

ENTERPRISE - CONSOLIDATED BALANCE SHEET

Item	Code	Notes	Ending balance (September 30, 2025)	Beginning balance (January 01, 2025)
ASSETS				
A- CURRENT ASSETS	100		189,569,530,901	174,592,785,452
I. Cash and cash equivalents	110	5	40,674,510,358	49,920,474,727
1. Cash	111		39,842,528,565	6,077,376,630
2. Cash equivalents	112		831,981,793	43,843,098,097
II. Short-term financial investments	120		13,004,861,395	12,963,405,066
1. Held-to-maturity investments	123	14a	13,004,861,395	12,963,405,066
III. Short-term Receivables	130		31,227,119,391	38,903,798,103
1. Account receivable from customers	131	6	30,918,280,429	39,345,737,569
2. Advances to suppliers	132	7	360,069,515	188,051,609
3. Short-term Loan Receivables	135		-	-
4. Other short-term receivables	136	8	1,177,064,880	459,582,392
5. Provision for doubtful short-term receivables	137	9	(1,228,295,433)	(1,089,573,467)
6. Assets awaiting resolution	139		-	-
IV. Inventories	140		99,720,944,908	69,634,797,547
1. Inventories	141	10	103,355,198,047	72,889,485,159
2. Provision for inventory devaluation	149		(3,634,253,139)	(3,254,687,612)
V. Other current assets	150		4,942,094,849	3,170,310,009
1. Short-term prepaid expenses	151	11a	1,375,369,867	1,054,239,192
2. Value added tax deductibles	152		-	-
3. Statutory obligations	153	17	3,566,724,982	2,116,070,817
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		43,133,362,891	39,939,018,626
I. Long-term Receivables	210		19,318,596	19,318,596
1. Long-term loan receivables	215		-	-
2. Long-term other receivables	216		19,318,596	19,318,596
II. Fixed assets	220	12	29,965,680,945	28,364,735,902
1. Tangible fixed assets	221	12a	28,827,150,066	28,364,735,902
- Cost	222		77,536,571,884	74,820,116,749
- Accumulated depreciation	223		(48,709,421,818)	(46,455,380,847)
2. Fixed assets under finance lease	224		-	-
3. Intangible fixed assets	227	12b	1,138,530,879	-
- Cost	228		2,154,056,498	696,540,000
- Accumulated depreciation	229		(1,015,525,619)	(696,540,000)
III. Investment properties	230		-	-
IV. Long-term work in progress	240		700,000,000	1,799,008,000
1. Long-term construction in progress	242	13	700,000,000	1,799,008,000
V. Long-term financial investments	250		490,000,000	490,000,000
1. Equity Investments in Other Entities	253	14b	490,000,000	490,000,000
VI. Other long-term assets	260		11,958,363,350	9,265,956,128
1. Long-term prepaid expenses	261	11b	11,958,363,350	9,265,956,128
2. Deferred income tax assets	262		-	-
TOTAL ASSETS	270		232,702,893,792	214,531,804,078

Item	Code	Notes	Ending balance (September 30, 2025)	Beginning balance (January 01, 2025)
RESOURCES				
C. LIABILITIES	300		93,737,273,225	75,924,527,356
I. Current liabilities	310		93,737,273,225	75,924,527,356
1. Short-term Trade payables	311	15	63,347,342,327	30,804,214,949
2. Short-term Advances from customers	312	16	11,449,314,591	493,987,738
3. Taxes and amounts payables to the State budget	313	17	713,928,027	2,229,880,851
4. Payable to employees	314		6,285,473,997	22,516,767,446
5. Short-term Accruals	315	18	3,642,818,225	914,000,590
6. Payables to related parties	316		-	-
7. Payables for construction contract progress	317		-	-
8. Short-term unearned revenue	318		2,570,580,817	1,759,517,500
9. Other Short-term payables	319	19	969,755,170	1,092,428,211
10. Short-term loan and payable for finance leasing	320	20	-	-
11. Short-term provision	321		-	-
12. Bonus and welfare fund	322		4,758,060,071	16,113,730,071
II. Non-current liabilities	330		-	-
1. Long-term payables to sellers	331			
D. EQUITY	400		138,965,620,567	138,607,276,722
I. Owners' equity	410	21	138,965,620,567	138,607,276,722
1. Owner's Contributed Capital	411	21	56,655,300,000	56,655,300,000
- Ordinary shares with voting rights	411a		56,655,300,000	56,655,300,000
- Preference shares	411b		-	-
2. Share premium	412	21	13,761,696,224	13,761,696,224
3. Bond modification options	413		-	-
4. Other equity	414	21	6,538,767,315	6,538,767,315
5. Investment and development fund	418	21	50,417,965,656	50,417,965,656
6. Undistributed profit after tax	421	21	8,674,930,683	8,318,142,000
- Undistributed profit accumulated to the prior year end	421a		386,400,000	386,400,000
- Undistributed profit of the current year	421b		8,288,530,683	7,931,742,000
7. Construction investment fund	422		-	-
8. Non-controlling interest	429		2,916,960,689	2,915,405,527
II. Other funds and capital	430			
TOTAL RESOURCES	440		232,702,893,792	214,531,804,078

