



VIETNAM EDUCATION PUBLISHING HOUSE
HANOI EDUCATION INVESTMENT
AND DEVELOPMENT JSC

No.: ...~~40~~... /CV-HEID

Re: *Announcement of separate financial
statements for Quarter 3, 2025*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 29, 2025

To: - State Securities Commission;
- Hanoi Stock Exchange

1. Company Name: Hanoi Education Investment and Development Joint Stock Company
2. Stock code: EID
3. Head Office address: 187B Giang Vo Street, O Cho Dua Ward, Hanoi City, Vietnam
4. Phone: 024.35123939 – Fax: 024.35123838
5. Information disclosure officer: Mr. Le Thanh Anh (Chief Executive Officer of the Company - Legal Representative).
6. Information disclosure content: Separate financial statements for Quarter 3, 2025 of Hanoi Education Investment and Development Joint Stock Company (prepared on October 29, 2025)
7. Website posting full financial statements: <http://www.heid.vn>

We hereby commit that the information published above is true and we bear the full responsibility to the law.

Recipient:

- As above
- BOD, BOS, BOM, Chief Accountant
- Admin.

LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER



Le Thanh Anh

HANOI EDUCATION INVESTMENT AND DEVELOPMENT „JSC
187B Giang Vo street - O Cho Dua Ward - Hanoi City
Tel: 024.35123939 Fax: 024.35123838

Separate financial statements
Quarter 3, FY 2025

Form No.: B02-DN

SEPARATE INCOME STATEMENT

Unit: VND

| Items | Code | Note | Quarter 3/2025 | Quarter 3/2024 | Accumulated from the beginning of the year to the end of the third quarter of 2025 | Accumulated from the beginning of the year to the end of the third quarter of 2024 |
|---|-----------|-------|------------------------|------------------------|--|--|
| 1. Revenues from sales of goods and rendering of services | 01 | IV.01 | 259.323.653.419 | 423.439.484.216 | 1.016.197.892.179 | 1.128.910.974.143 |
| 2. Revenue deductions | 02 | IV.02 | 4.556.070.683 | 2.610.840 | 4.605.203.267 | 2.229.644.882 |
| 3. Net revenue from sales of goods and rendering of services | 10 | | 254.767.582.736 | 423.436.873.376 | 1.011.592.688.912 | 1.126.681.329.261 |
| 4. Cost of goods sold and services rendered | 11 | IV.03 | 219.853.929.177 | 338.524.710.012 | 797.220.483.526 | 865.457.864.637 |
| 5. Gross profit from sales of goods and rendering of services (20=10-11) | 20 | | 34.913.653.559 | 84.912.163.364 | 214.372.205.386 | 261.223.464.624 |
| 6. Financial income | 21 | IV.04 | 2.404.435.231 | 7.861.885.408 | 9.431.690.096 | 11.777.147.806 |
| 7. Financial expenses | 22 | IV.05 | 1.991.250.402 | 1.021.116.404 | 5.250.636.649 | 8.205.069.731 |
| - Including: Interest expenses | 23 | | 910.060.388 | 905.372.866 | 1.838.406.642 | 1.825.485.199 |
| 8. Selling expenses | 25 | IV.06 | 23.414.642.506 | 39.695.897.992 | 116.300.730.376 | 125.556.017.421 |
| 9. General and administrative expenses | 26 | IV.07 | 11.605.764.198 | 26.486.616.955 | 53.307.526.563 | 65.144.666.632 |
| 10. Net operating profit (30=20+(21-22) - (24+25)) | 30 | | 306.431.684 | 25.570.417.421 | 48.945.001.894 | 74.094.858.646 |
| 11. Other income | 31 | | 60.000 | 468.181.818 | 5.453.519 | 468.181.818 |
| 12. Other expenses | 32 | | 0 | 626.475.258 | 0 | 626.475.258 |
| 13. Other profit (40=31-32) | 40 | | 60.000 | -158.293.440 | 5.453.519 | -158.293.440 |
| 14. Profit before tax (50=30+40) | 50 | | 306.491.684 | 25.412.123.981 | 48.950.455.413 | 73.936.565.206 |
| 15. Current corporate income tax expense | 51 | IV.08 | -57.502.001 | 5.946.554.412 | 9.428.747.194 | 15.661.016.013 |
| 16. Deferred corporate income tax expense | 52 | | 0 | 0 | 0 | 0 |
| 17. Profit after corporate income tax (60=50-51-52) | 60 | | 363.993.685 | 19.465.569.569 | 39.521.708.219 | 58.275.549.193 |
| 17.1 Profit after tax of minority shareholders | 61 | | 0 | 0 | 0 | 0 |
| 17.2 Profit after tax of parent company shareholders | 62 | | 0 | 0 | 0 | 0 |
| 18. Basic earnings per share(*) | 70 | | | | | |
| 19. Deluted earnings per share(*) | 71 | | | | | |

