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**DANANG BOOKS AND SCHOOL EQUIPMENT
STOCK COMPANY**

REVIEWED INTERIM FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

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MANAGEMENT'S REPORT

Management of Danang Books and School Equipment Stock Company (hereinafter referred to as "the Company") hereby presents its report and the accompanying reviewed interim financial statements of the Company for the six-month period ended 30 June 2025.

Members of the Board of Directors, the Supervisory Committee and Management during the period and on the date of this report include:

Board of Directors

<u>Full name</u>	<u>Position</u>
Ms. Huynh Phuoc Huyen Vy	Chairperson
Mr. Nguyen Van Can	Vice Chairperson
Mr. Le Truong Ky	Member
Mr. Hoang Ngoc Loc	Member
Mr. Le Anh Long	Member

Supervisory Committee

<u>Full name</u>	<u>Position</u>
Mr. Huynh Nguyen Van	Head
Mr. Khuong Tinh	Member
Ms. Nguyen Thi Thao	Member

Management

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Van Can	Director
Mr. Hoang Ngoc Loc	Deputy Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Ms. Huynh Phuoc Huyen Vy, Chairperson and Mr. Nguyen Van Can, Vice Chairperson cum Director.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the interim financial statements which give a true and fair view of the interim financial position of the Company and the results of its interim operations and its interim cash flows. In preparing these interim financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the interim financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper interim accounting records are kept, which disclose, with reasonable accuracy at any time, the interim financial position of the Company and ensure that the interim financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements. Management 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.

Management confirm that the Company has complied with the above requirements in preparing these interim financial statements.

MANAGEMENT'S REPORT (CONTINUED)

AUDITOR

The accompanying interim financial statements were reviewed by ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited (Head office: No. 142 Xo Viet Nghe Tinh Street, Hoa Cuong Ward, Danang City, Vietnam; Telephone: (84) 0236.363.3333; Fax: (84) 0236.363.3338; Website: www.ecovis.com/vietnam/audit).

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2025 and the results of its interim operations and its interim cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

For and on behalf of management



Nguyễn Văn Can
Director

Danang City, 06 August 2025

No: 335/2025/BCSX-E.AFA

**REVIEW OF INTERIM FINANCIAL INFORMATION PERFORMED
BY THE INDEPENDENT AUDITOR OF THE ENTITY**

**To: Shareholders
Board of Directors and Management
DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY**

We have reviewed the accompanying interim financial statements of Danang Books and School Equipment Stock Company (hereinafter referred to as “the Company”) prepared on 06 August 2025 as set out from page 5 to page 36, which comprise the interim balance sheet as at 30 June 2025, and the interim income statement, and interim cash-flow statement for the six-month period then ended, and notes to the interim financial statements

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410- Review of Interim Financial Information Performed by Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Company as at 30 June 2025, and of its interim financial performance and its interim cash flows

**REVIEW OF INTERIM FINANCIAL INFORMATION PERFORMED
BY THE INDEPENDENT AUDITOR OF THE ENTITY (CONTINUED)**

for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim financial statements.



Nguyen Ha Dinh
Audit Director
Audit Practice Registration Certificate
No. 2883-2024-240-1

Authorized person

ECOVIS AFA VIETNAM Auditing – Appraisal and Consulting Company Limited
Danang City, 06 August 2025

INTERIM BALANCE SHEET

As at 30 June 2025

Unit: VND

ASSETS	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
A. CURRENT ASSETS	100		39,921,122,319	34,289,136,388
I. Cash and cash equivalents	110	4.1	9,076,654,495	3,899,327,136
1. Cash	111		4,076,654,495	3,899,327,136
2. Cash equivalents	112		5,000,000,000	-
II. Current financial investments	120		-	11,500,000,000
1. Trading securities	121		-	-
2. Held to maturity investments	123	4.2	-	11,500,000,000
III. Current account receivables	130		6,414,103,168	4,323,530,770
1. Trade receivables	131	4.3	5,962,298,999	3,999,051,350
2. Advances to suppliers	132	4.4	646,781,808	277,415,733
3. Other current receivables	136	4.5	104,321,833	142,060,065
4. Provision for doubtful debts	137	4.6	(299,299,472)	(94,996,378)
IV. Inventories	140	4.7	24,430,364,656	14,566,278,482
1. Inventories	141		24,579,506,732	14,715,420,558
2. Provision for decline in value of inventories	149		(149,142,076)	(149,142,076)
V. Other current assets	150		-	-
B. NON-CURRENT ASSETS	200		19,925,171,210	19,970,479,748
I. Non-current account receivables	210		-	-
II. Fixed assets	220		16,746,331,588	16,587,891,192
1. Tangible fixed assets	221	4.8	1,597,008,171	1,438,567,775
Cost	222		13,200,939,249	13,010,138,192
Accumulated depreciation	223		(11,603,931,078)	(11,571,570,417)
2. Intangible fixed assets	227	4.9	15,149,323,417	15,149,323,417
Cost	228		15,149,323,417	15,149,323,417
Accumulated amortisation	229		-	-
III. Investment property	230	4.10	2,966,081,785	3,150,877,211
1. Cost	231		16,618,239,762	16,618,239,762
2. Accumulated depreciation	232		(13,652,157,977)	(13,467,362,551)
IV. Non-current assets in progress	240		-	-
V. Non-current financial investments	250		-	-
VI. Other non-current assets	260		212,757,837	231,711,345
1. Non-current prepayments	261	4.11	212,757,837	231,711,345
2. Other non-current assets	268		-	-
TOTAL ASSETS	270		59,846,293,529	54,259,616,136

INTERIM BALANCE SHEET (CONTINUED)