Preparer

Vo Thi Thanh Tuyen

Chief Accountant

Le Thi Thanh Thien

Ho Chi Minh City, October 14, 2025

General Director



Nguyễn Cong Dung

ENTERPRISE - CONSOLIDATED INCOME STATEMENT - QUARTER 3/2025

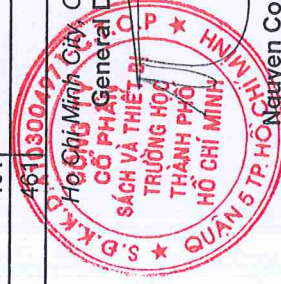
Item	Item Code	Notes	Q3/2025	Q3/2024	Year-to-date figures to end of this quarter (Current Year)	Year-to-date figures to end of this quarter (Previous Year)
1. Revenue from sales and service provision	01	23	159,656,900,458	186,053,965,556	301,291,246,580	313,896,465,759
2. Revenue deductions	02	24	86,771,420	52,094,390	90,349,811	141,684,865
3. Net revenue from sales and service provision (10 = 01-02)	10		159,570,129,038	186,001,871,166	301,200,896,769	313,754,780,894
4. Costs of goods sold	11	25	140,640,768,479	161,676,485,975	248,095,248,417	263,701,639,491
5. Gross profit from sales and service provision (20=10-11)	20		18,929,360,559	24,325,385,191	53,105,648,352	50,053,141,403
6. Financial income	21	26	(352,361,600)	28,444,890	429,913,547	489,049,935
7. Financial expenses	22	27	13,670,240	340,280,674	51,451,634	343,745,674
- In which: Interest expenses	23		13,670,240	340,280,674	51,451,634	343,745,674
8. Share of profit or loss in associates and joint ventures	24				0	0
9. Selling expenses	25	28a	6,472,412,240	10,165,384,906	20,605,441,621	20,049,758,928
10. General and administrative expenses	26	28b	8,454,427,902	9,521,818,572	23,413,646,636	21,919,162,915
11. Operating profit {30=20+(21-22)+24 - (25+26)}	30		3,636,488,577	4,326,345,929	9,465,022,008	8,229,523,821
12. Other income	31	29	42,558,653	132,901,933	495,221,919	765,880,903
13. Other expenses	32	30	3,880,803	2,298,200	81,891,984	54,651,886
14. Other profit (40=31-32)	40		38,677,850	130,603,733	413,329,935	711,229,017
15. Accounting profit before tax (50=30+40)	50		3,675,166,427	4,456,949,662	9,878,351,943	8,940,752,838
16. Current Corporate Income Tax Expense	51	31	434,377,014	718,042,056	1,242,466,098	1,416,283,253
17. Deferred Corporate Income Tax Expense	52			0	0	0
18. Profit after tax (60=50-51-52)	60		3,240,789,413	3,738,907,606	8,635,885,845	7,524,469,585
18.1 Profit after tax attributable to parent company's shareholders	61		3,134,111,760	3,629,475,874	8,288,530,683	7,119,776,195
18.2 Profit after tax attributable to non-controlling shareholders	62		106,677,653	109,431,732	347,355,162	404,693,390
19. Basic Earnings Per Share(*)	70	32	553	461	1,463	885
20. Diluted Earnings per Share	71	33	553	461	1,463	885

Preparer

Chief Accountant

Ho Chi Minh City, October 14, 2025

General Director



Vo Thi Thanh Tuyen

Le Thi Thanh Thien

Nguyen Cong Dung

ENTERPRISE - CONSOLIDATED CASH FLOWS STATEMENT - INDIRECT METHOD
QUARTER 3/2025

Item	Item Code	YEAR-TO-DATE 2025	YEAR-TO-DATE 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	9,878,351,943	8,940,752,838
2. Adjustments for			
- Depreciation and amortization	02	2,573,026,590	2,443,648,050
- Provisions	03	518,287,493	(696,805,131)
- Foreign exchange gain/loss from revaluation of monetary	04	(200,940)	(380,779)
- Gains, losses from investing activities	05	(411,522,676)	(464,185,386)
- Interest expenses	06	51,451,634	343,745,674
3. Operating before changes in working capital	08	12,609,394,044	10,566,775,266
- Increase, decrease in receivables	09	6,104,714,881	(17,969,811,639)
- Increase, decrease in inventories	10	(30,465,712,888)	(71,882,082,357)
- Increase, decrease in payables (Excluding interest payable, corporate income tax payable)	11	29,705,442,096	26,909,894,042
- Increase, decrease in prepaid expenses	12	(3,013,537,897)	(705,750,516)
- Interest paid	14	(51,451,634)	(343,745,674)
- Corporate income tax paid	15	(1,497,940,325)	(1,161,874,774)
- Other cash receipts from operating activities	16	-	23,000,000
- Other cash payments from operating activities	17	(11,355,670,000)	(2,869,633,522)
Net cash flows from operating activities	20	2,035,238,277	(57,433,229,174)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Cash paid for purchase, construction of fixed assets and other long-term assets	21	(3,583,874,892)	(1,527,769,907)
2. Cash received from liquidation, disposal of fixed assets and other long-term assets	22	-	-
3. Cash paid for loans, purchase of debt instruments of other entities	23	(41,456,329)	(187,247,773)
4. Cash received from loan repayments, resale of debt instruments of other entities	24	-	-
5. Cash paid for Equity Investments in Other Entities	25	-	-
6. Cash received from recovery of Equity Investments in Other Entities	26	-	-
7. Cash received from interest on loans, dividends and shared profits	27	628,269,635	527,946,141
Net cash flows from investing activities	30	(2,997,061,586)	(1,187,071,539)
III. Cash flows from financing activities			
1. Cash received from issuance of shares, Owner's Contributed Capital	31	-	-
2. Cash paid for capital contributions to owners, repurchase of shares of issued shares by the enterprise	32	-	-
3. Cash received from short-term and long-term loans	33	-	44,205,891,210
4. Cash paid for principal loan repayment	34	-	-
5. Cash paid for finance lease liabilities	35	-	-
6. Dividends, profits paid to owners	36	(8,284,342,000)	(8,276,142,000)
Net cash flow from financing activities	40	(8,284,342,000)	35,929,749,210
Net cash flow during the period (50 = 20+30+40)	50	(9,246,165,309)	(22,690,551,503)
Cash and cash equivalents at beginning of period	60	49,920,474,727	35,648,745,177
Effect of changes in exchange rate on Foreign currency translation	61	200,940	380,779
Cash and cash equivalents at end of period (70 = 50+60+61)	70	40,674,510,358	12,958,574,453

Preparer

Vo Thi Thanh Tuyen

Chief Accountant

Le Thi Thanh Thien

Ho Chi Minh City, October 14, 2025

General Director



Nguyễn Công Dung

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3/2025

1. Operating Characteristics

1.1 General Overview

Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (hereinafter referred to as the "Company") is a Joint Stock Company established from the equitization of a State-owned Enterprise (Book & Educational Equipment Company of Ho Chi Minh City) under Decision No. 6500/QD-UBND dated December 23, 2005 of the People's Committee of Ho Chi Minh City. The Company is an independent accounting unit, operating its business activities under the Business Registration Certificate

No. 4103004971 dated July 04, 2006 issued by the Department of Planning and Investment of Ho Chi Minh City, the Enterprise Law, the Company's Charter, and relevant current legal provisions. Since its establishment, the Company has amended its Business Registration Certificate 14 times with the latest amendment on April 29, 2025, with enterprise code 0301325347.

