen Hoa Ward, Hanoi City. EPH's main business activities are: Organizing the compilation, editing, translation, design, illustration, and typesetting of books. As of June 30, 2026, the Company's ownership interest and voting rights in EPH were 4,85%.

5. SHORT-TERM TRADE RECEIVABLES

	June 30, 2026		January 1, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Related parties	104.242.753.725	-	15.653.274.012	-
Vietnam Education Publishing House Limited Company	18.051.250	-	-	-
Phuong Nam Education Investment and Development „JSC	54.286.350.566	-	2.582.470.935	-
Da Nang Education Investment and Development „JSC	30.640.226.360	-	12.918.617.868	-
Southern Books and Educational Equipment „JSC	19.298.125.549	-	152.185.209	-
	526.197.792.536	(11.805.506.676)	22.970.942.445	(12.005.506.676)
Other parties				
Son La Books and Education Equipments „JSC	9.825.764.612	(9.825.764.612)	9.825.764.612	(9.825.764.612)
Thanh Hoa School Book-Equipment „JSC	1.525.913.849	-	2.991.041.909	-
Hanoi School Books and Equipment Joint Stock Company	120.590.733.652	-	1.208.410.440	-
Other trade receivables	394.255.380.423	(1.979.742.064)	8.945.725.484	(2.179.742.064)
	630.440.546.261	(11.805.506.676)	38.624.216.457	(12.005.506.676)

6. SHORT-TERM ADVANCES TO SUPPLIERS

	June 30, 2026		January 1, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Ministry of Defence Printing House	-	-	1.101.354.878	-
Nam An Book Services Co., Ltd.	4.826.952.065	(4.826.952.065)	4.826.952.065	(4.826.952.065)
Nam Viet Scientific, Teaching and Vocational Equipment Co., Ltd.	1.080.000.000	(1.080.000.000)	1.080.000.000	(1.080.000.000)
Other suppliers	1.530.195.796	-	1.760.339.617	-
	7.437.147.861	(5.906.952.065)	8.768.646.560	(5.906.952.065)

7 OTHER RECEIVABLES

	June 30, 2026		January 1, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
a) Short term				
Advances	1.095.750.527	-	259.500.000	-
Deposits and collateral	150.000.000	-	115.000.000	-
Other receivables	1.610.288.276	(244.783.524)	677.358.134	(244.783.524)
	2.856.038.803	(244.783.524)	1.051.858.134	(244.783.524)
b) Long term				
Deposits and collateral	-	-	47.000.000	-
	-	-	47.000.000	-

8 INVENTORY

	June 30, 2026		January 1, 2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	412.474.434	-	-	-
Raw materials	5.975.074.907	-	9.683.043.764	-
Work-in-progress	3.284.042.444	-	1.093.517.434	-
production costs				
Finished goods	30.497.501.765	(10.267.025.616)	17.561.645.718	(12.208.768.318)
Goods	76.271.281.403	(3.162.836.115)	73.776.688.409	(10.844.809.218)
Goods on consignment	2.271.249.371	(2.246.273.364)	2.271.249.371	(2.246.273.364)
	118.711.624.324	(15.676.135.095)	104.386.144.696	(25.299.850.900)

9 PREPAID EXPENSES

	June 30, 2026	January 1, 2026
	VND	VND
a) Short term		
Non-deductible input VAT to be allocated	338.642	1.579.700.182
Prepaid warehouse rent	2.154.245.455	121.440.000
Prepaid tools and supplies	9.923.612	140.425.746
Publishing management costs	11.686.775.329	-
Digital transformation consulting expenses	-	300.319.614
Other prepaid expenses	205.278.000	615.834.000
	14.056.561.038	2.757.719.542
b) Long term		
Tools and supplies pending allocation	-	895.112.582
Cost of purchasing book printing copyrights	65.759.435	65.759.435
	65.759.435	960.872.017

10 TANGIBLE FIXED ASSETS

	Transport and transmission VND	Equipment and management tools VND	Total VND
Cost			
Opening balance	12.813.430.613	3.299.328.631	16.112.759.244
Additions during the period	640.000.000	34.722.222	674.722.222
Closing balance	13.453.430.613	3.334.050.853	16.787.481.466
Accumulated depreciation			
Opening balance	8.477.321.837	2.525.960.796	11.003.282.633
Depreciation for the period	693.482.868	205.415.641	898.898.509
Closing balance	9.170.804.705	2.731.376.437	11.902.181.142
Carrying amount			
At the beginning of the year	4.336.108.776	773.367.835	5.109.476.611
At the end of the period	4.282.625.908	602.674.416	4.885.300.324

The original cost of fully depreciated but still usable tangible fixed assets as of June 30, 2026 is: VND 6.836.581.318 (as of January 1, 2026 is VND 6.660.226.773).