As at 30 June 2025

Unit: VND

RESOURCES	Code	Notes	As at 30 Jun. 2025	As at 01 Jan. 2025
C. LIABILITIES	300		21,557,170,307	10,724,712,975
I. Current liabilities	310		20,801,729,907	9,862,244,575
1. Trade payables	311	4.12	18,029,196,605	6,721,168,763
2. Advances from customers	312	4.13	29,557,693	39,443,617
3. Taxes and amounts payable to the state budget	313	4.14	880,635,857	1,095,716,001
4. Payables to employees	314		-	625,580,384
5. Accrued expenses	315	4.15	117,796,964	88,688,498
6. Current unearned revenue	318	4.16	528,244,951	404,996,466
7. Other current payables	319	4.17	382,604,042	262,979,320
8. Bonus and welfare fund	322		833,693,795	623,671,526
II. Non-current liabilities	330		755,440,400	862,468,400
1. Non-current trade payables	331		-	-
2. Other non-current payables	337	4.17	755,440,400	862,468,400
D. OWNER'S EQUITY	400		38,289,123,222	43,534,903,161
I. Equity	410	4.18	38,289,123,222	43,534,903,161
1. Owner's contributed capital	411		30,000,000,000	30,000,000,000
Ordinary shares carrying voting rights	411a		30,000,000,000	30,000,000,000
Preference shares	411b		-	-
2. Share premiums	412		2,707,300,000	2,707,300,000
3. Investment and development fund	418		3,000,000,000	2,638,377,649
4. Retained earnings	421		2,581,823,222	8,189,225,512
Beginning accumulated retained earnings	421a		852,958,892	696,340,132
Retained earnings of the current period	421b		1,728,864,330	7,492,885,380
II. Other capital and funds	430		-	-
TOTAL RESOURCES (440 = 300 + 400)	440		59,846,293,529	54,259,616,136



Nguyễn Văn Căn
Director

Danang City, 06 August 2025

Le Manh
Chief Accountant

Nguyễn Thị Ngọc Hạnh
Preparer

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

Form B 02a – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**INTERIM INCOME STATEMENT**

For the six-month period ended 30 June 2025

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue	01	5.1	33,895,791,572	35,430,009,797
2. Deductions	02	5.2	102,652,388	294,044,134
3. Net revenue	10		33,793,139,184	35,135,965,663
4. Cost of sales	11	5.3	25,210,734,279	26,332,164,990
5. Gross profit	20		8,582,404,905	8,803,800,673
6. Finance income	21	5.4	234,435,095	339,448,060
7. Finance expense	22	5.5	-	13,777,593
<i>Of which, interest expense</i>	23		-	13,777,593
8. Selling expense	25	5.6	4,957,057,678	5,052,249,603
9. General and administrative expense	26	5.7	1,613,237,247	1,366,816,456
10. Operating profit/(loss)	30		2,246,545,075	2,710,405,081
11. Other income	31	5.8	9,321,990	46,228,852
12. Other expense	32	5.9	15,000,003	23,607,872
13. Net other income/(loss)	40		(5,678,013)	22,620,980
14. Accounting profit/(loss) before taxation	50		2,240,867,062	2,733,026,061
15. Current corporate income tax expense	51	5.11	512,002,732	599,515,605
16. Deferred corporate income tax expense	52		-	-
17. Net profit/(loss) after taxation	60		1,728,864,330	2,133,510,456
18. Basic earnings per share	70	4.18.5	547	676
19. Diluted earnings per share	71	4.18.6	547	676



Nguyễn Ngọc Can
Director

Danang City, 06 August 2025

Le Manh
Chief Accountant

Nguyen Thi Ngoc Hanh
Preparer

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

Form B 03a – DN(Issued under the Circular No. 200/2014/TT-BTC
dated 22 December 2014 by Ministry of Finance)**INTERIM CASH FLOW STATEMENT****(Indirect method)**

For the six-month period ended 30 June 2025

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	01		2,240,867,062	2,733,026,061
2. Adjustment for:				
Depreciation and amortisation	02		338,476,087	477,598,400
Provisions	03		204,303,094	(87,487,920)
Gains/losses from investment	05		(157,438,602)	(188,636,030)
Interest expense	06		-	13,777,593
3. Operating profit /(loss) before adjustments to working capital	08		2,626,207,641	2,948,278,104
Increase or decrease in accounts receivable	09		(2,402,450,833)	(3,242,526,387)
Increase or decrease in inventories	10		(9,864,086,174)	(17,842,701,444)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		10,901,995,221	8,742,360,689
Increase or decrease prepaid expenses	12		18,953,508	80,467,850
Interest paid	14		-	(10,654,169)
Corporate income tax paid	15		(805,670,390)	(435,703,695)
Other cash outflows from operating activities	17		(164,622,000)	(293,188,114)
Net cash from operating activities	20		310,326,973	(10,053,667,166)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(312,121,057)	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	31,818,182
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	(2,000,000,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		11,500,000,000	10,800,000,000
5 Interest and dividends received	27		265,013,943	218,540,040
Net cash from investing activities	30		11,452,892,886	9,050,358,222
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	-	10,115,892,955
2. Repayment of borrowings	34	6.2	-	(5,049,004,375)
3. Dividends paid	36		(6,585,892,500)	(6,592,699,250)
Net cash from financing activities	40		(6,585,892,500)	(1,525,810,670)
NET INCREASE/(DECREASE) IN CASH	50		5,177,327,359	(2,529,119,614)
Cash and cash equivalents at beginning of year	60		3,899,327,136	5,269,100,442
CASH AND CASH EQUIVALENTS AT END OF PERIOD	70		9,076,654,495	2,739,980,828



Nguyễn Văn Can
Director

Danang City, 06 August 2025

Le Manh
Chief Accountant

Nguyễn Thị Ngọc Hanh
Preparer

The accompanying notes are an integral part of these financial statements

NOTES TO THE INTERIM FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Da Nang Books and School Equipment Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Da Nang Books and School Equipment Company, a State-owned enterprise. On 24 May 2004, the Company was converted into a joint stock company by the name of Da Nang Books and School Equipment Joint Stock Company under the Business Registration Certificate No. 0400465793 granted by the Danang City's Department of Planning and Investment and other amended certificates thereafter with the latest one dated 10 July 2025.

On 21 October 2009, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre under Decision No. 635/QĐ-SGDHN dated 30 September 2009 of the Hanoi Securities Trading Centre.

The charter capital as stipulated in the Business Registration Certificate is VND 30,000,000,000.

The Company's registered head office is at 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam.