The Company has listed its ordinary shares on the Hanoi Stock Exchange since December 21, 2006 under Stock Trading Registration Certificate No. 63/TTGDHN – ĐKGD dated December 06, 2006, issued by the Hanoi Stock Exchange with the stock symbol STC

1.2 Main business sector: manufacturing and trading

1.3 Business Lines

- Manufacturing and supplying school equipment and supplies
- Trading in textbooks; Trading in cabinets, tables, chairs, wooden products, children's toys (excluding toys harmful to the education of personality, children's health, or affecting social order and safety), sports equipment (excluding trading in sports firearms and ammunition, and rudimentary weapons);
- Printing student textbooks and school publications; Printing labels and packaging;
- Manufacturing cabinets, tables, chairs, wooden products (excluding wood processing, forging, casting, metal rolling, stamping, forming, welding, painting; electroplating; waste recycling at the head office);
- Manufacturing children's toys;
- Video film production;
- Trading in chemicals (excluding highly toxic chemicals);
- Trading in audio-visual equipment, computers, peripherals, computer software;
- Primary, junior high, and high school education;
- Vocational training;
- Office leasing;
- Preschool education

1.4 Enterprise Structure

The Company has 1 Company's subsidiaries and 3 directly affiliated units:

- Company's subsidiaries: An Dong Education Joint Stock Company
- Directly affiliated units:
 - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City - Educational Supplies Enterprise;
 - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (At Song Than 3 Industrial Park, Binh Duong Ward, Ho Chi Minh City)
 - Branch of Ho Chi Minh City School Book and Equipment Joint Stock Company (At 104/5 Mai Thi Luu, Tan Dinh Ward, Ho Chi Minh City).

2. Accounting period, currency unit used in accounting

The annual accounting period begins on January 01 and ends on December 31 annually.

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

3. Applied accounting standards and regime

The Company applies the Vietnamese Accounting Regime, issued under Circulars 200/2014/TT-BTC and 202/2014/TT-BTC (December 22, 2014)

related amendments and supplements and the system of Vietnamese Accounting Standards issued by the Ministry of Finance.

Applied accounting method: Journal voucher.

4. Summary of key accounting policies:

4.1 Cash and Cash equivalents:

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

Cash equivalents are short-term investments with a recovery or maturity period not exceeding 3

months from the acquisition date, readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

4.2 Foreign currency transactions

The recognition, measurement, and treatment of exchange rate differences are performed in accordance with the guidance of Circular No.

Circular No. 179/2012/TT-BTC dated October 24, 2012 of the Ministry of Finance. Accordingly, for the settlement of monetary items

denominated in foreign currency arising during the accounting period, the actual exchange rate at the transaction date is applied of the commercial bank where the enterprise conducts transactions; for the revaluation of foreign currency ending balances at the accounting period end, the buying exchange rate announced by the commercial bank where the enterprise maintains its account is applied at the time of reporting.

Foreign exchange differences arising during the period and from the revaluation of ending balances are recognized in the results of operating activities during the period.

4.3 Receivables

Receivables are presented in the financial statements at the carrying amount of customer receivables and other receivables.

The provision for doubtful receivables represents the estimated loss allowance due to receivables not being paid by customers arising from the outstanding receivables at the end of the accounting period. The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, of the Ministry of Finance.

4.4 Inventories:

Inventories are recognized at the lower of cost and net realisable value. The cost of inventories includes purchase costs, conversion costs, and other directly attributable costs incurred to bring the inventories to their present location and condition. Net realisable value is the estimated selling price less the estimated costs to complete the inventories and the estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted-average method and accounted for under the perpetual inventory method.

Provision for Inventory Devaluation is made when the net realisable value of inventories is lower than cost. The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance.

4.5 Financial Investments:

Held-to-maturity investments are term deposits recognized at carrying amount after revaluation, and the loss allowance is directly reduced from the carrying amount of the investment.

Investments in subsidiary, associate, joint venture, and other financial investments are recognized at cost.

Provision for devaluation of securities investments is made for the Company's investment securities that have decreased in value at the end of the accounting period.

Loss allowance for investments is made for capital invested by the Company in other economic organizations if these organizations incur losses at the end of the accounting period (except for planned losses that were determined in the business plan prior to the investment).

The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, and Circular No. 89/2013/TT-BTC dated June 28, 2013, of the Ministry of Finance.

4.6 *Tangible fixed assets*

Cost

Tangible fixed assets are reflected at cost less accumulated depreciation (amortization).

Cost includes the purchase price and all expenses incurred by the Company to acquire the fixed asset up to the point when the fixed asset is ready for its intended use. Subsequent expenditures after initial recognition are only capitalized to the cost of the fixed asset if these expenditures are certain to increase future economic benefits from the use of that asset. Expenditures that do not meet the above conditions are recognized as expenses in the period.

Depreciation (amortization)

Depreciation (amortisation) is calculated using the straight-line method based on the estimated useful life of the asset. The depreciation (amortisation) rate

is in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance.

<u>Asset type</u>	<u>Amortisation (depreciation) period (years)</u>
Building & architectonic model	5 – 44
Equipment & machine	5 – 7
Transportation & transmit instrument	6 – 10
Instruments & tools for management	3 – 5

4.7 *Intangible fixed asset: Intangible fixed assets*

Land use rights Land use rights

Intangible fixed assets Intangible fixed assets are land use rights, including:

+ Land use rights alloc + Land use rights allocated by the state with land use fees or acquired through transfer of land use rights legally (including defir legally (including definite-term land use rights, indefinite-term land use rights).

+ Land use rights leased before the effective date of the 2003 Land Law for which land lease payments have been made for the entire

lease term or for which land lease payments have been prepaid for many years, and the remaining prepaid lease term is at least 05 years and a certifica 05 years and a certificate of land use rights has been issued by the competent authority.

The cost of fixed assets being land use rights is determined as the total amount spent to acquire legal land use rights plus expenses for site c plus expenses for site clearance compensation, site leveling, and registration fees (excluding expenses for constructing structures constructing structures on the land); or the value of land use rights received as capital contribution.

Indefinite-term land us Indefinite-term land use rights are not subject to amortisation.

Other intangible fixed assets

Other intangible fixed assets are recognized at cost less accumulated amortisation.