11 INVESTMENT PROPERTIES

The investment property as of June 30, 2026 is the HEID Office Building located at K3B, Lane 6A, Thanh Cong Street, Giang Vo Ward, Hanoi City , Vietnam, with an original cost of VND 87,244,777,643; accumulated depreciation of VND 49.729.523.175; and depreciation in the period of VND 1.744.895.550.

This investment property is being used for office rental business and is being used as collateral for a loan agreement at Vietnam Commercial and Industrial Bank - Hanoi Branch.

The fair value of investment properties has not been formally assessed and determined as of June 30, 2026. However, based on the rental performance and market prices of these assets, the Company's Board of Directors believes that the fair value of the investment properties is greater than their book value at the end of the accounting period.

12 SHORT-TERM TRADE PAYABLES

	June 30, 2026		January 1, 2026	
	Value	Number of debtors	Value	Number of debtors
	VND	VND	VND	VND
Stakeholders	325.832.405.825	325.832.405.825	1.096.066.402	1.096.066.402
Educational Publishing House in Hanoi	322.159.281.135	322.159.281.135	50.000	50.000
Ha Noi Education Publishing Services „JSC	3.633.124.690	3.633.124.690	1.022.713.803	1.022.713.803
Ho Chi Minh City Books and School Equipment „JSC	40.000.000	40.000.000	73.302.599	73.302.599
Other parties	111.221.140.555	111.221.140.555	31.222.138.614	31.222.138.614
Sao Khue Software Services Co., Ltd.	5.296.335.789	5.296.335.789	8.424.302.259	8.424.302.259
EDUSOL Education Joint Stock Company	4.533.400.000	4.533.400.000	3.220.320.000	3.220.320.000
Other entities	101.391.404.766	101.391.404.766	19.577.516.355	19.577.516.355
	437.053.546.380	437.053.546.380	32.318.205.016	32.318.205.016

13 SHORT-TERM ADVANCES FROM CUSTOMERS

	June 30, 2026	January 1, 2026
	VND	VND
Other parties		
Huyen Nga School Equipment and Books Company Limited	929.990.276	1.850.000.000
Tuyen Quang Book and School Equipment Joint Stock Company	13.927.012.683	-
Other customers	469.075.946	403.923.881
	15.326.078.905	2.253.923.881

14 TAXES AND OTHER PAYABLES TO THE STATE

	Receivable at beginning	Payable at beginning	Payable during period	Paid during period	Receivable at end	Payable at end
	VND	VND	VND	VND	VND	VND
Value Added Tax	-	374.327.389	756.574.627	631.739.262	-	499.162.754
Corporate income tax	-	6.045.105.464	10.629.569.270	7.025.408.593	-	9.649.266.141
Personal income tax	-	1.257.525.060	15.544.900.927	14.145.033.871	36.543.433	2.657.392.116
Property tax and land rent	-	-	449.766.042	449.766.042	-	-
Other types of taxes	4.843.000	3	-	-	4.843.000	3
Other fees, charges, and payables	-	-	-	-	-	-
	<u>4.843.000</u>	<u>7.676.957.916</u>	<u>27.380.810.866</u>	<u>22.251.947.768</u>	<u>41.386.433</u>	<u>12.805.821.014</u>

15 SHORT-TERM ACCRUED EXPENSES

	June 30, 2026	January 1, 2026
	VND	VND
Interest Expense	22.169.669	-
Manuscript organization, prepress design, and soft-copy card expenses	16.053.592.850	-
Book copyright fees	19.479.348.710	16.612.705.011
Accrued expenses payable to suppliers	61.038.449.919	10.551.436.522
Other accrued expenses	22.438.704.951	3.608.074.018
	119.032.266.099	30.772.215.551