Prepared by

Luong Ngoc Bich

Chief Accountant

Nguyen Thanh Binh

Hanoi, October 29, 2025

Chief Executive Officer



Le Thanh Anh

SEPARATE BALANCE SHEET

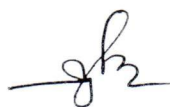
Unit: VND

| Items | Code | Note | Closing balance | Opening balance |
|---|------------|--------------------|------------------------|------------------------|
| ASSETS | | | | |
| A- CURRENT ASSETS | 100 | | 639.687.565.443 | 473.333.077.749 |
| I. Cash and cash equivalents | 110 | III.01 | 224.125.764.289 | 322.011.440.739 |
| 1. Cash | 111 | | 33.905.057.341 | 14.655.201.047 |
| 2. Cash equivalents | 112 | | 190.220.706.948 | 307.356.239.692 |
| II. Short-term financial investments | 120 | III.02a+02b | 25.293.907.770 | 30.188.372.362 |
| 1. Trading securities | 121 | | 74.600.000 | 97.000.000 |
| 2. Provision for decline in value of trading securities (*) | 122 | | -73.100.000 | -90.540.000 |
| 3. Held-to-maturity investment | 123 | | 25.292.407.770 | 30.181.912.362 |
| III. Current account receivables | 130 | | 314.114.016.200 | 22.944.421.948 |
| 1. Short-term trade receivables | 131 | III.03 | 310.254.998.937 | 29.189.913.533 |
| 2. Short-term prepayments to suppliers | 132 | | 19.678.143.440 | 9.500.038.790 |
| 3. Short-term intra-company receivables | 133 | | 0 | 0 |
| 4. Receivables according to the progress of construction | 134 | | 0 | 0 |
| 5. Short-term loan receivables | 135 | | 0 | 0 |
| 6. Other current account receivables | 136 | III.04a | 2.142.524.697 | 2.616.120.499 |
| 7. Provision for doubtful debts (*) | 137 | | -17.961.650.874 | -18.361.650.874 |
| 8. Shortage of assets awaiting resolution | 139 | | 0 | 0 |
| IV. Inventory | 140 | III.05 | 72.638.989.251 | 93.553.903.082 |
| 1. Inventories | 141 | | 123.512.859.359 | 107.371.662.511 |
| 2. Provision for devaluation of inventories | 149 | | -50.873.870.108 | -13.817.759.429 |
| V. Other current assets | 150 | | 3.514.887.933 | 4.634.939.618 |
| 1. Short-term prepaid expenses | 151 | III.07a | 3.510.044.933 | 4.429.824.025 |
| 2. Deductible Value-added tax | 152 | | 0 | 0 |
| 3. Taxes and other receivables from the State Budget | 153 | III.10b | 4.843.000 | 205.115.593 |
| 4. Government bonds purchased for resale | 154 | | 0 | 0 |
| 5. Other current assets | 155 | | 0 | 0 |
| B. NON-CURRENT ASSETS | 200 | | 151.203.414.991 | 152.171.457.382 |
| I. Long-term receivables | 210 | | 47.000.000 | 42.000.000 |
| 1. Long-term trade receivables | 211 | | 0 | 0 |
| 2. Long-term prepayment to suppliers | 212 | | 0 | 0 |
| 3. Working capital provided to subordinate units | 213 | | 0 | 0 |
| 4. Long-term intra-company receivables | 214 | | 0 | 0 |
| 5. Long-term loan receivables | 215 | | 0 | 0 |
| 6. Other non-current account receivables | 216 | III.04b | 47.000.000 | 42.000.000 |
| 7. Provision for doubtful debts (*) | 219 | | 0 | 0 |
| II. Fixed assets | 220 | | 5.285.715.690 | 5.922.532.448 |
| 1. Tangible fixed assets | 221 | III.06 | 5.285.715.690 | 5.922.532.448 |
| - Cost | 222 | | 15.200.234.323 | 14.567.673.187 |
| - Accumulated depreciation (*) | 223 | | -9.914.518.633 | -8.645.140.739 |

| Items | Code | Note | Closing balance | Opening balance |
|--|------------|--------------------|------------------------|------------------------|
| 2. Financial leased fixed assets | 224 | | 0 | 0 |
| - Cost | 225 | | 0 | 0 |
| - Accumulated depreciation (*) | 226 | | 0 | 0 |
| 3. Intangible fixed assets | 227 | | 0 | 0 |
| - Cost | 228 | | 0 | 0 |
| - Accumulated amortization (*) | 229 | | 0 | 0 |
| III. Investment properties | 230 | | 0 | 0 |
| - Cost | 231 | | 0 | 0 |
| - Accumulated depreciation (*) | 232 | | 0 | 0 |
| IV. Long-term fixed assets in progress | 240 | | 0 | 0 |
| 1. Long-term work in progress | 241 | | 0 | 0 |
| 2. Construction in progress | 242 | | 0 | 0 |
| V. Long-term financial investment | 250 | III.02b+02c | 144.930.750.000 | 144.930.750.000 |
| 1. Investments in subsidiaries | 251 | | 129.662.000.000 | 129.662.000.000 |
| 2. Investment in joint ventures and associates | 252 | | 14.056.250.000 | 14.056.250.000 |
| 3. Investment in equity of other entities | 253 | | 1.212.500.000 | 1.212.500.000 |
| 4. Provision for long-term financial investments | 254 | | 0 | 0 |
| 5. Held to maturity investments | 255 | | 0 | 0 |
| VI. Other non-current assets | 260 | | 939.949.301 | 1.276.174.934 |
| 1. Long-term prepaid expenses | 261 | III.07b | 939.949.301 | 1.276.174.934 |
| 2. Deferred income tax assets | 262 | | 0 | 0 |
| 3. Long-term equipment and spare parts for replacement | 263 | | 0 | 0 |
| 4. Other non-current assets | 268 | | 0 | 0 |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 790.890.980.434 | 625.504.535.131 |
| C. LIABILITIES | 300 | | 357.439.779.301 | 201.739.221.660 |
| I. Current liabilities | 310 | | 357.439.779.301 | 201.739.221.660 |
| 1. Short-term trade payables | 311 | III.09 | 118.174.295.033 | 32.312.022.746 |
| 2. Advances from customers | 312 | | 265.088.910 | 94.826.386 |
| 3. Taxes and other payables to the State Budget | 313 | III.10a | 3.732.577.703 | 6.100.802.375 |
| 4. Payables to employees | 314 | | 63.949.156.317 | 52.500.532.910 |
| 5. Accrued expenses | 315 | III.11 | 113.960.490.612 | 66.582.510.882 |
| 6. Short-term intra-company payables | 316 | | 0 | 0 |
| 7. Payables according to the progress of construction contacts | 317 | | 0 | 0 |
| 8. Short-term unearned revenue | 318 | | 0 | 0 |
| 9. Other current payables | 319 | III.12 | 412.796.868 | 212.503.747 |
| 10. Short-term loans and borrowings | 320 | III.08 | 51.409.815.403 | 19.279.648.629 |
| 11. Provision for short-term payables | 321 | | 0 | 0 |
| 12. Bonus and welfare fund | 322 | | 5.535.558.455 | 24.656.373.985 |
| 13. Price stabilization fund | 323 | | 0 | 0 |
| 14. Government bonds purchased for resale | 324 | | 0 | 0 |
| II. Non-current liabilities | 330 | | 0 | 0 |
| 1. Long-term trade payables | 331 | | 0 | 0 |
| 2. Long-term advances from customers | 332 | | 0 | 0 |
| 3. Long-term accrued expenses | 333 | | 0 | 0 |
| capital | 334 | | 0 | 0 |
| 5. Long-term intra-company payables | 335 | | 0 | 0 |
| 6. Other non-current payables | 336 | | 0 | 0 |