Amortisation of other intangible fixed assets is calculated using the straight-line method based on the estimated useful life of the asset. The amortisation percentage is in accordance with Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

<u>Asset type</u>	<u>Amortisation period (years)</u>
Software	3

4.8 *Recognition of prepaid expenses*

Long-term prepaid expenses reflect actual expenses incurred that relate to the results of production and business activities over multiple accounting periods. Long-term prepaid expenses are allocated over the period during which economic benefits are expected to be generated.

4.9 *Payables and accrued expenses*

Payables and accrued expenses are recognized for amounts payable in the future related to goods and services received, regardless of whether the Company has received an invoice from the supplier.

4.10 Distribution of Profit after tax

Profit after tax, after appropriation to funds in accordance with the Company's Charter, is distributed to shareholders according to the Resolution of the General Meeting of Shareholders.

4.11 Principles for recognizing sales revenue, financial income

- Revenue from sales of goods and services is recognized when economic benefits are probable and can be reliably measured, and the following conditions are met:
- Sales revenue is recognized when significant risks and rewards of ownership of the goods have been transferred to the buyer, and there is no significant remaining uncertainty regarding the parties' decision on the selling price or the ability to return goods
- Revenue from services rendered is recognized when the service has been completed. If the service is performed over multiple accounting periods, revenue for each period is determined based on the Percentage of completion of the service at the financial year-end date
- Financial income is recognized when the revenue can be reliably measured and it is probable that the economic benefits associated with the transaction will flow to the entity
- Interest income is recognized on a time-proportion basis using the effective interest rate.
- Dividends and distributed profits are recognized when shareholders are entitled to receive dividends or contributing parties are entitled to receive profits from their capital contributions

4.12 Corporate income tax

Corporate income tax expense for the period comprises current tax and deferred tax.

Current tax is the amount of tax calculated based on the taxable income for the period using the tax rate effective at the end of the accounting period Date. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, as well as adjustments for non-taxable income and non-deductible expenses, or non-deductible.

Deferred tax is recognized for temporary differences at the end of the accounting period date between the tax base of assets and liability and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized. The carrying amount of deferred tax is determined using the tax rates expected to apply to the year when the assets are realized or the liability is settled, based on tax rates enacted or substantively enacted at the end of the accounting year.

The carrying amount of deferred corporate income tax assets must be reviewed at the end of each accounting period date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax assets to be utilized.

4.13 Tax policies and fees payable to the State Budget currently implemented by the company

· Value Added Tax

Textbooks and reference books that supplement textbooks are exempt from tax, while other types of books, office equipment, and school supplies are subject to tax rates as per current regulations.

· Corporate income tax

A corporate income tax rate of 10% is applied throughout the operating period to the portion of income earned by the enterprise in the Socialization sector (production and supply of school equipment, teaching aids) This incentive is implemented according to Official Letter No. 1294/TCTC-CS of the General Department of Taxation dated April 15, 2011, regarding the response to Official Letter No. 245/STB-10 dated December 29, 2010, from Book and Educational Equipment JSC of Ho Chi Minh City A corporate income tax rate of 20% is applied to other activities.

· Other taxes and fees payable as per current regulations.

4.14 Financial instruments:

Initial recognition

Financial assets

At the date of initial recognition, financial assets are recognized at cost plus directly related transaction costs to the acquisition of such financial assets. The Company's financial assets include: cash, short-term deposits

financial investments, accounts receivable from customers, other receivables, and other financial assets.

Financial liabilities

At the date of initial recognition, financial liabilities are recognized at cost plus directly related transaction costs to the issuance of such financial liabilities. The Company's financial liabilities include loans

payable to suppliers, accruals, and other payables.

Subsequent revaluation after initial recognition

Currently, there are no regulations on the revaluation of financial instruments after initial recognition

4.15 Related parties

Parties are considered related if one party has the ability (directly or indirectly) to control or have significant influence over the other party in making decisions regarding financial and operating policies.

A related party relationship also arises between 02 companies under the joint control of a group or between 02 companies both subject to significant influence by an individual (who is a shareholder/group of shareholders/leader).

Additional information for items presented in the Balance Sheet.

5. Cash	September 30, 2025 VND	January 01, 2025 VND
Cash on hand	183,433,378	413,913,721
Cash in banks	39,659,095,187	5,663,462,909
Cash equivalents	831,981,793	43,843,098,097
Total	40,674,510,358	49,920,474,727
6. Accounts receivable from customers:	September 30, 2025 VND	January 01, 2025 VND
<u>a. Account receivable from customers</u>		
+ South Book and Educational Equipment Joint Stock Company	3,663,801,953	530,095,538
+ Other parties	27,254,478,476	38,815,642,031
Total	30,918,280,429	39,345,737,569
	September 30, 2025 VND	January 01, 2025 VND
<u>b. Accounts receivable from related parties</u>		
+ South Book and Educational Equipment Joint Stock Company	3,663,801,953	530,095,538
+ Central Book and Educational Equipment Joint Stock Company	1,887,638,447	583,759,534
+ Cuu Long Book and Educational Equipment Joint Stock Company	481,867,070	177,266,453
+ Phuong Nam Education Investment and Development Joint Stock Company	902,359,161	0
+ Education Technology High School Development and Invesment Joint Stock Company	260,260	14,185,387
7. Advances to suppliers	September 30, 2025 VND	January 01, 2025 VND
<u>a. Advances to suppliers</u>		
+ Nhan Thinh Investment Corporation	210,772,000	
+ Phu Thien Construction Design - Survey Company Limited	79,073,280	79,073,280
+ Bravo Software Joint Stock Company	39,000,000	0
+ Other entities	31,224,235	108,978,329
Total	360,069,515	188,051,609
	September 30, 2025 VND	January 01, 2025 VND
<u>b. Prepayments to related party vendors</u>		
8. Other short-term receivables:	September 30, 2025 VND	January 01, 2025 VND
Accrued interest	0	244,427,068
Advances	107,578,941	163,838,114
Short-term Mortgages, deposits, collateral	24,333,049	14,333,049
Social insurance tax receivables	1,643,685	
Other receivables	1,043,509,205	36,984,161
Total	1,177,064,880	459,582,392

9. Provision for bad receivables:	September 30, 2025	January 01, 2025
	VND	VND
Receivables overdue for 3 years or more	(798,731,338)	(718,072,777)
Receivables overdue for 2 years to less than 3 years	(429,564,095)	(64,669,193)
Receivables overdue for 1 year to less than 2 years	-	(306,831,497)
Total	(1,228,295,433)	(1,089,573,467)