The number of employees as at 30 June 2025 was 74 (31 December 2024: 75)

1.2. Business field

Commercial business and services.

1.3. Operating industry and principal activities

Under the Business Registration Certificate, the Company's business activities comprise:

- Wholesale of other household products. Details: Wholesale of textbooks, teacher's books, books to expand and improve knowledge, notebook paper, teaching and learning equipment, stationery;
- Wholesale of other machinery and equipment. Details: Wholesale of office machinery, equipment and spare parts (except computers and peripheral equipment); Wholesale of laboratory equipment, audio-visual instruments;
- Trading of own or rented property and land use rights. Details: Office, business space, warehouse for rent;
- Manufacture of games and toys. Details: Manufacture of children's toys, kindergarten toys, teaching aids;
- Other manufacturing n.e.c. Details: Manufacture of laboratory equipment;
- Manufacture of consumer electronics. Details: Manufacture of audio-visual instruments;
- Manufacture of office machinery and equipment (except computers and peripheral equipment) Details: Manufacturing office equipment, computers, teaching computer software, electronic products;
- Other specialized whole sale n.e.c. Details: Wholesale of children's toys, kindergarten toys, teaching aids, office equipment, computers, teaching computer software, electronic products. Import and export of educational cultural products, stationery, computer and electronic equipment, and printing paper;
- Other amusement and recreation activities n.e.c. Details: Business of all types of entertainment;
- Educational support services. Details: Consulting the education sector on books and school equipment, participating in professional support and development of books, equipment, and school libraries;

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

- Retail sale of books, newspapers, magazines and stationary in specialized stores. Details: Retail of textbooks, teacher's books, books to expand and improve knowledge, notebook paper, teaching and learning equipment, stationery;
- Printing. Details: Printing textbooks, forms, records and books for the education sector and printing plastic paper packaging. Outsourcing printing, participating in joint exploitation of other publications

1.4. Normal operating cycle

The Company's normal operating cycle is carried out for a time period of 12 months.

1.5. The Company's structure

The Company's dependent units as at 30 June 2025 were as follows:

Name	Address
1. Da Nang Bookstore	No. 76 Bach Dang Street, Hai Chau Ward, Da Nang City, Vietnam
2. Da Nang Bookstore 3	No. 409 Phan Chau Trinh Street, Hoa Cuong Ward, Da Nang City, Vietnam
3. Hoa Khanh Bookstore	No. 812 Ton Duc Thang Street, Hoa Khanh Ward, Da Nang City, Vietnam
4. Cam Le Bookstore	No. 42 Ong Ich Duong Street, Cam Le Ward, Da Nang City, Vietnam
5. Thanh Khe Bookstore	No. 722 Tran Cao Van Street, Thanh Khe Ward, Da Nang City, Vietnam
6. Printing House	No. 98 Nui Thanh Street, Hoa Cuong Ward, Da Nang City, Vietnam

2. BASIS OF PREPARATION OF INTERIM FINANCIAL STATEMENTS**2.1. Accounting standards, accounting system**

The accompanying interim financial statements, expressed in Vietnamese Dong ("VND"), are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

The accompanying interim financial statements are not intended to reflect the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2. Forms of accounting records

The form of accounting records applied in the Company is the Journal voucher.

2.3. Financial year

The Company's financial year is from 01 January to 31 December.

This interim financial statement has been prepared for the six-month accounting period ended 30 June 2025.

2.4. Reporting and functional currency

The Company maintains its accounting records in VND.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3. SIGNIFICANT ACCOUNTING POLICIES

3.1. Use of estimates

The preparation of the interim financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes as well as revenues and expenses for the financial period ended 30 June 2025. Although these estimates are based on management's best knowledge of all relevant information available at the date when the financial statements are prepared, this does not prevent actual figures differing from estimates.

3.2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank, cash in transit and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3. Financial investments

Held to maturity investments

Held to maturity investments comprise held to maturity investments to earn periodical profits and other held to maturity investments.

If there is any certain evidence that part or all the investments are irrecoverable, impairment losses are recognised as a finance expense in the current period.

3.4. Account receivables

Recognition method

Account receivables are stated at the carrying amounts of trade receivables and other receivables less provisions for doubtful debts.

Provision for doubtful debts

As of the date of preparing the financial statements, provision for doubtful debt is recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might not be recoverable when due at the level as guided in prevailing regulations. The determination of the overdue period of a doubtful receivable to be provisioned is based on the principal repayment period according to the original sale contract, excluding the debt extension between the parties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the income statement.

3.5. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. The cost of work in progress and finished goods includes materials, direct labour and attributable production overheads based on normal levels of activity.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

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

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

Provision for decline in value of inventories

As of the date of preparing the financial statements, provision is recognised for obsolete, slow-moving and defective inventory items and an excess of the cost of inventories over their net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

3.6. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

Depreciation and amortisation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	<u>Year 2025</u>
▪ Buildings, structures	05 – 25 years
▪ Machinery and equipment	02 – 07 years
▪ Motor vehicles	04 – 10 years
▪ Office equipment	03 years

3.7. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Accounting principles for intangible fixed assets

Land use rights

Indefinite land use rights are not amortised.

3.8. Leases

Operating leases

Assets subject to operating leases are recognised in the balance sheet according to the Company's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the period as incurred or amortised over the lease term. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor applicable to similar assets.

3.9. Investment property

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

Investment property recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method. Investment properties held for capital appreciation are not depreciated but an impairment test is required.

The estimated useful lives of investment properties are as follows:

	<u>Year 2025</u>
▪ Buildings, structures	05 – 25 years
▪ Indefinite land use rights	No depreciation

The transfer to, or from, investment property shall be made when, and only when, there is a change in use, evidenced by:

- Commencement of owner-occupation, for a transfer from investment property to owner-occupied property;
- Commencement of development with a view to sale, for a transfer from investment property to inventories;
- End of owner-occupation and being subject to an operating lease to another party, for a transfer from owner-occupied property to investment property;
- Commencement of an operating lease to another party; for a transfer from inventories to investment property
- Completion of construction period, for a transfer from construction property to investment property.