16 OTHER PAYABLES

	June 30, 2026	January 1, 2026
	VND	VND
a) Short term		
Trade union fees	59.263.719	59.263.719
Short-term deposits received	200.000.000	300.000.000
Other payables	307.184.212	947.399.831
	566.447.931	1.306.663.550
b) Long term		
Long-term deposits received	1.760.480.282	1.198.333.700
	1.760.480.282	1.198.333.700

17 EQUITY

a) Table of changes in equity

	Owner's equity contribution	Share premium	Development Investment Fund	Other funds belonging to the	Undistributed profits	Non-controlling shareholder	Add
	VND	VND	VND	VND	VND	VND	VND
Balance at the beginning of the previous year	150.000.000.000	1.934.655.948	187.387.060.155	33.897.303.867	85.166.313.313	2.123.869.368	460.509.202.651
Profit in the previous period	-	-	-	-	38.362.673.093	(502.417.562)	37.860.255.531
Appropriation to the parent company's development and investment fund	-	-	13.388.513.453	-	(13.388.513.453)	-	-
Appropriation to funds of subsidiaries	-	-	415.026.640	-	(1.037.566.600)	(320.702.404)	(943.242.364)
Dividends	-	-	-	-	(30.000.000.000)	-	(30.000.000.000)
Increase due to changes in prior year's profit of subsidiaries	-	-	-	-	267.253.438	137.676.014	404.929.452
Adjustment by the parent company to the prior year's provisional profit distribution	-	-	-	(54.726.481)	218.905.924	-	164.179.443
Balance at the end of the previous period	150.000.000.000	1.934.655.948	201.190.600.248	33.842.577.386	79.589.065.715	1.438.425.416	467.995.324.713
Balance at the beginning of the current year	150.000.000.000	1.934.655.948	201.028.986.590	33.842.577.386	105.289.243.967	1.608.866.757	493.704.330.648
Profit for the current period	-	-	-	-	34.533.926.060	(222.193.686)	34.311.732.374
Appropriation to funds of the parent company	-	-	18.835.034.280	2.916.778.571	(32.835.571.422)	-	(11.083.758.571)
Dividends	-	-	-	-	(25.500.000.000)	-	(25.500.000.000)
Balance at the end of the current period	150.000.000.000	1.934.655.948	219.864.020.870	36.759.355.957	81.487.598.605	1.386.673.071	491.432.304.451

b) Details of owner's investment capital

	June 30, 2026 VND	Proportion %	January 1, 2026 VND	Proportion %
Vietnam Education Publishing House Limited Company	60.246.000.000	40,16	60.246.000.000	40,16
Mr. Le Xuan Luong	23.168.000.000	15,45	22.222.000.000	14,81
Mr. Dennis Peter Eric	8.433.000.000	5,62	8.433.000.000	5,62
Other shareholders	58.153.000.000	38,77	59.099.000.000	39,41
Total	150.000.000.000	100	150.000.000.000	100

c) Transactions with owners and distributions of dividends and profits

	Current period VND	Previous period VND
Owner's investment capital		
- Contributed capital at the beginning of the year	150.000.000.000	150.000.000.000
- Contributed capital at the end of the period	150.000.000.000	150.000.000.000
Dividends, distributed profits		
- Dividends, profits payable at the beginning of the year	-	-
- Dividends, profits payable during the period	25.500.000.000	30.000.000.000
+ Dividends, profit sharing based on the previous year's profits	25.500.000.000	30.000.000.000
- Dividends, profits paid in cash during the period	25.500.000.000	30.000.000.000
+ Dividends, profit sharing based on the previous year's profits	25.500.000.000	30.000.000.000
- Dividends, profits payable at the end of the period	-	-

d) Shares

	June 30, 2026 VND	January 1, 2026 VND
Number of shares authorized for issuance	15.000.000	15.000.000
Number of shares issued to the public	15.000.000	15.000.000
- Ordinary shares	15.000.000	15.000.000
Number of shares outstanding	15.000.000	15.000.000
- Ordinary shares	15.000.000	15.000.000
Par value per share: VND 10,000 per share		

e) Company funds

	June 30, 2026 VND	January 1, 2026 VND
Investment and development fund	219.864.020.870	201.028.986.590
Other equity funds	36.759.355.957	33.842.577.386
	256.623.376.827	234.871.563.976