10. Inventories	September 30, 2025		January 1, 2025	
	Original cost (VND)	Provision (VND)	Original cost (VND)	Provision (VND)
- Raw materials	6,795,423,785	(510,300,393)	9,193,256,213	(347,995,926)
- Work-in-progress production-business cost	2,353,856,232	-	3,241,849,131	-
- Finished goods	13,261,751,846	(1,465,078,645)	11,500,719,181	(1,320,713,396)
- Goods	80,944,166,184	(1,658,874,101)	48,953,660,634	(1,585,978,290)
Total	103,355,198,047	(3,634,253,139)	72,889,485,159	(3,254,687,612)

11. Prepaid expenses	September 30, 2025	January 1, 2025
<u>a. Short-term</u>	VND	VND
Tools and instruments costs awaiting allocation	24,661,638	47,164,397
Extracurricular expenses (An Dong)	0	300,499,999
Insurance expenses (An Dong)	24,545,430	113,660,820
Repair expenses (An Dong)	219,151,833	53,460,577
Binh Duong repair expenses	19,250,000	76,098,253
122 PVT Binh Thanh repair expenses	0	8,996,858
780 Nguyen Kiem repair expenses	60,875,389	0
223 Nguyen Tri Phuong repair expenses	577,679,193	0
Other prepaid expenses	449,206,384	454,358,288
Total	1,375,369,867	1,054,239,192

<u>b. Long-term</u>	September 30, 2025	January 1, 2025
	VND	VND
Tools and equipment awaiting allocation	774,614,907	418,301,580
Allocation expenses at 104/5 Mai Thi Luu	1,614,687,772	1,654,070,404
Binh Duong repairs	405,313,331	648,501,332
223 Nguyen Tri Phuong repair expenses	2,795,818,365	
Repair expenses awaiting allocation (An Dong)	53,865,000	26,315,713
Prepaid land lease expenses at Song Than Industrial Park - Binh Duong(*)	5,919,557,085	6,061,626,459
Other expenses	394,506,890	457,140,640
Total	11,958,363,350	9,265,956,128

(*) Leased 20,606 m2 of land at Song Than Industrial Park, Binh Duong with a lease term from December 26, 2006 to December 26, 2026.

12. Increase, decrease in fixed assets

a. Increase, decrease in tangible fixed assets

Item	Building & architectonic model VND	Machinery equipment VND	Vehicles transportation VND	Equipment tools management VND	Total VND
Cost					
Beginning balance	46,475,522,384	13,861,029,179	12,149,175,195	2,334,389,991	74,820,116,749
Increase during the year			1,435,817,818	1,280,637,317	2,716,455,135
Liquidation, disposal					-
Balance as of September 30, 2025	46,475,522,384	13,861,029,179	13,584,993,013	3,615,027,308	77,536,571,884
Depreciation					
Beginning balance	21,679,975,545	12,959,298,359	10,106,981,098	1,709,125,845	46,455,380,847
Increase during the year	915,467,867	531,549,172	662,551,637	144,472,295	2,254,040,971
Liquidation, disposal	-	-	-	-	-
Balance as of September 30, 2025	22,595,443,412	13,490,847,531	10,769,532,735	1,853,598,140	48,709,421,818
Carrying amount					
Beginning balance	24,795,546,839	901,730,820	2,042,194,097	625,264,146	28,364,735,902
Balance as of September 30, 2025	23,880,078,972	370,181,648	2,815,460,278	1,761,429,168	28,827,150,066

The cost of fully depreciated fixed assets still in use as of September 30, 2025 is: 25,610,702,289 VND.

b. Increase, decrease in intangible fixed assets

	Software Website VND	Software Bravo VND	Total VND
Cost			
January 01, 2025 balance	30,000,000	666,540,000	696,540,000
Increase during the year		1,457,516,498	1,457,516,498
Balance as of September 30, 2025	30,000,000	2,124,056,498	2,154,056,498
Amortisation			
January 01, 2025 balance	30,000,000	666,540,000	696,540,000
Amortisation (depreciation) during the period		318,985,619	318,985,619
Balance as of September 30, 2025	30,000,000	985,525,619	1,015,525,619
Carrying amount			
January 01, 2025 balance	0	0	0
Balance as of September 30, 2025	0	1,138,530,879	1,138,530,879

The cost of fully amortised (depreciated) intangible fixed assets still in use as of September 30, 2025 is: 696,540,000 VND.

13. Long-term construction in progress

	September 30, 2025 VND	January 01, 2025 VND
Bravo Software	0	1,099,008,000
Legal advice 223 Nguyen Tri Phuong	700,000,000	700,000,000
Total	700,000,000	1,799,008,000

14. Financial Investments

	September 30, 2025		January 1, 2025	
a. <i>Held-to-maturity investments</i>	Original Cost	Book Value	Original Cost	Book Value
- Term deposits over 3 months	13,004,861,395		12,963,405,066	
	13,004,861,395		12,963,405,066	
b. <i>Equity Investments in Other Entities</i>	Original Cost	Provision	Original Cost	Provision
- Gia Dinh Educational Publishing Services Joint	490,000,000		490,000,000	
	490,000,000		490,000,000	

- These shares are not yet listed on The Stock Exchange, and the Company also does not have a reliable source of reliable reference data on the market price of these shares at year-end. The General Director The Company also assessed that the recorded value of these investments is reasonable. Therefore, the value of the invested shares is recognized at original cost and no provision is made.