Such transfers from, or to, investment property, do not change the carrying amount of transferred assets and original cost of property when measuring value of assets or preparing the financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.10. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies and land rentals, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

The following expenses are recognised as prepayments and amortised to the income statement:

- Prepaid land, infrastructure and fixed asset rentals are amortised over the period of lease;
- Tools and supplies are amortised to the income statement over 02 to 03 years;

3.11. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

3.12. Borrowing costs

Capitalisation of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the income statement when incurred.

3.13. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting period.

3.14. Unearned revenues

Unearned revenues include advanced payments for one or more accounting periods for asset leasing.

Unearned revenues are periodically determined and transferred into revenues according to the lease term.

3.15. Owners' equity

The owners' contributed equity

The owners' contributed equity is recognised when contributed.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved the General annual meeting of shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

3.16. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

3.17. Deductions

Deductions include trade discounts, allowances and sale returns.

Deductions arising in the reporting period from consumption of products, goods and services are recognised as decreases in revenue in that period; Deductions arising after the end of the reporting period but prior to issuing the financial statements for the reporting period are recognised as decreases in revenue of the reporting period; Deductions arising after the end of the reporting period and after issuing the financial statements for the reporting period are recognised as decreases in revenue of the next period.

3.18. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties which are sold in the period in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.19. Finance expense

Finance expenses represent all expenses incurred in the reporting period which mainly include borrowing costs.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.20. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include expenses relating to product exhibition, advertisement, sales commissions, product warranty (except for construction activities), storage, packaging and shipping etc.

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses (entertainment, customer conference, etc.).

3.21. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%.

Value added tax

The goods sold and services rendered by the Company are subject to value added tax at the following rates:

- Textbooks, legal documents, scientific and technical books, etc.: not taxable
- Other books and equipment, stationery: 5% - 10%
- Other services: 8% (The company is entitled to apply the VAT rate of 8% from 1 January 2025 to 30 June 2025 according to the provisions of Decree No. 180/2024/ND-CP dated 31 December 2024 of the Government).

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

3.22. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the period, excluding ordinary shares bought back by the Company and held as treasury shares.

3.23. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders after adjusted for bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the period and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Company and held as treasury shares.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

3.24. Segment reporting

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

Refer to Note 7.

3.25. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM BALANCE SHEET

4.1. Cash and cash equivalents

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Cash in hand	224,531,639	48,153,732
Cash at banks	3,852,122,856	3,851,173,404
Cash equivalents	5,000,000,000	-
Total	9,076,654,495	3,899,327,136

4.2. Financial investments

Held to maturity investments are analysed as follows:

	As at 30 Jun. 2025 VND		As at 01 Jan. 2025 VND	
	Cost	Carrying amount	Cost	Carrying amount
Term deposit	-	-	11,500,000,000	11,500,000,000
Total	-	-	11,500,000,000	11,500,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.3. Trade receivables

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
DINCO Engineering and Construction Corporation	79,610,688	2,222,657,408
New Zealand Windows Co.,Ltd	873,294,906	990,294,906
Central Press Distribution Company	2,251,451,163	-
Phuong Bookstore - Le Thi Phuong Trang	1,091,940,374	-
Others	1,666,001,868	786,099,036
Total	5,962,298,999	3,999,051,350
In which: Trade receivables from related parties - Refer to Note 8	79,610,688	2,222,657,408

4.4. Advances to suppliers

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Education Solutions Viet Nam Company Limited	124,816,767	165,810,347
Danang Power Company Limited	100,000,000	70,565,386
Central Canh Dieu Book Joint Stock Company	416,755,036	-
Others	5,210,005	41,040,000
Total	646,781,808	277,415,733

4.5. Other receivables

	As at 30 Jun. 2025 VND		As at 01 Jan. 2025 VND	
	Value	Provision	Value	Provision
Current:				
Accrued interest	15,120,548	-	122,695,889	-
Advances	27,252,828	-	18,118,852	-
Others	61,948,457	-	1,245,324	-
Total	104,321,833	-	142,060,065	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.6. Doubtful debts

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	924,605,906	625,306,434	236,948,866	141,952,488
Total	924,605,906	625,306,434	236,948,866	141,952,488

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 30 Jun. 2025			As at 01 Jan. 2025		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Song Hong Danang Joint Stock Company	31,311,000	-	Over 3 years	31,311,000	-	Over 3 years
New Zealand Windows Co.,Ltd	78,667,776	39,333,888	From 01 year to 02 years			
New Zealand Windows Co.,Ltd	794,627,130	571,972,546	From 6 months to 01 year	195,667,776	136,967,443	From 6 months to 01 year
Song Han 2 Bookstore	-	-		9,970,090	4,985,045	From 01 year to 02 years
VXN LCO	20,000,000	14,000,000	From 01 year to 02 years			
Total	924,605,906	625,306,434		236,948,866	141,952,488	

4.7. Inventories

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Provision	Value	Provision
Raw materials	219,722,077	-	102,032,481	-
Finished goods	332,767,647	-	407,025,297	-
Merchandise	24,027,017,008	149,142,076	14,206,362,780	149,142,076
Total	24,579,506,732	149,142,076	14,715,420,558	149,142,076

There were no stagnant, substandard, impaired, or unsellable inventories as at 30 June 2025
There were no inventories pledged as security for liabilities at the period-end.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.8. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:					
As at 01 Jan. 2025	7,991,497,872	2,350,451,327	2,339,967,639	328,221,354	13,010,138,192
Purchase	-	-	252,330,148	59,790,909	312,121,057
Other decreases	-	-	-	(121,320,000)	(121,320,000)
As at 30 Jun. 2025	7,991,497,872	2,350,451,327	2,592,297,787	266,692,263	13,200,939,249
Accumulated depreciation:					
As at 01 Jan. 2025	6,606,769,864	2,350,451,327	2,339,967,639	274,381,587	11,571,570,417
Depreciation	125,133,576	-	3,917,454	24,629,631	153,680,661
Other decreases	-	-	-	(121,320,000)	(121,320,000)
As at 30 Jun. 2025	6,731,903,440	2,350,451,327	2,343,885,093	177,691,218	11,603,931,078
Net book value:					
As at 01 Jan. 2025	1,384,728,008	-	-	53,839,767	1,438,567,775
As at 30 Jun. 2025	1,259,594,432	-	248,412,694	89,001,045	1,597,008,171

The amount of the net book value of tangible fixed assets as at 30 June 2025, totalling VND 1,018,445,046, which is used to secure the credit limit loan agreement with the Bank for Investment and Development of Vietnam (BIDV).