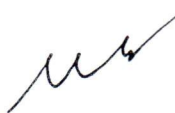
| Items | Code | Note | Closing balance | Opening balance |
|--|------------|---------------|------------------------|------------------------|
| 7. Long-term loans and borrowings | 337 | | 0 | 0 |
| 8. Convertible bonds | 338 | | 0 | 0 |
| 9. Preference shares | 339 | | 0 | 0 |
| 10. Deferred income tax payables | 340 | | 0 | 0 |
| 11. Provision for long-term payables | 341 | | 0 | 0 |
| 12. Long-term unearned revenue | 342 | | 0 | 0 |
| 13. Scientific and technological development fund | 343 | | 0 | 0 |
| D. OWNER'S EQUITY | 400 | | 433.451.201.133 | 423.765.313.471 |
| I. Owner's equity | 410 | III.13 | 433.451.201.133 | 423.765.313.471 |
| 1. Contributed capital | 411 | | 150.000.000.000 | 150.000.000.000 |
| - Ordinary shares with voting rights | 411a | | 150.000.000.000 | 150.000.000.000 |
| - Preference shares | 411b | | | 0 |
| 2. Share surplus | 412 | | 1.945.655.948 | 1.945.655.948 |
| 3. Conversion option of convertible bond | 413 | | 0 | 0 |
| 4. Other capital of owners' equity | 414 | | 0 | 0 |
| 5. Treasury shares | 415 | | 0 | 0 |
| 6. Differences upon asset revaluation | 416 | | 0 | 0 |
| 7. Exchange rate differences | 417 | | 0 | 0 |
| 8. Development investment fund | 418 | | 200.520.150.781 | 187.131.637.328 |
| 9. Corporate reorganization assistance fund | 419 | | 0 | 0 |
| 10. Other equity funds | 420 | | 33.842.577.386 | 33.897.303.867 |
| 11. Undistributed after-tax profit | 421 | | 47.142.817.018 | 50.790.716.328 |
| - Undistributed after-tax profit brought forward | 421a | | 7.621.108.799 | 3.876.192.763 |
| - Undistributed after-tax profit of current period | 421b | | 39.521.708.219 | 46.914.523.565 |
| 12. Construction investment fund | 422 | | 0 | 0 |
| 13. Minority interest | 429 | | 0 | 0 |
| II. Reserves and other funds | 430 | | 0 | 0 |
| 1. Funding sources | 431 | | 0 | 0 |
| 2. Funds used for fixed asset acquisition | 432 | | 0 | 0 |
| OWNERS' EQUITY(440 = 300 + 400) | 440 | | 790.890.980.434 | 625.504.535.131 |

Prepared by



Luong Ngoc Bich

Chief Accountant



Nguyen Thanh Binh



Hanoi, October 29, 2025
Chief Executive Officer

Le Thanh Anh

SEPARATE CASH FLOW STATEMENT

(By indirect method)

Unit: VND

| Items | Code | Note | Accumulated from the beginning of the year to the end of the third quarter of 2025 | Accumulated from the beginning of the year to the end of the third quarter of 2024 |
|---|-----------|------|--|--|
| I. Cash flow from operating activities | | | | |
| 1. Profit before tax | 01 | | 48.950.455.413 | 73.936.565.206 |
| 2. Adjustments for | | | | |
| - Fixed asset depreciation and amortization | 02 | | 1.269.377.894 | 1.013.161.035 |
| - Provisions | 03 | | 36.638.670.679 | -1.207.974.419 |
| - Gain, loss from retranslation of monetary items denominated in foreign currency | 04 | | | |
| - Gain, loss from investment | 05 | | -9.219.089.646 | -3.940.137.007 |
| - Interest expenses | 06 | | 1.838.406.642 | 1.825.485.199 |
| - Other deductions | 07 | | | |
| 3. Operating profit before changes in working capital | 08 | | 79.477.820.982 | 71.627.100.014 |
| - Increase, decrease in account receivables | 09 | | -292.723.825.433 | -421.965.816.492 |
| - Increase, decrease in inventories | 10 | | -16.141.196.848 | -14.209.385.686 |
| - Increase, decrease in account payables (excluding interest payable, corporate income tax liabilities) | 11 | | 145.391.030.224 | 171.103.917.728 |
| - Increase, decrease in prepaid expenses | 12 | | 1.256.004.725 | 2.692.825.695 |
| - Increase, decrease in trading securities | 13 | | | |
| - Interest paid | 14 | | -1.855.072.205 | -1.845.828.198 |
| - Corporate income tax paid | 15 | | -12.111.905.458 | -13.835.646.304 |
| - Other receipt from operating activities | 16 | | 23.510.000 | 53.000.000 |
| - Other payments for operating activities | 17 | | -18.980.146.087 | -5.065.621.288 |
| Net cash flow from operating activities | 20 | | -115.663.780.100 | -211.445.454.531 |
| II. Cash flow from investing activities | | | | |
| 1. Payments for acquisitions, constructions of fixed assets | 21 | | -632.561.136 | -3.534.385.545 |
| 2. Proceeds from disposal and liquidation of fixed assets and other long-term assets | 22 | | | 0 |
| 3. Disposal of long-term equity investments | 23 | | -110.495.408 | -20.104.712.329 |
| 4. Recovery of loans given and disposal of debt instruments of other entities | 24 | | 5.022.400.000 | 181.300.000.000 |
| 5. Investment in other entities | 25 | | | 0 |
| 6. Withdrawals of investments in other entities | 26 | | | 0 |
| 7. Interest, dividends and profit distribution received | 27 | | 11.368.593.420 | 5.351.575.487 |
| Net cash flow from investing activities | 30 | | 15.647.936.876 | 163.012.477.613 |
| III. Cash flow from financing activities | | | | |
| 1. Proceeds from issuance of shares, capital contribution from shareholders | 31 | | | 0 |
| 2. Payments of capital contribution to owners, repurchases of shares | 32 | | | 0 |
| 3. Short-term and long-term loans received | 33 | | 95.255.948.799 | 137.495.054.408 |
| 4. Repayments of loans principal | 34 | | -63.125.782.025 | -89.115.879.853 |
| 5. Payments for financial leasehold assets | 35 | | | 0 |

| Items | Code | Note | Accumulated from the beginning of the year to the end of the third quarter of 2025 | Accumulated from the beginning of the year to the end of the third quarter of 2024 |
|---|-----------|------|--|--|
| 6.Dividends paid, profits shared to shareholders | 36 | | -30.000.000.000 | -21.000.000.000 |
| Net cash flow from financing activities | 40 | | 2.130.166.774 | 27.379.174.555 |
| Net cash flow during the period (50 = 20+30+40) | 50 | | -97.885.676.450 | -21.053.802.363 |
| Cash and cash equivalents at the beginning of the period | 60 | | 322.011.440.739 | 140.157.125.320 |
| Foreign exchange differences on cash and cash equivalents | 61 | | | 0 |
| Cash and cash equivalents at the end of the period (70 = 50+60+61) | 70 | | 224.125.764.289 | 119.103.322.957 |

Prepared by



Luong Ngoc Bich

Chief Accountant



Nguyen Thanh Binh



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the accounting period from July 1, 2025 to September 30, 2025

I. ENTERPRISE INFORMATION

1. Form of ownership

Hanoi Education Investment and Development Joint Stock Company operates under business registration certificate No. 0102222393 issued by Hanoi Department of Planning and Investment for the first time on April 17, 2007 and changed for the fourth time on April 26, 2021.

Business registration address: 187B Giang Vo street, Cat Linh Ward, Dong Da District, Hanoi City, Vietnam. Currently, according to the new administrative boundary changes, the address is: 187B Giang Vo Street, O Cho Dua Ward, Hanoi City, Vietnam.

