

DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY
Address: 76 -78 Bach Dang, Hai Chau ward, Da Nang city

FINANCIAL STATEMENTS

QUARTER I OF 2026

Respectfully to: - Ủy Ban Chứng Khoán Nhà Nước
- Sở Giao Dịch Chứng Khoán Hà Nội



FINANCIAL STATEMENT REPORT

As of March 31st, 2026,

Unit: VND

ASSET	Code	Subtitle	Ending number of Quarter I/2026	Starting number of 2026
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		33,973,146,966	32,184,169,322
I. Cash and cash equivalents	110	V.01	10,406,690,282	6,604,932,037
1. Cash	111		3,906,690,282	4,604,932,037
2. Cash equivalents	112		6,500,000,000	2,000,000,000
II Short-term financial assets	120	V.02	5,500,000,000	10,000,000,000
1. Trading securities	121			
2. Provision for securities (*)	122			
3. Held-to-maturity investment	123		5,500,000,000	10,000,000,000
III. Short-term receivables	130		1,504,227,542	1,356,493,416
1. Short-term trade receivables	131	V.03	1,729,517,677	1,373,589,090
2. Repayments to suppliers	132		69,734,934	108,222,570
3. Short-term intra-company receivables	133			
4. Receivable due to construction contract progress	134			
5. Other short-term receivables	135	V.04	191,933,384	361,640,209
6. Short-term allowance for doubtful debts (*)	136	V.06	(486,958,453)	(486,958,453)
7. Shortage of assets awaiting resolution	137	V.05	0	0
IV. Inventories	140		16,562,229,142	14,222,743,869
1. Inventories	141	V.07	16,687,691,388	14,348,206,115
2. Provision for devaluation of inventories (*)	142		(125,462,246)	(125,462,246)
VI. Other current assets	160		0	0
1. Short-term deferred costs	161	V.13	0	0
2. Value added tax deducted	162		0	0
3. Taxes and other payables to government budget	163	V.17	0	0
4. Government bond repurchase transaction	164		0	0
5. Other current assets	165		0	0
B. LONG-TERM ASSETS	200		19,514,313,648	19,738,325,769
I. Long-term receivables	210		0	0
1. Short-term trade receivables	211	V.03	0	0
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Other long-term receivables	215	V.04	0	0
6. Long-term allowance for doubtful debts (*)	216	V.06	0	0
II Fixed assets	220		16,488,621,235	16,574,439,772
1. Tangible fixed assets	221	V.09	1,339,297,818	1,425,116,355
- Historical costs	222		12,791,364,522	12,791,364,522
- Accumulated depreciation (*)	223		(11,452,066,704)	(11,366,248,167)
2. Financial lease fixed assets	224	V.10	0	0
- Historical costs	225			

- Accumulated depreciation (*)	226			
ASSET	Code	Subtitle	Ending number of Quarter I/2026	Starting number of 2026
(1)	(2)	(3)	(4)	(5)
3. Intangible fixed assets	227	V.11	15,149,323,417	15,149,323,417
- Historical costs	228		15,149,323,417	15,149,323,417
- Accumulated depreciation (*)	229			
IV Investment real estate	240	V.12	2,688,888,652	2,781,286,365
- Historical costs	241		16,934,932,603	16,934,932,603
- Accumulated depreciation (*)	242		(14,246,043,951)	(14,153,646,238)
V. Long term assets in progress	250	V.08	0	0
1. Long-term work in progress	251			
2. Construction in progress	252			
VI. Long-term financial investment	260	V.02	0	0
1. Investment in subsidiaries	261			
2. Investment in affiliates	262		0	0
3. Investments in equity of other entities	263			
4. Provision for long-term investment losses in other entities (*)	264			
5. Held-to-maturity investment	265			
6. Provision for investments held until maturity (*)	266			
VII. Other long-term assets	270		336,803,761	382,599,632
1. Long-term deferred costs	271	V.13	336,803,761	382,599,632
2. Deferred tax assets	272	V.24		
3. Long-term replacement equipment and supplies	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		53,487,460,614	51,922,495,091