18 OFF-BALANCE SHEET ITEMS AND OPERATING LEASE COMMITMENTS

a) Operating lease – lessor

The Company is currently leasing out office space under operating lease agreements. As at June 30, 2026, the future minimum lease payments receivable under non-cancellable operating lease agreements are as follows:

	June 30, 2026 VND	January 1, 2026 VND
Within one year	6.793.893.528	3.699.320.182
From 1 year to 5 years	7.689.396.314	2.461.298.545

b) Operating lease – lessee

The parent company and its subsidiaries lease office premises, stores and warehouses under operating lease agreements. As at June 30, 2026, the total future minimum lease payments payable under these contracts are as follows:

	June 30, 2026 VND	January 1, 2026 VND
Within one year	4.605.120.000	941.640.000
From 1 year to 5 years	2.157.560.000	860.000.000

In addition, Hong Ha Thanh Cong One-Member Limited Liability Company (subsidiary) signed Land Lease Contract No. 53/HĐTĐ dated February 11, 2010, Appendix No. 445/PLHĐTĐ-STNMT-KTĐ dated October 31, 2023 and Amendment to Land Lease Contract No. 35/ĐCHĐTĐ-STNMT-KTĐ dated February 5, 2025 with the People's Committee of Hanoi City to lease a land area of 1,023 m² at K3B, Lane 6A, Thanh Cong Street, Giang Vo Ward, Hanoi City for the purpose of constructing an office building and operating it for lease. The land lease term is 50 years from August 10, 2009. According to the contract, the subsidiary company must pay annual land rent until the contract's expiration date in accordance with current State regulations.

19 TOTAL REVENUE FROM SALES OF GOOD AND RENDERING OF SERVICE

	Quarter 2/2026 VND	Quarter 2/2025 VND
Revenue from sales of purchased textbooks	285.253.994.568	276.407.805.466
Revenue from other publications and other revenue	388.004.865.895	342.584.881.102
Revenue from office leasing services	1.634.807.372	1.878.918.830
	674.893.667.835	620.871.605.398

20 REVENUE DEDUCTIONS

	Quarter 2/2026 VND	Quarter 2/2025 VND
Trade discount	1.443.357.500	37.018.584
Sales returns	-	19.664.407
	1.443.357.500	56.682.991

21 COST OF GOODS SOLD

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Cost of sales of purchased textbooks	270.959.999.104	247.441.967.091
Cost of sales of other publications and other costs	233.435.585.869	217.844.864.840
Cost of office leasing services	1.305.194.986	613.100.895
Provision for devaluation of inventories	(9.623.715.805)	(1.087.530.915)
	496.077.064.154	464.812.401.911

22 FINANCIAL INCOME

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Interests from deposits and loans	5.751.906.769	6.293.654.352
Dividends, distributed profits	181.875.000	1.570.500.000
Exchange rate gains arising during the period	-	37.109.560
Interests from deferred payment sales and cash discounts received	-	9.181.287
	5.933.781.769	7.910.445.199

23 FINANCIAL EXPENSES

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Interest expense	160.951.602	711.309.440
Payment discounts, interest on deferred sales.	2.057.176.672	2.246.694.573
Exchange rate losses incurred during the period	-	83.461.651
Provision for impairment of trading securities	-	880.000
Other financial expenses	1.243	3.769
	2.218.129.517	3.042.349.433

24 SELLING EXPENSES

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Employee expenses	40.617.708.830	31.409.783.463
Materials, packaging, tools, supplies expenses	102.802.908	996.716.076
Depreciation of fixed assets	53.638.341	29.091.750
Purchased services expenses	51.418.792.850	50.366.432.705
Other cash expenses	2.507.485.217	1.831.212.910
	94.700.428.146	84.633.236.904

25 GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Management employee expenses	30.048.350.209	24.096.360.680
Management materials, office supplies expenses	893.894.299	302.447.584
Depreciation of fixed assets	400.266.540	404.683.128
Provision expenses	(200.000.000)	(400.000.000)
Purchased services expenses	11.139.567.288	7.375.651.248
Other cash expenses	5.019.559.086	2.171.528.014
	47.301.637.422	33.950.670.654

26 OTHER INCOME

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Other income	-	3.000.000
	-	3.000.000

27 OTHER EXPENSES

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Other expenses	28.742.109	7.150.000
	28.742.109	7.150.000

28 CURRENT CORPORATE INCOME TAX EXPENSE

	Quarter 2/2026	Quarter 2/2025
	VND	VND
Corporate income tax relating to operating activities		
Total accounting profit before corporate income tax	38.507.267.976	40.445.287.613
Current corporate income tax expense	9.649.266.141	8.811.946.018

29. EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

No material events occurred after the end of the accounting period that would require adjustments or disclosures in these consolidated financial statements .