The Company's transaction address: HEID Office Building, Lane 12 Lang Ha, Giang Vo Ward, Hanoi

The Company's charter capital is: 150,000,000,000 VND; Equivalent to 15.000.000 shares; Par value of one share is 10.000 VND.

2. Business field

Trading and publishing of educational books and equipment

3. Business lines

The Company's principal activities are:

- Developing topics and organizing the publication of educational products (including digital products)
- Printing and publishing textbooks, supplementary books, high-quality reference books and educational publications oriented towards innovative teaching and self-learning methodologies
- Trading in educational products and equipment, educational software, educational devices, educational and training services; office leasing...
- Cooperating and forming joint ventures with domestic and international individuals and international organizations in the field of publishing, printing, and distribution of educational publications.

4. Information about the Company's subsidiaries and affiliates: See details in note III.02

II. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting period and accounting currency

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

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

2. Applicable accounting standards and accounting system

Applicable accounting policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance.

Declaration of compliance to Accounting Standards and Accounting system:

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

3. Financial instruments

Initial recognition

Financial assets

Financial assets of the Corporation include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

4. Cash and cash equivalents

Cash includes cash in hand, non-term bank deposits

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

5. Financial investments

Trading securities are recorded in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank charges. The cost of trading securities is determined based on the fair value of payments at the time the transaction occurs.

The carrying value of investments in subsidiaries, joint ventures and associates is determined at cost.

The carrying amount of investments in equity instruments of other entities is determined at cost.

The value of the swap shares is determined based on the fair value at the date of exchange. The fair value for shares of a listed company is the closing price listed on the stock market, for unlisted shares traded on the UPCOM is the closing trading price on the UPCOM floor, for other unlisted shares is the price agreed upon in the contract or the book value at the time of exchange.

Provisions for investment diminution are made at the end of the specific period as follows:

- For investment in trading securities: the basis for setting up provisions is the difference between the original cost of the investments recorded in the accounting books and their market value at the time of setting up the provisions.
- For investments in subsidiaries, joint ventures and associates and capital contributions to other entities: based on the Financial Statements of the subsidiaries, joint ventures and associates at the time of provisioning.

6. Accounts receivable

Receivables are tracked in detail by receivable term, receivable subject and other factors according to the Company's management needs.

Provision for doubtful debts is made for the following items: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

7. Inventory

Inventories are stated at cost. Where the net realizable value is lower than the cost price, inventories are measured at the net realizable value. The cost of inventories comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of work in progress at the end of the period: Work in progress are determined based on the value of raw materials that have been exported and are still in the hands of processing units.

Provision for inventory devaluation is made at the end of the period based on the difference between the original cost of inventory and the net realizable value.

8. Fixed assets and depreciation of fixed assets

Tangible fixed assets are recorded at cost. During use, tangible fixed assets are recorded at original cost, accumulated depreciation and residual value.

Depreciation is provided using the straight-line method with the estimated depreciation periods as follows:

| | |
|-------------------------------------|-------------|
| Means of transport and transmission | 06-10 years |
| Equipment and management tools | 03-05 years |

9. Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recorded as long-term prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period is based on the nature and extent of each type of expense and criteria to select a reasonable allocation method. Prepaid expenses are gradually allocated into production costs.

Deductible and non-deductible input VAT are recorded separately; in case separate accounting cannot be done, deductible input VAT is calculated based on the ratio (%) between revenue subject to VAT, revenue not required to declare and VAT compared to total revenue of goods and services sold, including revenue not required to declare and VAT that cannot be accounted for separately. For non-deductible input VAT, the Company allocates it to cost of goods sold according to the ratio between cost of goods sold compared to sum of cost of goods sold and cost of inventory.

10. Accounts Payable

Payables are monitored by payment term, payee and other factors according to the Company's management needs.

11. Borrowings and finance lease liabilities

Borrowing and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and loan maturity.

12. Borrowing costs

Borrowing costs are recorded as operating expenses in the period when incurred.

13. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

14. Equity

Owner's equity is recorded at the actual capital contributed by the owner.

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

Other capital of Owner's Equity reflects the business capital formed by addition from business results.

Treasury shares are issued and repurchased by the Company, these shares are not cancelled and will be reissued within the Undistributed profit after tax reflects the business results (gain, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. Profit distribution is made when the Company has undistributed profit after tax that does not exceed the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting aside funds according to the Company's Charter and the provisions of Vietnamese law.

Dividends payable to shareholders are recorded as payables on the Company's Balance Sheet after the dividend payment notice of the Board of Directors and the announcement of cut-off date for dividend payment of the Vietnam Securities Depository and Clearing Corporation.

15. Revenue*Sales revenue*

Sales revenue is recognized when all of the following are simultaneously satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is determined relatively reliably;
- The company has obtained or will obtain economic benefits from the sale transaction;
- Identify costs associated with sales transactions.

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be reliably determined. In case the provision of services involves several periods, revenue is recognised in each period according to the results of the work completed on the Balance Sheet of that period. The outcome of a service provision transaction is recognised when the following conditions are satisfied:

- Revenue is determined relatively reliably;
- Ability to obtain economic benefits from the transaction of providing that service;
- Determine the completed work on the date of the Balance Sheet;
- Determine the costs incurred for the transaction and the costs to complete the transaction to provide that service.

The portion of service work completed is determined by the method of assessing completed work.

Financial revenue

Revenue arising from interest, dividends, distributed profits and other financial revenue is recognized when both (2) of the following conditions are satisfied:

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively certainly.

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

16. Revenue deductions

Deductions from sales revenue and service provision arising during the period include: Sales discount, Sale allowance and sales returns.

Sale discounts, Sales allowance and Sales returns arising in the same period as the consumption of products, goods and services are adjusted to reduce the revenue of the period in which they arise. In case products, goods and services have been consumed in previous periods and revenue deductions arise in the following period, the revenue is recorded as a reduction according to the following principle: if they arise before the issuance of the Financial Statements, the revenue is recorded as a reduction in the separate Financial Statements of the reporting period (previous period), if they arise after the issuance of the separate Financial Statements, the revenue of the arising period (next period) is recorded as a reduction.

17. Cost of goods sold

Cost of goods sold reflects the cost of products and goods sold during the period.

18. Financial expenses

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses due to changes in exchange rates of transactions involving foreign currencies;
- Provision for devaluation of trading securities, provision for loss on investment in other entities.

The above amounts are recorded at the total amount incurred during the period, without offsetting against financial revenue.

19. Corporate income tax

Current corporate income tax expense is determined based on taxable income in the period and corporate income tax rate in the current accounting period.