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 8,389,519,970.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.9. Intangible fixed assets

Items	Land use rights VND	Total VND
Cost:		
As at 01 Jan. 2025	15,149,323,417	15,149,323,417
As at 30 Jun. 2025	15,149,323,417	15,149,323,417
Accumulated amortisation:		
As at 01 Jan. 2025	-	-
As at 30 Jun. 2025	-	-
Net book value:		
As at 01 Jan. 2025	15,149,323,417	15,149,323,417
As at 30 Jun. 2025	15,149,323,417	15,149,323,417

- Land lot No. 26, Map paper No. 13 at 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Certificate of land-use rights No. BE572290 granted by Danang City People's Committee on 19 July 2011, the value is VND 5,330,204,600.
- Land lot No. 18, Map paper No. 10 at 42 Ong Ich Duong Street, Cam Le Ward, Danang City, Certificate of land-use rights No. AG258663 granted by Danang City People's Committee on 27 September 2000, the value is VND 3,277,575,560.
- Land lot No. 102a, Map paper No. HK8 at 812 Ton Duc Thang Street, Hoa Khanh Ward, Danang City, Certificate of land-use rights No. R346918 granted by Danang City People's Committee on 17 November 2000, the value is VND 890,428,369.
- Land lot No. 94, Map paper No. 18 at 722 Tran Cao Van Street, Thanh Khe Ward, Danang City, Certificate of land-use rights No. 63954 granted by Danang City People's Committee on 21 January 2003, the value is VND 4,114,963,522.
- Land lot No. B4-27, Map paper No. KT04/5 on Ngo Quyen Street, An Hoa Area, An Hai Ward, Danang City, Certificate of land-use rights No. AI356456 granted by Danang City People's Committee on 04 July 2007, the value is VND 1,272,055,366.
- Land lot No. III-01, Map paper No. KT04/8 at 44 Tran Quang Dieu Street, An Hai Ward, Danang City, the value is VND 264,096,000

Indefinite land use rights are not amortised.

The amount of the net book value of intangible fixed assets as at 30 June 2025, totalling VND 5,330,204,600 was mortgaged as loan security.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.10. Investment property

Items	As at 30 Jun. 2025 VND	Increases in the year VND	Decreases in the year VND	As at 01 Jan. 2025 VND
<u>Investment property:</u>				
Cost:				
Land use rights	-	-	-	-
Buildings	16,618,239,762	-	-	16,618,239,762
Total	16,618,239,762	-	-	16,618,239,762
Accumulated depreciation:				
Land use rights	-	-	-	-
Buildings	13,652,157,977	184,795,426	-	13,467,362,551
Total	13,652,157,977	184,795,426	-	13,467,362,551
Net book value				
Land use rights	-			-
Buildings	2,966,081,785			3,150,877,211
Total	2,966,081,785			3,150,877,211

The net book value of investment properties as at 30 June 2025, totalling VND 2,966,081,785 was mortgaged as loan security

The historical cost of investment properties fully depreciated but still held for rental totalled VND 7,378,468,373.

At the reporting date, the Company could not determine the fair values of investment properties held for lease to be disclosed in the interim financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investment properties may differ from their carrying amounts.

4.11. Non-current prepayments

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Tools and supplies pending amortisation	212,757,837	231,711,345
Total	212,757,837	231,711,345

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.12. Current trade payables

	As at 30 Jun. 2025		As at 01 Jan. 2025	
	VND		VND	
	Value	Payable value	Value	Payable value
Bao Anh Company Limited	775,526,070	775,526,070	378,774,176	378,774,176
Minh Tan Culture Company Limited	359,814,330	359,814,330	390,609,980	390,609,980
Minh Long Trading and Culture Service One Member Company Limited	787,773,310	787,773,310	423,722,710	423,722,710
Da Nang Education Development & Investment JSC	7,661,808,174	7,661,808,174	-	-
Others	8,444,274,721	8,444,274,721	5,528,061,897	5,528,061,897
Total	18,029,196,605	18,029,196,605	6,721,168,763	6,721,168,763
In which: Trade payables to related parties - Refer to Note 8	139,294,500	139,294,500	13,510,000	13,510,000

4.13. Current advances from customers

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Con Cung Joint Stock Company	24,640,000	24,640,000
Phuoc Loc Book and Educational Equipment Co., Ltd	2,902,670	2,902,670
Others	2,015,023	11,900,947
Total	29,557,693	39,443,617

4.14. Taxes and amounts payable to the state budget

	As at 30 Jun. 2025 VND	Movements in the period VND		As at 01 Jan. 2025 VND
	Payable	Payable	Paid/ Deducted	Payable
Value added tax	285,296,821	1,213,144,463	1,353,149,663	425,302,021
Corporate income tax	367,929,952	512,002,732	805,670,390	661,597,610
Personal income tax	178,584	394,338,689	402,976,475	8,816,370
Real estate tax, land rental	227,230,500	318,552,994	91,322,494	-
Other taxes	-	8,000,000	8,000,000	-
Total	880,635,857	2,446,038,878	2,661,119,022	1,095,716,001

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.15. Accrued expenses

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Accrued cost of electricity	117,796,964	64,197,144
Accrued cost of book transportation	-	4,893,000
Accrued other expenses	-	19,598,354
Total	117,796,964	88,688,498

4.16. Unearned revenues

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Unearned revenue from office leasing activities	528,244,951	404,996,466
Total	528,244,951	404,996,466

4.17. Other payables

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current		
Trade union expenditure	93,401,600	30,756,200
Deposits, mortgages, collateral	241,819,200	182,291,200
Dividends, profits	43,159,820	29,052,320
Others	4,223,422	20,879,600
Total	382,604,042	262,979,320
Non-current		
Deposits, mortgages, collateral	755,440,400	862,468,400
Total	755,440,400	862,468,400