15. Payables to Suppliers		September 30, 2025	January 01, 2025	
<u>a. Current</u>		VND	VND	
+ Phuong Nam Education Investment and Development Joint Stock Company		51,278,866,751		
+ Other entities		12,068,475,576	30,804,214,949	
Total		63,347,342,327	30,804,214,949	
		September 30, 2025	January 01, 2025	
<u>b. Payables to related party suppliers</u>		VND	VND	
+ Education Publishing House in Ho Chi Minh City			1,023,220,879	
+ Phuong Nam Education Investment and Development Company		51,278,866,751		
16. Advances from customers		September 30, 2025	January 01, 2025	
<u>a. Current</u>		VND	VND	
+ Other parties		11,449,314,591	493,987,738	
		11,449,314,591	493,987,738	
		30/09/2025	01/01/2025	
<u>b. Advances from related party customers</u>		VND	VND	
17. Taxes and amounts payables to the State budget				
	January 01, 2025		Amount actually paid	September 30, 2025
	Beginning balance	Amount payable during the period	during the period	Ending balance
VAT	1,364,182,021	2,572,879,736	3,446,205,279	490,856,478
VAT - Parent company	1,327,449,315	2,523,080,413	3,369,715,304	480,814,424
VAT - Company's subsidiaries	36,732,706	49,799,323	76,489,975	10,042,054
Corporate Income Tax	448,083,533	1,242,466,098	1,497,940,325	192,609,306
CIT - Parent company	392,930,521	1,134,723,810	1,364,501,834	163,152,497
CIT - Parent company in Ho Chi Minh City	277,799,275	1,134,723,810	1,249,370,588	163,152,497
CIT - Parent company in Binh Duong	115,131,246	-	115,131,246	-
CIT - Company's subsidiaries	55,153,012	107,742,288	133,438,491	29,456,809
Personal Income Tax	417,615,297	3,769,577,064	4,156,730,118	30,462,243
Personal Income Tax - Parent company	417,615,297	3,317,434,371	3,704,587,425	30,462,243
Personal Income Tax - Parent company in Ho Chi Minh City	369,098,103	2,207,458,670	2,546,094,530	30,462,243
Personal Income Tax - Parent company in Binh Duong	48,517,194	1,109,975,701	1,158,492,895	-
Personal Income Tax - Company's subsidiaries	0	452,142,693	452,142,693	-
Property tax and land rental fees	(2,114,070,817)	3,865,451,741	5,316,105,906	(3,564,724,982)
Other taxes	(2,000,000)	10,000,000	10,000,000	(2,000,000)
Total	113,810,034	11,460,374,639	14,426,981,628	(2,852,796,955)
The Company's tax reports are subject to inspection by the Tax Authority; the tax amounts presented in these financial reports may change according to the Tax Authority's decision.				
18. Accrued expenses:		September 30, 2025	January 01, 2025	
<u>Current</u>		VND	VND	
- Accrued selling expenses		122,537,179	781,576,389	
- Other accrued expenses		3,520,281,046	132,424,201	
Total		3,642,818,225	914,000,590	
19. Other Short-term payables		September 30, 2025	January 01, 2025	
		VND	VND	
- Trade Union fees		21,237,680	8,500,830	
- Short-term deposits received		166,500,000	171,500,000	
- Dividends payable		15,337,557	22,137,557	
- Remuneration payable to Board of Directors and Board of Supervisors		664,862,100	690,904,500	
- Other payables		101,817,833	199,385,324	
Total		969,755,170	1,092,428,211	

20. Loans and finance lease liabilities	January 01, 2025	Increase during the period	Decrease during the period	September 30, 2025
Short-term loans	Beginning balance			Ending balance
- Vietnam Joint Stock Commercial Bank for Industry and Trade, Branch 5		15,575,757,337	15,575,757,337	-
Total	-	15,575,757,337	15,575,757,337	-

21. Owners's equity

a. Reconciliation table of changes in owners's equity

	Investment capital of owners VND	Other capital of owners VND	Investment fund development VND
Balance January 01, 2024	56,655,300,000	6,538,767,315	48,155,058,205
Increase during the year			2,262,907,451
Balance December 31, 2024	56,655,300,000	6,538,767,315	50,417,965,656
Balance January 01, 2025	56,655,300,000	6,538,767,315	50,417,965,656
Increase during the year			0
Balance September 30, 2025	56,655,300,000	6,538,767,315	50,417,965,656

	Share premium VND	Treasury shares VND	Difference exchange rate VND	Profit after tax undistributed VND	Total VND
Balance January 01, 2024	13,761,696,224	-	-	8,318,142,000	133,428,963,744
Increase during the year				14,315,710,348	16,578,617,799
Decrease during the year				14,315,710,348	14,315,710,348
Balance December 31, 2024	13,761,696,224	-	-	8,318,142,000	135,691,871,195
Balance January 01, 2025	13,761,696,224	0	0	8,318,142,000	135,691,871,195
Increase during the year				8,288,530,683	8,288,530,683
Decrease during the year				7,931,742,000	7,931,742,000
Balance September 30, 2025	13,761,696,224	0	0	8,674,930,683	136,048,659,878

b. Details of owners' investment capital

	September 30, 2025 Total VND	January 01, 2025 Total VND
Investment capital of Vietnam Education Publishing House	29,767,680,000	29,767,680,000
Capital contributions from other shareholders	26,887,620,000	26,887,620,000
Total	56,655,300,000	56,655,300,000

c. Shares

	September 30, 2025	January 01, 2025
- Number of shares sold to the public	5,665,530	5,665,530
+ Ordinary shares	5,665,530	5,665,530
- Number of outstanding shares	5,665,530	5,665,530
+ Ordinary shares	5,665,530	5,665,530

* Par value of outstanding shares: 10,000 VND

d. Undistributed profit after tax

	Q3 2025 VND	Q3 2024 VND
Undistributed profit after tax up to prior year-end	5,540,818,923	3,876,700,321
Profit after tax attributable to Parent company shareholders	3,134,111,760	3,629,475,874
Distribution of prior year's profit	0	0
- Distribution of dividends	0	0
Current year profit distribution		0
Retained earnings	8,674,930,683	7,506,176,195