20. Affiliated Parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include: Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are commonly controlled with the Company, including parent companies, subsidiaries and associates;

In considering each relationship of related parties, attention should be paid to the substance of the relationship rather than merely the legal form of those relationships

III. NOTES TO THE BALANCE SHEET

1. Cash

| | <u>September 30, 2025</u> | <u>January 1, 2025</u> |
|--------------------------|-------------------------------|-------------------------------|
| | VND | VND |
| - Cash | 1.476.167.276 | 2.470.119.145 |
| - Non-term bank deposits | 32.428.890.065 | 12.185.081.902 |
| - Cash equivalents | 190.220.706.948 | 307.356.239.692 |
| Total | <u><u>224.125.764.289</u></u> | <u><u>322.011.440.739</u></u> |

2. Financial investments

a) Trading securities

| | September 30, 2025 | | | January 1, 2025 | | |
|--|--------------------|------------------|--------------------|-------------------|------------------|--------------------|
| | Original Cost | Fair value | Provision | Original Cost | Fair value | Provision |
| | VND | VND | VND | VND | VND | VND |
| Total stock value | 74.600.000 | 1.500.000 | -73.100.000 | 97.000.000 | 6.460.000 | -90.540.000 |
| - Song Da - Thang Long Joint Stock Company (STL) | 74.600.000 | 1.500.000 | -73.100.000 | 74.600.000 | 1.500.000 | -73.100.000 |
| - Hong Ha Vietnam Joint Stock Company (PHH) | 0 | 0 | 0 | 22.400.000 | 4.960.000 | -17.440.000 |
| - Quang Ninh Cement and Construction Joint Stock Company (QNC) | 0 | 0 | 0 | 0 | 0 | 0 |
| | <u>74.600.000</u> | <u>1.500.000</u> | <u>-73.100.000</u> | <u>97.000.000</u> | <u>6.460.000</u> | <u>-90.540.000</u> |

b) Investments held to maturity

| | September 30, 2025 | | January 1, 2025 | |
|---|-----------------------|-----------|-----------------------|-----------|
| | Original Cost | Provision | Original price | Provision |
| | VND | VND | VND | VND |
| Short term investment | | | | |
| - Term deposits | 25.292.407.770 | 0 | 30.181.912.362 | 0 |
| Long term investment | | | | |
| - Bonds of Vietnam Joint Stock Commercial Bank for Industry and Trade | 0 | 0 | 0 | 0 |
| | <u>25.292.407.770</u> | <u>0</u> | <u>30.181.912.362</u> | <u>0</u> |

c) Investing capital in other units

| | September 30, 2025 | | | January 1, 2025 | | |
|---|------------------------|------------------------|-----------|------------------------|------------------------|-----------|
| | Original Cost | Fair value | Provision | Original Cost | Fair value | Provision |
| | VND | VND | VND | VND | VND | VND |
| Investment in Subsidiaries | 129.662.000.000 | 129.662.000.000 | 0 | 129.662.000.000 | 129.662.000.000 | 0 |
| - Hong Ha Thanh Cong Company Limited | 125.000.000.000 | 125.000.000.000 | 0 | 125.000.000.000 | 125.000.000.000 | 0 |
| - Educational Dictionary and Translation Book Joint Stock Company | 2.682.000.000 | 2.682.000.000 | 0 | 2.682.000.000 | 2.682.000.000 | 0 |
| - Lang Son Educational Publishing House Book Joint Stock Company | 1.980.000.000 | 1.980.000.000 | 0 | 1.980.000.000 | 1.980.000.000 | 0 |
| Investment in joint ventures and associates | 14.056.250.000 | 14.056.250.000 | 0 | 14.056.250.000 | 14.056.250.000 | 0 |
| - Ha Tay School Equipment and Books Joint Stock Company | 14.056.250.000 | 14.056.250.000 | 0 | 14.056.250.000 | 14.056.250.000 | 0 |
| Other investments | 1.212.500.000 | 1.212.500.000 | 0 | 1.212.500.000 | 1.212.500.000 | 0 |
| - Hanoi Education Publishing Service Joint Stock Company | 1.212.500.000 | 1.212.500.000 | 0 | 1.212.500.000 | 1.212.500.000 | 0 |
| | 144.930.750.000 | 144.930.750.000 | 0 | 144.930.750.000 | 144.930.750.000 | 0 |

2. Financial investments
Investment in Subsidiaries

Details of the Company's subsidiaries as at September 30, 2025 are as follows:

| Name of Subsidiary | Place of establishment and operation | Percentage of Benefits | Voting rights ratio | Main business activities |
|---|--------------------------------------|------------------------|---------------------|---|
| Hong Ha Thanh Cong Limited Company | Hanoi | 100% | 100% | Real Estate Business |
| Educational Dictionary and Translation Book Joint Stock Company | Hanoi | 89,0% | 89,0% | Translation, editing and trading of educational materials |
| Lang Son Book - School Equipment Joint Stock Company | Lang Son | 66,0% | 66,0% | Book and school equipment business |

Investment in joint ventures and associates

Detailed information about the Company's joint ventures and associates as of September 30, 2025 is as follows:

| Name of joint venture company | Place of establishment and operation | Percentage of Benefits | Voting rights ratio | Main business activities |
|---|--------------------------------------|------------------------|---------------------|------------------------------------|
| Ha Tay Books and School Equipment Joint Stock Company | Hanoi | 46,34% | 46,34% | Book and School equipment business |

Investing in other entities

| Name of the company receiving investment | Place of establishment and operation | Percentage of Benefits | Voting rights ratio | Main business activities |
|--|--------------------------------------|------------------------|---------------------|--|
| Hanoi Education Publishing Service Joint Stock Company | Hanoi | 4,85% | 4,85% | Textbook development, including compilation, editing, translation, design, illustration, and typesetting |

HANOI EDUCATION INVESTMENT AND DEVELOPMENT „JSC

187B Giang Vo street - O Cho Dua Ward - Hanoi City

Separate financial statementsFor the accounting period from July 1,
2025 to September 30, 2025**3. Accounts receivable from customers**

Short-term trade receivables

| | <u>September 30, 2025</u> | <u>January 1, 2025</u> |
|--|-------------------------------|------------------------------|
| | VND | VND |
| - Vietnam Education Publishing House Limited Company | 545.296.873 | 12.488.528.399 |
| - Son La Book and School equipment „JSC | 9.825.764.612 | 9.825.764.612 |
| - Phuong Nam Education Investment and Development „JSC | 3.354.413.148 | 2.145.332.462 |
| - Ha Tay Books and School Equipment JSC | 36.445.147.414 | 0 |
| - Hanoi School Books and Equipment „JSC | 19.323.807.244 | 0 |
| Other trade receivables | 240.760.569.646 | 4.730.288.060 |
| | <u>310.254.998.937</u> | <u>29.189.913.533</u> |