NOTES TO THE INTERIM FINANCIAL STATEMENT (CONTINUED)

4.18. Owners' equity

4.18.1. Changes in owners' equity

	Items of owners' equity				Total VND
	Owners' contributed capital VND	Capital surplus VND	Development investment fund VND	Retained earnings and other funds VND	
As at 01 Jan. 2024	30,000,000,000	2,707,300,000	2,233,025,419	8,107,044,592	43,047,370,011
Profit in the first 6 months of the previous year	-	-	-	2,133,510,456	2,133,510,456
Bonus and welfare fund	-	-	-	(405,352,230)	(405,352,230)
Development investment fund	-	-	405,352,230	(405,352,230)	-
Dividend paid in previous year	-	-	-	(6,600,000,000)	(6,600,000,000)
As at 30 Jan. 2024	30,000,000,000	2,707,300,000	2,638,377,649	2,829,850,588	38,175,528,237
Profit in the last 6 months of the previous year	-	-	-	5,359,374,924	5,359,374,924
As at 01 Jan. 2025	30,000,000,000	2,707,300,000	2,638,377,649	8,189,225,512	43,534,903,161
Profit in the first 6 months of this year	-	-	-	1,728,864,330	1,728,864,330
Bonus and welfare fund (*)	-	-	-	(374,644,269)	(374,644,269)
Development investment fund (*)	-	-	361,622,351	(361,622,351)	-
Dividend paid in current year (*)	-	-	-	(6,600,000,000)	(6,600,000,000)
As at 30 Jun. 2025	30,000,000,000	2,707,300,000	3,000,000,000	2,581,823,222	38,289,123,222

(*) The Company distributed the 2024 profit after tax according to the 2025 Annual General Meeting of Shareholders Resolution No.01/2025/NQ-DHDCD dated 25 April 2025.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.18.2. Details of owners' equity

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Mr. Nguyen Van Can	10,660,850,000	7,143,950,000
Mr. Thai Van May	-	3,516,900,000
Mr. Le Truong Ky	11,118,800,000	11,118,800,000
Ms. Huynh Phuoc Huyen Vy	5,000,000,000	5,000,000,000
Others	3,220,350,000	3,220,350,000
Total	30,000,000,000	30,000,000,000

4.18.3. Capital transactions with owners

	Current period VND	Previous period VND
Beginning balance	30,000,000,000	30,000,000,000
Capital contribution in the period	-	-
Capital redemption in the period	-	-
Ending balance	30,000,000,000	30,000,000,000

4.18.4. Shares

	As at 30 Jun. 2025	As at 01 Jan. 2025
Number of shares registered for issue	3,000,000	3,000,000
Number of shares sold to public	3,000,000	3,000,000
Comprising: Ordinary shares	3,000,000	3,000,000
Preference shares (Classified as owners' equity)	-	-
Number of shares repurchased (Treasury shares)	-	-
Comprising: Ordinary shares	-	-
Preference shares (Classified as owners' equity)	-	-
Number of shares outstanding	3,000,000	3,000,000
Comprising: Ordinary shares	3,000,000	3,000,000
Preference shares (Classified as owners' equity)	-	-
Par value per outstanding share: VND 10,000 per share		

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.18.5. Basic earnings per share

	Current period VND	Previous period VND
Profit after tax attributable to ordinary share holders	1,728,864,330	2,133,510,456
Adjusted for distribution to bonus and welfare fund	(86,443,217)	(106,675,523)
Earnings for the purpose of calculating basic earnings per share	1,642,421,113	2,026,834,933
Weighted average number of ordinary shares outstanding during the period	3,000,000	3,000,000
Basic earnings per share	547	676

4.18.6. Diluted earnings per share

	Current period VND	Previous period VND
Profit after tax attributable to ordinary shareholders	1,728,864,330	2,133,510,456
Adjusted for distribution to bonus and welfare fund	(86,443,217)	(106,675,523)
Earnings for the purpose of calculating diluted earnings per share	1,642,421,113	2,026,834,933
Weighted average number of ordinary shares outstanding during the period	3,000,000	3,000,000
Adjusted for dilutive potential ordinary shares outstanding during the period	-	-
Number of ordinary shares for the purpose of calculating diluted earnings per share	3,000,000	3,000,000
Diluted earnings per share	547	676

The first six months of 2024 basic earnings per share and diluted earnings per share are calculated as profit after tax less the bonus and welfare fund as approved in the Annual General Meeting of Shareholders Resolution No. 01/2025/NQ-ĐHĐCĐ dated 25 April 2025.

The first six months of 2025 basic earnings per share and diluted earnings per share are calculated as profit after tax less the planned bonus and welfare fund as outlined in the Annual General Meeting of Shareholders Resolution No. 01/2025/NQ-ĐHĐCĐ dated 25 April 2025.

4.18.7. Dividends

According to Resolution No. 01/2025/NQ-ĐHĐCĐ dated 25 April 2025 of the 2025 Annual General Meeting of Shareholders and Resolution of the Board of Directors No. 17/NQ/HDQT dated 25 April 2025, which approved the 2024 cash dividend distribution plan in the amount of VND 6,600,000,000 (equivalent to 22% of charter capital).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

4.18.8. Corporate funds

	Development investment fund VND
As at 01 Jan. 2025	2,638,377,649
Additions	361,622,351
As at 30 Jun. 2025	3,000,000,000

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM INCOME STATEMENT

5.1. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from selling goods	29,506,997,845	30,164,994,687
Revenue from investment real estate business	4,388,793,727	5,265,015,110
Total	33,895,791,572	35,430,009,797
In which, revenue from related parties - Refer to Note 8	791,784,541	1,153,708,283

5.2. Deductions

	Current period VND	Previous period VND
Sale returns	102,652,388	294,044,134
Total	102,652,388	294,044,134