22. Off-balance sheet items

Item	September 30, 2025	January 01, 2025
- Foreign currency (USD)	324.62	324.62

23. Total revenue from sales of goods and services (Code 01)	Q3 2025	Q3 2024
a. Revenue	VND	VND
+ Revenue from sales of books and printed products	118,533,645,064	136,540,245,536
+ Revenue from educational equipment	34,930,235,680	42,209,790,989
+ Revenue from teaching activities	5,393,101,332	6,651,910,842
+ Other revenue	799,918,382	652,018,189
	<u>159,656,900,458</u>	<u>186,053,965,556</u>
24. Revenue deductions (Code 02)	Q3 2025	Q3 2024
+ Sale returns: books and printed products	40,060,328	39,196,520
+ Sale returns: Educational equipment	46,711,092	12,897,870
	<u>86,771,420</u>	<u>52,094,390</u>
Net revenue from sales of goods and services (code 10)	<u>159,570,129,038</u>	<u>186,001,871,166</u>
25. Costs of goods sold (Code 11)	Q3 2025	Q3 2024
	VND	VND
+ Costs of goods sold for books and printed products	110,905,124,722	125,552,008,307
+ Costs of goods sold for educational equipment	25,350,199,979	30,892,688,494
+ Costs of goods sold for teaching activities	3,712,139,710	4,329,541,247
+ Other costs of goods sold	673,304,068	902,247,927
+ Provision for Inventory Devaluation		
Total	<u>140,640,768,479</u>	<u>161,676,485,975</u>
26. Financial income (Code 21)	Q3 2025	Q3 2024
	VND	VND
- Interest on deposits, interest on advances under contract	(360,384,932)	17,153,587
- Early payment discounts received	8,023,332	11,291,303
	<u>(352,361,600)</u>	<u>28,444,890</u>
27. Financial expenses (Code 22)	Q3 2025	Q3 2024
	VND	VND
- Bank loan interest, interest on deferred purchases	13,670,240	340,280,674
Total	<u>13,670,240</u>	<u>340,280,674</u>
28. Costs to sell and General and administrative expenses	Q3 2025	Q3 2024
a. Costs to sell incurred during the period	VND	VND
- Salaries, salary-related deductions	5,257,286,741	6,233,587,711
- Depreciation (amortisation) of Fixed Assets	111,483,825	100,153,734
- Transport costs	1,164,754,702	1,608,035,359
- Land lease payments	(767,442,903)	1,470,753,024
- Other items	706,329,875	752,855,078
	<u>6,472,412,240</u>	<u>10,165,384,906</u>
b. General and administrative expenses incurred during the period	Q3 2025	Q3 2024
- Salaries, salary-related deductions	3,968,922,123	5,977,989,467
- Depreciation (amortisation) of Fixed Assets	447,701,072	265,384,295
- Land lease payments	76,777,937	647,951,016
- Other items	3,961,026,770	2,630,493,794
	<u>8,454,427,902</u>	<u>9,521,818,572</u>
29. Other income (Code 31)	Q3 2025	Q3 2024
	VND	VND
- Lease of premises	41,818,181	77,727,272
- Other income	740,472	55,174,661
Total	<u>42,558,653</u>	<u>132,901,933</u>

30. Other expenses (Code 32)		Q3 2025	Q3 2024
		VND	VND
- Rental cost		0	0
- Other costs		3,880,803	2,298,200
Total		3,880,803	2,298,200
31. Current Corporate Income Tax Expense (Code 51)		Q3 2025	Q3 2024
		VND	VND
Total accounting profit before tax		3,675,166,427	4,456,949,662
- Other operating profit with tax incentives for socialized activities		3,248,567,676	2,005,408,876
- Other operating profit not eligible for tax incentives		426,598,751	2,451,540,786
Adjustments to taxable income		128,590,637	145,112,298
- Upward adjustments		128,590,637	145,112,298
+ Non-deductible expenses		128,590,637	145,112,298
- Downward adjustments		0	0
Total taxable income		3,803,757,064	4,602,061,960
- Taxable income from production-business activities for socialized sectors		3,263,743,993	2,023,703,365
- Taxable income from other activities not eligible for tax incentives		540,013,071	2,578,358,595
Corporate Income Tax		434,377,014	718,042,056
- Production-business activities for socialized sectors		326,374,399	202,370,337
- Other activities not eligible for tax incentives		108,002,615	515,671,719
Current Corporate Income Tax Expense for the period		434,377,014	718,042,056
Current Corporate Income Tax Expense adjusted for prior year			0
Current Corporate Income Tax Expense		434,377,014	718,042,056
32. Basic Earnings Per Share		Q3 2025	Q3 2024
		VND	VND
- Accounting profit after corporate income tax		3,134,111,760	3,629,475,874
- Adjustments increasing or decreasing accounting profit		-	(1,017,148,219)
+ Decreasing adjustments		-	1,017,148,219
+ Increasing adjustments		-	-
- Profit or loss attributable to ordinary share holders		3,134,111,760	2,612,327,655
- Average ordinary shares outstanding during the period		5,665,530	5,665,530
Basic Earnings Per Share		553	461
33. Diluted Earnings per Share		Q3 2025	Q3 2024
		VND	VND
- Accounting profit after corporate income tax		3,134,111,760	3,629,475,874
- Adjustments increasing or decreasing accounting profit		-	(1,017,148,219)
- Profit or loss attributable to ordinary share holders		3,134,111,760	2,612,327,655
- Average ordinary shares outstanding during the period		5,665,530	5,665,530
Diluted Earnings per Share		553	461
34. Information on related parties		Relationship	
a. Information on related parties			
Vietnam Education Publishing House Co., Ltd		Parent company	
Education Publishing House in Ho Chi Minh City		Subsidiary of the Parent company	
South Books and Educational Equipment Joint Stock Company		Common Parent company	
Educational Material JSC		Common Parent company	
Phuong Nam Education Investment and Development Joint Stock Company		Common investment company	
Central Book and Educational Equipment Joint Stock Company		Common Parent company	
Cuu Long Book and Educational Equipment Joint Stock Company		Common Parent company	
Education Technology High School Development and Investment JSC		Common Parent company	

b. Material transactions of the Company with related parties during the financial year include

Related company	Transaction Content	Q3 2025 VND	Q3 2024 VND
Sales			
Education Publishing House in Ho Chi Minh City	Books, equipment, etc.		1,792,800
South Books and Educational Equipment Joint Stock Company	Books, equipment, etc.	4,154,022,879	4,134,984,604
Educational Material JSC	Equipment, etc.	654,300	
Phuong Nam Education Investment and Development Joint Stock Company	Books, equipment, discs, payment discounts	944,722,930	1,626,861,884
Central Book and Educational Equipment Joint Stock Company	Equipment	1,944,686,280	2,087,968,332
Cuu Long Book and Educational Equipment Joint Stock Company	Equipment	292,526,074	320,962,285
Education Technology High School Development and Investment JSC	Equipment		5,416,887
Purchases			
Education Publishing House in Ho Chi Minh City	Management fees, stamps		35,600,000
South Books and Educational Equipment Joint Stock Company	Textbooks, reference books,	10,386,600	66,220,964
Phuong Nam Education Investment and Development Joint Stock Company	Textbooks, exercise books,	46,357,884,625	94,511,128,940

35. Risk Management

a. Capital Risk Management

Through capital management, the Company reviews and decides to maintain appropriate balances of capital and liabilities in each period to ensure continuous operations and maximize shareholder benefits.

b. Financial Risk Management

Financial risk includes market risk (comprising exchange rate risk, interest rate risk, commodity price risk), credit risk and liquidity risk.