4. Other receivables

a) Short term

| | <u>September 30, 2025</u> | <u>January 1, 2025</u> |
|---|-----------------------------|-----------------------------|
| | VND | VND |
| Other receivables | | |
| - Expected interest income from term deposits | 0 | 2.149.503.774 |
| - Advances | 1.947.600.000 | 305.200.000 |
| - Receivable from other entities | 194.924.697 | 161.416.725 |
| | <u>2.142.524.697</u> | <u>2.616.120.499</u> |

b) Long term

| | <u>September 30, 2025</u> | <u>January 1, 2025</u> |
|---------------------|---------------------------|--------------------------|
| | VND | VND |
| - Deposits | 47.000.000 | 42.000.000 |
| - Other receivables | 0 | 0 |
| | <u>47.000.000</u> | <u>42.000.000</u> |

5. Inventory

| | <u>September 30, 2025</u> | | <u>January 1, 2025</u> | |
|---------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | Original cost | Provision | Original cost | Provision |
| | VND | VND | VND | VND |
| Raw materials, materials, tools | 11.587.191.365 | -368.004.990 | 23.393.189.687 | -368.004.990 |
| Tools and equipment | 0 | 0 | 0 | 0 |
| Work in progress | 1.082.838.446 | 0 | 1.356.181.860 | 0 |
| Goods in transit | 0 | 0 | 16.208.640 | 0 |
| Finished Product | 26.715.540.223 | -7.696.366.848 | 31.367.456.588 | -8.136.503.387 |
| Goods | 84.085.433.512 | -42.809.498.270 | 51.213.649.729 | -5.313.251.052 |
| Outward goods on consignment | 41.855.813 | 0 | 24.976.007 | 0 |
| | <u>123.512.859.359</u> | <u>-50.873.870.108</u> | <u>107.371.662.511</u> | <u>-13.817.759.429</u> |

6. Increase and decrease of tangible fixed assets

| | Means of transport and transmission | Management equipment and tools | Total |
|----------------------------------|---|--------------------------------------|-----------------------|
| | VND | VND | VND |
| Original price | | | |
| Opening balance | 12.624.676.431 | 1.942.996.756 | 14.567.673.187 |
| Increase in period | 0 | 632.561.136 | 632.561.136 |
| Decrease in period | 0 | 0 | 0 |
| Closing balance | 12.624.676.431 | 2.575.557.892 | 15.200.234.323 |
| Accumulated depreciation | | | |
| Opening balance | 6.871.262.406 | 1.773.878.333 | 8.645.140.739 |
| Increase in period | 1.079.452.695 | 189.925.199 | 1.269.377.894 |
| - Depreciation during the period | 1.079.452.695 | 189.925.199 | 1.269.377.894 |
| Decrease in period | 0 | 0 | 0 |
| Closing balance | 7.950.715.101 | 1.963.803.532 | 9.914.518.633 |
| Residual value | | | |
| At the beginning of period | 5.753.414.025 | 169.118.423 | 5.922.532.448 |
| At the end of the period | 4.673.961.330 | 611.754.360 | 5.285.715.690 |

Original price of fixed assets at the end of the period fully depreciated but still in use: VND 5.763.825.007

7. Prepaid expenses

| | September 30, 2025 | January 1, 2025 |
|---|----------------------|----------------------|
| | VND | VND |
| a) Short term | 3.510.044.933 | 4.429.824.025 |
| Non-deductible input VAT awaiting allocation (1) | 1.787.508.191 | 1.719.242.207 |
| Tools and supplies pending allocation | 294.360.841 | 0 |
| Cost of store rental, warehouse rental waiting for allocation | 1.428.175.901 | 2.710.581.818 |
| Cost of Publication management waiting for allocation | 0 | 0 |
| b) Long term | 939.949.301 | 1.276.174.934 |
| Tools and supplies pending allocation | 939.949.301 | 1.276.174.934 |
| | 4.449.994.234 | 5.705.998.959 |

(1) Non-deductible input VAT is allocated to cost of goods sold based on the ratio between cost of goods sold/(Cost of goods sold + Ending inventory cost).

8. Borrowings and finance lease liabilities

| | September 30, 2025 | | During the period | | January 1, 2025 | |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Outstanding balance | Amount can be paid | Increase | Decrease | Outstanding balance | Amount can be paid |
| | VND | VND | VND | VND | VND | VND |
| Short term loan | 51.409.815.403 | 51.409.815.403 | 95.255.948.799 | 63.125.782.025 | 19.279.648.629 | 19.279.648.629 |
| - Vietinbank - Hanoi Branch | 17.032.679.181 | 17.032.679.181 | 38.586.607.750 | 24.230.519.714 | 2.676.591.145 | 2.676.591.145 |
| - Shinhan Bank Vietnam Limited | 34.377.136.222 | 34.377.136.222 | 56.669.341.049 | 38.895.262.311 | 16.603.057.484 | 16.603.057.484 |
| | 51.409.815.403 | 51.409.815.403 | 95.255.948.799 | 63.125.782.025 | 19.279.648.629 | 19.279.648.629 |

Details regarding short term loans:

| | Currency | Annual interest rate | Form of guarantee | September 30, 2025 | January 1, 2025 |
|------------------------------|----------|-----------------------|---|-----------------------|-----------------------|
| Vietinbank - Hanoi Branch | VND | According to the time | Assets attached to land of Hong Ha Thanh Cong Limited Company | 17.032.679.181 | 2.676.591.145 |
| SHINHAN BANK VIETNAM LIMITED | VND | According to the time | Ownership and interests in contracts for the sale/provision of goods and services to which the mortgagor has ownership. | 34.377.136.222 | 16.603.057.484 |
| | | | | 51.409.815.403 | 19.279.648.629 |

9. Trade Payables

Accounts payable to suppliers

| | September 30, 2025 | | January 1, 2025 | |
|---------------------------------------|---------------------------|------------------------|------------------------|-----------------------|
| | Original price | Number of debtors | Original price | Number of debtors |
| | VND | VND | VND | VND |
| - Education Publishing House in Hanoi | 58.923.773.448 | 58.923.773.448 | 3.103.218.724 | 3.103.218.724 |
| - Other objects | 59.250.521.585 | 59.250.521.585 | 29.208.804.022 | 29.208.804.022 |
| | 118.174.295.033 | 118.174.295.033 | 32.312.022.746 | 32.312.022.746 |

10. Taxes and other payables to the State budget

a) Payables

| | September 30, 2025 | January 1, 2025 |
|-----------------------|---------------------------|------------------------|
| | VND | VND |
| Value Added Tax (VAT) | 25.338.723 | 823.265.473 |
| Corporate Income Tax | 1.784.007.579 | 4.467.165.843 |
| Personal Income Tax | 1.923.231.401 | 810.371.059 |
| | 3.732.577.703 | 6.100.802.375 |

b) Receivables

| | | |
|---|------------------|--------------------|
| Value Added Tax | 0 | 0 |
| Corporate Income Tax | 0 | 0 |
| Personal Income Tax | 0 | 200.272.593 |
| Other receivables from the state budget | 4.843.000 | 4.843.000 |
| Total | 4.843.000 | 205.115.593 |