C. LIABILITIES	300		11,521,871,293	10,158,181,551
I. Short-term liabilities	310		10,915,981,293	9,617,531,551
1. Short-term trade payables	311	V.16	8,732,276,845	7,333,173,421
2. Short-term prepayments from customers	312		3,558,135	8,085,528
3. Dividends and profits must be paid.	313		43,159,820	
4. Taxes and other payables to government budget	314	V.17	109,139,902	481,757,263
5. Payables to employees	315		0	
6. Short-term accrued expenses	316	V.18	60,354,834	92,221,788
7. Short-term intra-company payables	317			
8. Payables due to construction contract progress	318			
9. Short-term deferred revenue	319	V.20	989,881,060	508,731,819
10. Other short-term payables	320	V.19	555,122,315	708,373,350
11. Short-term borrowings and finance lease liabilities	321	V.15		
12. Short-term provisions	322			
13. Bonus and welfare fund	323		422,488,382	485,188,382
14. Price Stabilization Fund	324			
15. Government bond repurchase transaction	325			
II Long-term liabilities	330		605,890,000	540,650,000
1. Long-term trade payable	331	V.16		
2. Short-term prepayments to customers	332			

3. Taxes and other payments due to the State	333			
4. Short-term accrued expenses	334			
5. Intra-company payables for operating capital received	335			
ASSET		Subtitle	Ending number of Quarter I/2026	Starting number of 2026
(1)	(2)	(3)	(4)	(5)
6. Long-term intra-company payables	336			
7. Long-term deferred revenues	337	V.20		
8. Other long-term payables	338	V.19	605,890,000	540,650,000
9. Long-term borrowings and finance lease liabilities	339	V.15		
10. Convertible bonds	340			
11. Preferred shares	341			
12. Deferred income tax payable	342	V.24		
13. Long-term provisions	343			
14. Science and Technology Development Fund	344			
D. OWNER'S EQUITY	400	V.25	41,965,589,321	41,764,313,540
1. Owner's Equity	411		30,000,000,000	30,000,000,000
- Common shares with voting rights	411a		30,000,000,000	30,000,000,000
- Preferred shares	411b		0	0
2. Capital surplus	412		2,707,300,000	2,707,300,000
3. Bond conversion option	413			
4. Other capital	414			
5. Shares repurchased from oneself (*)	415			
6. Asset revaluation difference	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418		3,000,000,000	3,000,000,000
9. Other equity funds	419			
10. Undistributed profit after tax	420		6,258,289,321	6,057,013,540
- Undistributed profit after tax accumulated to the end of the previous period	420a		6,057,013,540	852,958,892
- Undistributed profit after tax this period	420b		201,275,781	5,204,054,648
TOTAL CAPITAL (440=300+400)	440		53,487,460,614	51,922,495,091

PREPARED BY

Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT

Le Manh

Approve on January 20th, 2026

LEGAL REPRESENTATIVE
DIRECTOR



Nguyen Van Can

REPORT OF BUSINESS OPERATION
Quarter I/2026

Unit: Dong

CRITERIA	Code	Subtitle	QUARTER I		ACCUMULATED FROM START TO END OF QUARTER I	
			THIS YEAR	YEAR 2025	NĂM NAY	YEAR 2025
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.01	7,578,999,415	7,768,792,464	7,578,999,415	7,768,792,464
2. Deductions	02	VI.02	4,580,364	39,265,798	4,580,364	39,265,798
3. Net revenues from sales and services rendered (01-02)	10	VI.03	7,574,419,051	7,729,526,666	7,574,419,051	7,729,526,666
4. Cost of goods sold	11	VI.04	4,179,229,310	4,419,368,126	4,179,229,310	4,419,368,126
5. Gross profit (10 - 11)	20		3,395,189,741	3,310,158,540	3,395,189,741	3,310,158,540
6. Profit/loss from the sale and liquidation of inve	21					
7. Financial income	22	VI.05	227,269,999	103,245,330	227,269,999	103,245,330
8. Financial expenses	23	VI.06	-	-	-	-
<i>In which: Interest expenses</i>	24		-	-	-	-
9. Selling expenses	25	VI.09	2,579,158,177	2,208,241,678	2,579,158,177	2,208,241,678
10. General administration expenses	26	VI.09	731,843,523	647,013,653	731,843,523	647,013,653
11. Net profit from operating activities [30=20+21+22-(23+25+26)]	30		311,458,040	558,148,539	311,458,040	558,148,539
12. Other income	31	VI.07	2,071,871	2,465,344	2,071,871	2,465,344
13. Other expenses	32	VI.08	39,648,148	15,000,000	39,648,148	15,000,000
14. Other profits (40 = 31 - 32)	40		(37,576,277)	(12,534,656)	(37,576,277)	(12,534,656)
15. Total net profit before tax (50=30+40)	50		273,881,763	545,613,883	273,881,763	545,613,883
16. Current corporate income tax expense	51	VI.10	72,605,982	144,072,780	72,605,982	144,072,780
17. Deferred corporate income tax expense	52	VI.11				
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		201,275,781	401,541,103	201,275,781	401,541,103
19. Basic earnings per share	70	VI.12	64	127	64	127
20. Diluted earnings per share	71		64	127	64	127