Market Risk Management: The Company's business operations are primarily exposed to risk from significant fluctuations in exchange rates, interest rates, and prices.

Exchange Rate Risk Management

The Company rarely incurs foreign currency-denominated transactions. The primary foreign currency transaction at the Company is debt payment due to equipment imports. The Board of Management assesses that the Company is minimally exposed to risk from exchange rate fluctuations. To manage

exchange rate risk, the Company maintains measures such as optimizing debt payment terms, selecting appropriate times for purchasing and settling foreign currency amounts, and forecasting future foreign currency exchange rates.

The carrying amount of financial assets and financial liabilities denominated in foreign currency at the end of the period is as follows:

	September 30, 2025 USD	January 01, 2025 USD
Financial assets (bank deposits)	324.62	324.62

Interest Rate Risk Management

The Company's interest rate risk primarily arises from signed loans. To mitigate this risk, the Company has estimated the impact of interest expenses on business results for each period, as well as analyzed and forecasted to select appropriate debt repayment times. The Board of Management believes that the Company's risk from unexpected interest rate fluctuations is low.

Price Risk Management

The Company primarily purchases raw materials from domestic suppliers for its production and business operations and therefore is exposed to risk from changes in the price of raw material inputs. To mitigate this risk, the Company has implemented a policy of signing master contracts with traditional suppliers while diversifying its supply sources.

Credit Risk Management

The Company's customers are mostly domestic enterprises operating in the education sector, especially companies within the Vietnam Education Publishing House group and schools whose primary other fund comes from the State budget. Therefore, The Board of Management assesses the Company's credit risk with customers as low. To manage credit risk, the Company maintains a policy of receiving customer deposits immediately after signing the contract or requiring customers to pay before receiving goods.

Liquidity Risk Management

To manage liquidity risk and meet current and future capital needs and financial obligations the Company regularly monitors and maintains sufficient cash reserves, optimizes idle cash flows, and utilizes receive credit from customers and partners, proactively control due and soon-to-be-due debts in relation to due assets and potential revenue sources generated during that period,...

Summary of the Company's financial liabilities by payment term as follows

September 30, 2025	Within 1 year	Over 1 year	Total
Payables to Suppliers	63,347,342,327		63,347,342,327
Accruals	3,642,818,225		3,642,818,225
Other payables	948,517,490		948,517,490
Total	67,938,678,042	0	67,938,678,042
January 01, 2025	Within 1 year	Over 1 year	Total
Payables to Suppliers	30,804,214,949		30,804,214,949
Accruals	914,000,590		914,000,590
Other payables	1,083,927,381		1,083,927,381
Total	32,802,142,920	0	32,802,142,920

Currently, The Board of Management assesses that the Company's liquidity risk in the short term is controllable and believes that the Company can generate sufficient cash flows to meet its financial obligations when due.

Summary of existing financial assets at the Company are presented on a net asset basis as follows

September 30, 2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	40,674,510,358	0	40,674,510,358
Receivables from customers	29,689,984,996	0	29,689,984,996
Financial investments	13,004,861,395	490,000,000	13,494,861,395
Other receivables	95,365,219	19,318,596	114,683,815
Total	83,464,721,968	509,318,596	83,974,040,564
January 01, 2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	49,920,474,727	0	49,920,474,727
Receivables from customers	38,256,164,102	0	38,256,164,102
Financial investments	12,963,405,066	490,000,000	13,453,405,066
Other receivables	295,744,278	19,318,596	315,062,874
Total	101,435,788,173	509,318,596	101,945,106,769

36. Các cam kết thuê hoạt động

As of September 30, 2025, the Company has the following operating lease commitments:

- Land Lease Contract No. 2490/HD-TNMT-QLSDD dated March 24, 2016 with the Department of Natural Resources and Environment

Ho Chi Minh City regarding the lease of 2,182.4 square meters of land at 104/5 Mai Thi Luu, Tan Dinh Ward, Ho Chi Minh City;

lease term: 50 years; annual land rent payment;

- Land Lease Contract No. 31/HDTD/ST3 dated December 26, 2006 regarding the lease of 20,606 square meters of land in Song Than Industrial Park, Binh Duong Ward, Ho Chi Minh City

with a lease term from December 26, 2006 to December 31, 2055;

- Land Lease Contract No. 5109/HD-TNMT-DKKTD dated June 26, 2008 with the Department of Natural Resources and Environment, Ho

Chi Minh regarding the lease of 1,649 square meters of land at 122 Phan Van Tri, Binh Thanh Ward, Ho Chi Minh City to construct

a carpentry workshop – now the Educational Supplies Enterprise and business store; annual land rent payment.

- Land lease contract No. 6170/HD-TNMT-DKKTD dated August 21, 2009 with Ho Chi Minh City Department of Land Administration regarding leasing 2,875 m² of land at 223 Nguyen Tri Phuong, An Dong Ward, Ho Chi Minh City for use as an office, office for lease, business store, and product showroom; lease term: 50 years; land rent paid annually.
- Land lease contract No. 8651/HD-TNMT-DKKTD dated November 27, 2009 with Ho Chi Minh City Department of Natural Resources and Environment regarding leasing 1,423 m² of land at 780 Nguyen Kiem, Duc Nhuan Ward, Ho Chi Minh City for constructing a mechanical and electrostatic painting workshop (which was the School Equipment Enterprise, now relocated to Song Than Industrial Park currently this land area is being used as a business store); land rent paid annually.

37. Comparative figures

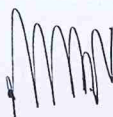
Comparative figures on the balance sheet are the figures on the Consolidated Financial Statements for the fiscal year ended December 31, 2024 and comparative figures on the Income Statement, Cash Flow Statement are the figures on the Consolidated Financial Statements for the accounting period of the third quarter of 2024.

Preparer



Vo Thi Thanh Tuyen

Chief Accountant



Le Thi Thanh Thien

Ho Chi Minh City, October 14, 2025

General Director



Nguyễn Cong Dung