11. Accrued expenses

| | September 30, 2025 | January 1, 2025 |
|--|---------------------------|------------------------|
| | VND | VND |
| Short-term | | |
| Advances for interest expense payable | 0 | 16.665.563 |
| Advances for costs of organizing manuscripts, quality control, copyright.. | 29.757.356.763 | 24.523.166.516 |
| Payables to suppliers | 73.753.871.673 | 31.268.587.584 |
| Other accrued expenses | 10.449.262.176 | 10.774.091.219 |
| Total | 113.960.490.612 | 66.582.510.882 |

12. Other short-term payables

| | September 30, 2025 | January 1, 2025 |
|----------------|---------------------------|------------------------|
| | VND | VND |
| Union fees | | 0 |
| Other payables | 412.796.868 | 212.503.747 |
| Total | 412.796.868 | 212.503.747 |

13. Equity

a) Comparison table of owner's equity fluctuations

| | Owner's equity | Capital surplus | Treasury shares | Development investment fund | Other funds of equity | Undistributed Profit | Total |
|---|------------------------|----------------------|-----------------|-----------------------------|-----------------------|-----------------------|------------------------|
| | VND | VND | VND | VND | VND | VND | VND |
| Balance as of January 01, 2024 | 150.000.000.000 | 1.945.655.948 | 0 | 152.613.808.118 | 30.468.085.782 | 52.535.585.804 | 387.563.135.652 |
| Profit in previous period | | | | | | 58.275.549.193 | 58.275.549.193 |
| Allocation to the development investment fund | | | | 27.659.393.041 | | -27.659.393.041 | 0 |
| Dividends Payment | | | | | | -21.000.000.000 | -21.000.000.000 |
| Balance as of September 30, 2024 | 150.000.000.000 | 1.945.655.948 | 0 | 180.273.201.159 | 30.468.085.782 | 62.151.741.956 | 424.838.684.845 |
| Balance as of January 01, 2025 | 150.000.000.000 | 1.945.655.948 | 0 | 187.131.637.328 | 33.897.303.867 | 50.790.716.328 | 423.765.313.471 |
| Profit in current period | | | | | | 39.521.708.219 | 39.521.708.219 |
| Allocation to the development investment fund | | | | 13.388.513.453 | | -13.388.513.453 | 0 |
| Adjusting funds | | | | | -54.726.481 | 218.905.924 | 164.179.443 |
| Dividends Payment | | | | | | -30.000.000.000 | -30.000.000.000 |
| Balance as of September 30, 2025 | 150.000.000.000 | 1.945.655.948 | 0 | 200.520.150.781 | 33.842.577.386 | 47.142.817.018 | 433.451.201.133 |

13. Equity

b) Details of owner's investment capital

| | September 30, 2025 | Proportion | January 1, 2025 | Proportion |
|---|------------------------|-------------|------------------------|-------------|
| | VND | % | VND | % |
| Vietnam Education Publishing House Limited Company | 60.246.000.000 | 40,16% | 60.246.000.000 | 40,16% |
| Le Xuan Luong | 21.852.000.000 | 14,57% | 20.487.000.000 | 13,66% |
| Dennis Peter Eric | 8.433.000.000 | 5,62% | 8.433.000.000 | 5,62% |
| Other shareholders' equity | 59.469.000.000 | 39,65% | 60.834.000.000 | 40,56% |
| Treasury stock | 0 | | 0 | |
| Total | 150.000.000.000 | 100% | 150.000.000.000 | 100% |

c) Shares

| | September 30, 2025 | January 1, 2025 |
|--|--------------------|-----------------|
| | VND | VND |
| Number of shares registered for issuance | | |
| Number of shares sold to the public | 15.000.000 | 15.000.000 |
| - Common share | 15.000.000 | 15.000.000 |
| Number of shares repurchased (treasury shares) | 0 | 0 |
| - Common share | 0 | 0 |
| Number of shares outstanding | 15.000.000 | 15.000.000 |
| - Common share | 15.000.000 | 15.000.000 |
| Par value of outstanding share: 10,000 VND | | |

d) Funds of enterprise

| | September 30, 2025 | January 1, 2025 |
|-------------------------------|------------------------|------------------------|
| | VND | VND |
| - Development investment fund | 200.520.150.781 | 187.131.637.328 |
| - Other equity funds | 33.842.577.386 | 33.897.303.867 |
| Total | 234.362.728.167 | 221.028.941.195 |

14. Outsourced assets

| | September 30, 2025 | January 1, 2025 |
|--|--------------------|-----------------|
| | VND | VND |
| Total minimum rents in the future of irrevocable operating asset lease under following terms: | 41.328.249.928 | 45.300.284.073 |
| - 1 year or less | 7.882.130.074 | 6.778.623.709 |
| - Over 1 year to 5 years | 21.183.549.382 | 22.317.549.382 |
| - Over 5 years | 12.262.570.473 | 16.204.110.982 |

IV. NOTES TO THE INCOME STATEMENT

1. Total revenue from sales of goods and rendering of service

| | Quarter 3/2025 | Quarter 3/2024 |
|--|------------------------|------------------------|
| | VND | VND |
| Revenue from sales of goods and finished goods | | |
| - Revenue from procured textbooks | 139.135.215.534 | 184.428.987.240 |
| - Other publishing revenue, other revenue | 120.188.437.885 | 239.010.496.976 |
| | <u>259.323.653.419</u> | <u>423.439.484.216</u> |

2. Revenue deductions

| | Quarter 3/2025 | Quarter 3/2024 |
|-------------------|----------------------|------------------|
| | VND | VND |
| Including: | | |
| - Sales discounts | 4.509.803.753 | 2.610.840 |
| - Sales returns | 46.266.930 | 0 |
| | <u>4.556.070.683</u> | <u>2.610.840</u> |

3. Cost of goods sold

| | Quarter 3/2025 | Quarter 3/2024 |
|---|------------------------|------------------------|
| | VND | VND |
| Cost of goods sold | | |
| - Cost of procured textbooks | 124.680.594.291 | 169.792.679.608 |
| - Cost of other publications, other costs | 95.173.334.886 | 168.732.030.404 |
| | <u>219.853.929.177</u> | <u>338.524.710.012</u> |

4. Financial income

| | Quarter 3/2025 | Quarter 3/2024 |
|---|----------------------|----------------------|
| | VND | VND |
| Interest on deposits and loans | 1.844.393.288 | 147.745.849 |
| Dividends, distributed profits | 396.000.000 | 0 |
| Interests of exchange differences | 163.470.993 | 288.386.005 |
| Interests of sale under deferred payment or payment discounts | 0 | 7.425.753.554 |
| Other financial incomes | 570.950 | 0 |
| | <u>2.404.435.231</u> | <u>7.861.885.408</u> |