5.3. Cost of sales

	Current period VND	Previous period VND
Cost of merchandise sold	23,671,278,553	24,444,382,429
Cost of finished goods sold	364,771,083	303,633,367
Cost of investment property	973,038,046	1,437,365,777
Other abnormal amounts of production costs directly debited to cost of sales	201,646,597	146,783,417
Total	25,210,734,279	26,332,164,990

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.4. Finance income

	Current period VND	Previous period VND
Deposit and loan interest	157,438,602	156,817,848
Others	76,996,493	182,630,212
Total	234,435,095	339,448,060

5.5. Finance expense

	Current period VND	Previous period VND
Interest expense	-	13,777,593
Total	-	13,777,593

5.6. Selling expense

	Current period VND	Previous period VND
Salaries	3,589,355,695	3,659,024,424
Materials expense	92,678,000	131,892,971
Tools and supplies expense	86,654,684	95,567,518
Depreciation expense	143,141,052	173,355,312
Service expense	920,190,854	851,445,332
Others	125,037,393	140,964,046
Total	4,957,057,678	5,052,249,603

5.7. General and administrative expense

	Current period VND	Previous period VND
Salaries	1,174,664,634	1,185,957,110
Office supplies expense	27,650,137	22,698,859
Depreciation expense	10,539,609	1,420,812
Tax, fees and charges	8,000,000	8,000,000
Service expense	140,682,916	149,463,368
Provision reversals of provision for doubtful debts	(4,985,045)	(87,487,920)
Termination allowance expenses	1,581,250	17,205,000
Provision for doubtful debts	209,288,139	-
Others	45,815,607	69,559,227
Total	1,613,237,247	1,366,816,456

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.8. Other income

	Current period VND	Previous period VND
Handling small debts	-	331,464
Telecommunications commission	4,452,714	4,113,388
Liquidation of fixed assets and tools	-	32,909,091
Others	4,869,276	8,874,909
Total	9,321,990	46,228,852

5.9. Other expense

	Current period VND	Previous period VND
Tax penalties and late payment penalties	-	268,545
Non-operating expenses	15,000,000	15,000,000
Others	3	8,339,327
Total	15,000,003	23,607,872

5.10. Production and business costs by element

	Current period VND	Previous period VND
Materials, tools and supplies expense	351,881,123	458,301,685
Employee expense	5,029,702,038	5,108,207,219
Depreciation expense	338,476,087	477,598,400
Service expense	1,878,772,324	2,205,213,702
Others	441,544,969	179,872,306
Total	8,040,376,541	8,429,193,312

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

5.11. Current corporate income tax expense

	Current period VND	Previous period VND
Total accounting profit before tax	2,240,867,062	2,733,026,061
Add: Increasing adjustments	319,146,597	264,551,962
- <i>Remunerations of Board of Directors and Supervisory Committee</i>	99,000,000	99,000,000
- <i>Listing fee</i>	15,000,000	15,000,000
- <i>Cost of goods sold exceeding norms</i>	201,646,597	146,783,417
- <i>Others</i>	3,500,000	3,768,545
Less: Decreasing adjustments	-	-
Less: Losses carried forward from previous years	-	-
Taxable income from ordinary business activities	2,560,013,659	2,997,578,023
Current corporate income tax rate	20%	20%
	512,002,732	599,515,605
Current corporate income tax expense	-	-
Corporate income tax exemption and reduction	-	-
Current corporate income tax expense	512,002,732	599,515,605

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CASH FLOW STATEMENT

6.1. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	-	10,115,892,955
Total	-	10,115,892,955

6.2. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	-	5,049,004,375
Total	-	5,049,004,375

DANANG BOOKS AND SCHOOL EQUIPMENT STOCK COMPANY

Address: 76-78 Bach Dang Street, Hai Chau Ward, Danang City, Vietnam

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING

For management purposes, the Company, with nation wide operations, divides its activities into the following key segments based on business lines:

- Sales of books, stationery, cultural products, educational equipments, printing;
- Leasing of premises and services

Income Statement	Books, stationery		Renting premises		Total	
	Current period VND	Previous period VND	Current period VND	Previous period VND	Current period VND	Previous period VND
Revenue	29,506,997,845	30,164,994,687	4,388,793,727	5,265,015,110	33,895,791,572	35,430,009,797
Deductions	102,652,388	294,044,134	-	-	102,652,388	294,044,134
Cost of sales	24,237,696,233	24,894,799,213	973,038,046	1,437,365,777	25,210,734,279	26,332,164,990
Unallocated expenses					6,570,294,925	6,419,066,059
Operating profit/(loss)					2,012,109,980	2,384,734,614
Finance income					234,435,095	339,448,060
Finance expense					-	13,777,593
Other income					9,321,990	46,228,852
Other expense					15,000,003	23,607,872
Profit (loss) from other activities					(5,678,013)	22,620,980
Profit before tax					2,240,867,062	2,733,026,061
CIT of current period					512,002,732	599,515,605
Profit after tax					1,728,864,330	2,133,510,456

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

Other information

	Books, stationery		Renting premises		Total	
	As at		As at		As at	
	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025	30 Jun. 2025	01 Jan. 2025
Fixed assets	16,746,331,588	16,587,891,192	2,966,081,785	3,150,877,211	19,712,413,373	19,738,768,403
Unallocated assets					40,133,880,156	34,520,847,733
Total assets					59,846,293,529	54,259,616,136
Liabilities of segment	18,317,336,104	7,555,569,382	1,525,504,551	1,449,756,066	19,842,840,655	9,005,325,448
Unallocated liabilities					1,714,329,652	1,719,387,527
Total liabilities					21,557,170,307	10,724,712,975

	Books, stationery		Renting premises		Total	
	Previous period		Previous period		Previous period	
	VND	VND	VND	VND	VND	VND

Depreciation expense	153,680,661	178,135,812	184,795,426	299,462,588	338,476,087	477,598,400
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NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

8. RELATED PARTIES

List of related parties	Relationship
1. DINCO Engineering and Construction Corporation	General Director, Chairman of the BODs of DINCO Engineering and Construction Corporation is a member of the Company's BOD
2. Go-Working Company Limited	The director is a family member
3. Nguyen Huy Company Limited	The director is a family member
4. Board of Directors and Management	Key management personnel