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

a) The list and relationship between related parties and the Company are as follows:

Related parties	Relationship
Vietnam Education Publishing House Limited Company	The major shareholder has significant influence, the parent company of the Group.
Ha Tay Books and School Equipment JSC	Affiliated company
Education Publishing House in Hanoi	Within the group (i)
Education Publishing House in Ho Chi Minh City	Within the group (i)
Ha Noi Education Publishing Services JSC	Within the group (i)
Educational Book Joint Stock Company in Ho Chi Minh City	Within the group (i)
Da Nang Education Investment and Development JSC	Within the group (i)
Phuong Nam Education Investment and Development JSC	Within the group (i)
Arts and Media JSC	Within the group (i)
Northern Books and Educational Equipment JSC	Within the group (i)
Central Books and Educational Equipment JSC	Within the group (i)
Southern Books and Educational Equipment JSC	Within the group (i)
Cuu Long Books and Educational Equipment JSC	Within the group (i)
Ha Noi Education Books JSC	Within the group (i)
Institute of Educational Books and Learning Materials	Within the group (i)
Book and Educational Equipment Joint Stock Company of Ho Chi Minh City	Within the group (i)
DienBien Books and Education Equipments JSC	Within the group (i)
Hanoi Textbook Printing Joint Stock Company	Within the group (i)

(i) Subordinate units or subsidiaries and affiliated companies of Vietnam Education Publishing Company Limited.

b) Related party transactions occurring in Q2 2026 compared to Q2 2025

	Quarter 2/2026 VND	Quarter 2/2025 VND
Revenue from the sale of goods and services	314.357.271.063	138.598.207.056
Vietnam Education Publishing House Limited Company	17.227.500	-
Education Publishing House in Hanoi	4.988.285	12.264.705.315
Ha Tay Books and School Equipment JSC	82.946.833.906	69.755.973.323
Da Nang Education Investment and Development JSC	31.410.905.276	18.304.138.581
Phuong Nam Education Investment and Development JSC	52.832.309.901	23.979.475.653
Cuu Long Books and Educational Equipment JSC	11.853.341.255	59.461.112
Arts and Media JSC	2.104.168.236	1.436.322.272
Northern Books and Educational Equipment JSC	92.543.091.469	8.656.477.017
Central Books and Educational Equipment JSC	20.097.669.221	472.243.911
Southern Books and Educational Equipment JSC	20.543.700.014	920.974.318
Ha Noi Education Books JSC	3.036.000	955.042.283
DienBien Books and Education Equipments JSC	-	1.793.393.271
Purchasing goods and services	344.867.853.832	346.831.873.517
Vietnam Education Publishing House Limited Company	-	23.024.173.367
Education Publishing House in Hanoi	339.237.647.860	321.357.037.925
Da Nang Education Investment and Development JSC	11.403.000	-
Phuong Nam Education Investment and Development JSC	4.393.477.230	604.004.280
Arts and Media JSC	59.483.250	234.417.355
Ha Noi Education Publishing Services JSC	-	986.644.217
Northern Books and Educational Equipment JSC	-	10.449.000
Ha Noi Education Books JSC	-	71.652.100
Institute of Educational Books and Learning Materials	35.000.000	-
Book and Educational Equipment Joint Stock Company of Ho Chi Minh City	-	101.933.331
Hanoi Textbook Printing Joint Stock Company	1.130.842.492	441.561.942

Apart from the aforementioned related-party transactions, other related parties did not have any transactions during the period and did not have any balances with the Company at the end of the accounting period.

31 COMPARATIVE DATA

The comparative figures are those in the consolidated financial statements for the accounting period from April 1, 2025 to June 30, 2025.

Approved, July 30, 2026

PREPARED BY
(Signature, full name)

CHIEF ACCOUNTANT
(Signature, full name)

LEGAL REPRESENTATIVE
(Signature, full name, seal)


Lương Ngọc Bích


Đặng Thị Như


TỔNG GIÁM ĐỐC
Lê Thành Anh