5. Financial expenses

| | Quarter 3/2025 | Quarter 3/2024 |
|--|----------------------|----------------------|
| | VND | VND |
| Interest of loans | 910.060.388 | 905.372.866 |
| Payment discounts or interests of sale under deferred payment | 750.364.553 | 0 |
| Losses of exchange differences | 330.500.768 | 115.742.204 |
| Provision/reversal of provision for diminution in value of investments | 0 | 0 |
| Other financial expenses | 324.693 | 1.334 |
| | <u>1.991.250.402</u> | <u>1.021.116.404</u> |

6. Selling expenses

| | Quarter 3/2025 | Quarter 3/2024 |
|-------------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Materials expenses | 2.845.672.755 | 3.108.808.520 |
| Labor costs | 6.160.818.235 | 12.513.675.338 |
| Tools, equipment, supplies expenses | 119.937.693 | 84.910.606 |
| Fixed asset depreciation | 9.413.580 | 30.793.770 |
| Outsourcing service costs | 12.432.828.595 | 22.046.450.574 |
| Other expenses in cash | 1.845.971.648 | 1.911.259.184 |
| | 23.414.642.506 | 39.695.897.992 |

7. General and administrative expenses

| | Quarter 3/2025 | Quarter 3/2024 |
|-------------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Materials expenses | 222.056.408 | 567.829.390 |
| Labor costs | 3.580.387.238 | 8.083.403.485 |
| Tools, equipment, supplies expenses | 291.103.777 | 103.711.806 |
| Fixed asset depreciation | 420.658.716 | 374.843.849 |
| Outsourcing service costs | 5.184.711.892 | 10.335.124.821 |
| Other expenses in cash | 1.906.846.167 | 7.021.703.604 |
| | 11.605.764.198 | 26.486.616.955 |

8. Current corporate income tax expense

| | Quarter 3/2025 | Quarter 3/2024 |
|---|-----------------------|-----------------------|
| | VND | VND |
| Corporate income tax from main business activities | | |
| Total accounting profit before corporate income tax | 306.491.684 | 25.412.123.981 |
| Current period corporate income tax expense | -57.502.001 | 5.946.554.412 |

V. OTHER INFORMATION**1. Events occurring after the period end:**

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the interim Separate financial statements..

2. Department report

The company operates mainly in the field of trading educational books and other books. Other activities account for an insignificant proportion in the results of production and business activities and in the total value of assets.

3. Transactions and balances with related parties

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

| Related parties | Relationship |
|---|----------------------|
| Vietnam Education Publishing House Limited Company | parent company |
| Education Publishing House in Hanoi | Within the group |
| Lang Son Book - School Equipment JSC | Subsidiary |
| Hong Ha Thanh Cong Company Limited | Subsidiary |
| Educational Dictionary and Translation Book JSC | Subsidiary |
| Ha Tay Books and School Equipment JSC | Affiliated Companies |
| Danang Education Investment and Development JSC | Within the group |
| Phuong Nam Education Investment and Development JSC | Within the group |
| Arts Design and Communication JSC | Within the group |

HANOI EDUCATION INVESTMENT AND DEVELOPMENT „JSC

187B Giang Vo street - O Cho Dua Ward - Hanoi City

Separate financial statementsFor the accounting period from July 1,
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| | |
|---|------------------|
| Hanoi Education Publishing Service JSC | Within the group |
| North Books and Educational Equipment JSC | Within the group |
| Cuu Long Books and Educational Equipment JSC | Within the group |
| Central Books and Educational Equipment JSC | Within the group |
| South Books and Educational Equipment JSC | Within the group |
| Educational Book JSC in Hanoi City | Within the group |
| Da Nang Education Book JSC | Within the group |
| Hanoi Textbook Printing JSC | Within the group |
| Dien Bien Books and Educational Equipment JSC | Within the group |
| Education Publishing and Investment JSC | Within the group |

b) Transactions with related parties arising in the third quarter of 2025 compared with the third quarter of 2024

| | Quarter 3/2025 | Quarter 3/2024 |
|---|-----------------------|-----------------------|
| | VND | VND |
| Sold goods | | |
| Vietnam Education Publishing House Limited Company | 0 | 118.211.143 |
| Education Publishing House in Hanoi | 4.621.462.048 | 5.473.853.337 |
| Lang Son Book - School Equipment JSC | 7.447.775.720 | 18.981.977.745 |
| Ha Tay Books and School Equipment JSC | 22.877.455.335 | 45.168.358.104 |
| Danang Education Investment and Development JSC | 1.001.920.956 | 1.267.283.711 |
| Phuong Nam Education Investment and Development JSC | 94.091.628 | 1.121.813.749 |
| Arts Design and Communication JSC | 2.319.075.718 | 4.757.152.060 |
| North Books and Educational Equipment JSC | 6.322.334.292 | 6.793.528.450 |
| Cuu Long Books and Educational Equipment JSC | 15.912.496 | 313.155.680 |
| Central Books and Educational Equipment JSC | 55.049.407 | 104.537.240 |
| South Books and Educational Equipment JSC | 159.366.159 | 221.899.027 |
| Educational Book JSC in Hanoi City | 955.042.283 | 0 |
| Dien Bien Books and Educational Equipment JSC | 1.157.862.842 | 1.581.181.740 |
| Purchase of goods and services | | |
| Vietnam Education Publishing House Limited Company | 1.428.235.256 | 115.742.204 |
| Education Publishing House in Hanoi | 109.956.318.143 | 114.244.156.235 |
| Educational Dictionary and Translation Book JSC | 0 | 25.124.000 |
| Hong Ha Thanh Cong Limited Company | 1.546.233.779 | 1.541.958.839 |
| Danang Education Investment and Development JSC | 343.863.630 | 1.360.593.380 |
| Phuong Nam Education Investment and Development JSC | 3.370.899.180 | 3.568.518.030 |
| Arts Design and Communication JSC | 0 | 10.336.500 |
| Hanoi Education Publishing Service JSC | 2.968.025.129 | 4.080.240.399 |
| North Books and Educational Equipment JSC | 2.692.478.552 | 399.582.460 |
| Cuu Long Books and Educational Equipment JSC | 421.809.960 | 84.309.390 |
| Central Books and Educational Equipment JSC | 128.170.350 | 908.996.090 |
| South Books and Educational Equipment JSC | 0 | 27.678.350 |
| Da Nang Education Book JSC | 0 | 7.735.000 |
| Educational Book JSC in Hanoi City | 108.465.100 | 198.774.640 |
| Hanoi Textbook Printing JSC | 1.300.291.697 | 1.279.887.475 |
| Education Publishing and Investment JSC | 0 | 7.917.000 |

4. Comparison information

Comparative figures are figures on the Separate Financial Statements for the accounting period from July 1, 2024 to September 30, 2024

Prepared by



Luong Ngoc Bich

Chief Accountant



Nguyen Thanh Binh

Hanoi, October 29, 2025

Chief Executive Officer



Le Thanh Anh