As at the date of the interim balance sheet, the balances with related parties are as follows:

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current trade receivables		
DINCO Engineering and Construction Corporation	79,610,688	2,222,657,408
Total - Refer to Note 4.3	79,610,688	2,222,657,408

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Current payables:		
Nguyen Huy Company Limited	139,294,500	13,510,000
Total - Refer to Note 4.12	139,294,500	13,510,000

During the reporting period, the Company has had related party transactions as follows:

	Current period VND	Previous period VND
Selling goods and rendering services:		
DINCO Engineering and Construction Corporation	728,836,114	741,549,018
Go-Working Company Limited	62,948,427	412,159,265
Total - Refer to Note 5.1	791,784,541	1,153,708,283
	Current period VND	Previous period VND
Purchase of goods:		
Nguyen Huy Company Limited	894,244,912	652,149,073
Total	894,244,912	652,149,073

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Dividends received:		
Mr. Le Truong Ky	2,446,136,000	2,446,136,000
Ms. Huynh Phuoc Huyen Vy	1,100,000,000	1,100,000,000
Mr. Nguyen Van Can	1,571,669,000	1,571,669,000
Total	5,117,805,000	5,117,805,000

Remunerations of the Board of Directors and Supervisory Committee:

Name	Position	Current period VND	Previous period VND
Ms. Huynh Phuoc Huyen Vy	Chairperson of the BODs	21,000,000	21,000,000
Mr. Nguyen Van Can	Vice Chairperson cum Director	21,000,000	21,000,000
Mr. Le Truong Ky	Member of the BODs	21,000,000	21,000,000
Mr. Hoang Ngoc Loc	Member of the BODs cum Deputy Director	21,000,000	21,000,000
Mr. Le Anh Long	Member of the BODs	21,000,000	21,000,000
Mr. Huynh Nguyen Van	Head of the Supervisory Committee	18,000,000	18,000,000
Mr. Khuong Tinh	Member of the Supervisory Committee	18,000,000	18,000,000
Ms. Nguyen Thi Thao	Member of the Supervisory Committee	18,000,000	18,000,000
Total		159,000,000	159,000,000

Salaries, bonuses and other incomes of the Board of Directors, Management, Supervisory Committee and other key personels are as follows:

Name	Position	Current period VND	Previous period VND
Mr. Nguyen Van Can	Vice Chairperson cum Director	240,880,384	204,044,616
Mr. Hoang Ngoc Loc	Member of the BODs cum Deputy Director	96,890,000	86,903,076
Mr. Le Manh	Chief Accountant	97,190,000	87,303,076
Total		434,960,384	378,250,768

NOTES TO INTERIM FINANCIAL STATEMENTS (CONTINUED)

9. COMMITMENT UNDER OPERATING LEASES

The Company as a lessor

The Company holds offices subject to operating leases. The leases are for an average period of 3 years, with fixed rentals over the same period:

	Current period VND	Previous period VND
Operating leases revenue recognised during the period	4,388,793,727	5,265,015,110

As at 30 June 2025, the Company has a amounts of minimum lease payments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2025 VND	As at 01 Jan. 2025 VND
Less than 1 year	528,244,951	404,996,466
Total	528,244,951	404,996,466

10. EVENTS AFTER THE END OF THE REPORTING PERIOD

On 10 July 2025, the Company was granted the 10th amended Enterprise Registration Certificate by the Division of Enterprise and Business Registration under the Department of Finance of Da Nang City, reflecting the change of the Company's address in accordance with the new administrative boundaries.

Apart from this event, no other significant events have occurred after the end of the period until the date of issuance of the interim financial statements.



Nguyễn Văn Can
Director

Danang City, 06 August 2025

Le Manh
Chief Accountant

Nguyen Thi Ngoc Hanh
Preparer

DANANG JOINT STOCK COMPANY OF BOOKS AND SCHOOL EQUIPMENT

Stock code: BED

Address: 76-78 Bach Dang Street, Hai Chau Ward, Da Nang City

EXPLANATION

**REGARDING THE DECREASE IN AFTER-TAX PROFIT FOR THE FIRST HALF OF 2025
COMPARED TO THE SAME PERIOD IN 2024**

To: State Securities Commission of Vietnam
Hanoi Stock Exchange

The business result for the first 6 months of 2025 of the Company recorded an after-tax profit of VND 1,728,864,330, a decrease of 18.96%, equivalent to a reduction of VND 404,646,126 compared to the same period in 2024 (after-tax profit for the first half of 2024 was VND 2,133,510,456), due to the following reasons:

Regarding revenue and gross profit:

Net revenue from sales of goods and services in the first six months of 2025 decreased by VND 1,342,826,479, equivalent to a 3.82% decrease compared to the same period in 2024.

Most of the product categories with declining sales included textbooks, children's books, various types of stories, office supplies, cultural products, and office leasing services.

Revenue from printed products increased.

Revenue from retail activities of bookstores slightly increased compared to the same period.

Revenue from wholesale sales of textbooks declined.

Due to the above reasons, gross profit for the first six months of 2025 decreased by VND 221,395,768, equivalent to a 2.51% decrease compared to the same period in 2024.

Regarding expenses:

Total selling and administrative expenses in the first six months of 2025 increased by VND 151,228,866, equivalent to a 2.35% increase compared to the same period in 2024.

The expense items that increased included: electricity, outsourced services, transportation, insurance, etc.

The expense items that decreased included: packaging materials, tools and supplies, fixed asset depreciation, repairs, salary provisions, overtime, etc.

Regarding financial income and other income:

Financial income and other income in the first six months of 2025 decreased by VND 119,534,364, equivalent to a 34.32% decrease compared to the same period in 2024, mainly due to a reduction in term deposits, which led to a decline in interest income.

The above is the Company's explanation of the reasons for the decrease in after-tax profit for the first six months of 2025 compared to the same period in 2024.

Respectfully submitted.

Da Nang, August 06, 2025

Prepared by


Lê Mạnh

Recipients:

– As above

– Filed: Admin-Finance Department



General Director


Nguyễn Văn Cần