PREPARED BY

Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT

Le Manh

Approved on April 20th, 2026

LEGAL REPRESENTATIVE



Nguyen Van Can

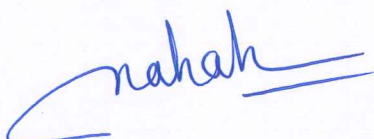
CASH FLOW STATEMENT
(By indirect method)
Quarter I/2026

Unit: Dong

CRITERIA	Code	Subtitle	QUARTER I/2026	QUARTER I/2025
(1)	(2)	(3)	(4)	(5)
I. Cash flow from operating activities				
<i>1. Profit before tax</i>	01		273,881,763	545,613,883
<i>2. Adjustments for items</i>				
- Depreciation of fixed assets and investment real estate	02		178,216,250	166,869,790
- Provisions	03		-	-
- Exchange rate difference gains and losses due to revaluation of foreign currency items	04		-	-
- Profit and loss from financial investment activities (profit (-), loss (+))	05		(150,890,810)	(94,947,895)
- Borrowing costs (+)	06		-	-
- Other adjustments	07		-	-
<i>3. Operating profit before changes in working capital</i>	08		301,207,203	617,535,778
- Increase (-), decrease (+) receivables	09		(261,062,892)	(1,019,568,399)
- Increase (-), decrease (+) inventory	10		(2,339,485,273)	(2,762,419,852)
- Increase (+), decrease (-) in payables (excluding interest payable, corporate income tax payable)	11		1,643,818,726	2,097,741,937
- Increase (-), decrease (+) deferred costs	12		45,795,871	26,076,996
- Increase (-), decrease (+) trading securities	13		-	-
- Borrowing costs paid	14		-	-
- Corporate income tax paid	15		(290,034,966)	(661,597,612)
- Other profit from operating activities	16		-	-
- Other expenses for business operations	17		(62,700,000)	(118,802,083)
Net cash flow from operating activities	20		(962,461,331)	(1,821,033,235)

II Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		-	(59,790,909)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets	22		-	-
3. Cash spent on lending and purchasing debt instruments of other entities	23		-	(9,000,000,000)
4. Proceeds from loans and resale of debt instruments of other entities	24		4,500,000,000	9,000,000,000
5. Investment expenses in equity of other entities	25			
6. Return on Investments in equity of other entities	26			
7. Interest income, dividends and profits	27		264,219,576	185,158,851
Net cash flow from investing activities	30		4,764,219,576	125,367,942
III Cash flow from financing activities				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		-	-
2. Money to return capital to owners, repurchase of issued shares	32		-	-
3. Proceeds from borrowing	33		-	-
4. Repayment of loan principal	34		-	-
5. Lease principal repayment	35		-	-
6. Dividends, profits paid to owners	36			
Net cash flow from financing activities	40		-	-
Net cash flow during the period (20+30+40)	50		3,801,758,245	(1,695,665,293)
Cash and cash equivalents at the beginning of the period	60		6,604,932,037	3,899,327,136
Impact of foreign exchange rate changes on foreign currency conversion	61			
Cash and cash equivalents at the end of the period (50+60+61)	70	31	10,406,690,282	2,203,661,843

PREPARED BY



Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT



Le Manh

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Approve on January 20th, 2026

LEGAL REPRESENTATIVE

DIRECTOR



Nguyen Van Can

NOTES TO FINANCIAL STATEMENTS
Accounting period Quarter I/2026, ending March, 31st, 2026

Unit: Vietnamese Dong

I. CHARACTERISTICS OF BUSINESS ACTIVITIES

1. Establishment: DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY was converted from a State-owned enterprise, Danang Books and School Equipment Company, under the Department of Education and Training of Danang City according to Decision No. 26/2004/QD-UB dated February 24, 2004 of the People's Committee of Danang City and according to Business Registration Certificate No. 3203000288 dated May 24, 2004 issued by the Department of Planning and Investment of Danang City.

The company is currently operating under the business registration and tax registration certificate of Joint Stock Company No. 0400465793, registered for the 10th change on July 10, 2025 issued by the Business Registration Office – Finance department of Da Nang City.

Name in English: DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY

Abbreviated name: DANABOOK

Head Office address: 76 78 Bach Dang, Hai Chau ward, Da Nang city

Form of capital ownership: JOINT STOCK COMPANY

On July 3, 2024, the Company received Official Dispatch No.: 4090/UBCK-PTTT dated July 2, 2024 of the State Securities Commission on the dossier of notification of the Company's maximum foreign ownership ratio. Accordingly, the Company's maximum SHNN ratio notification dossier has been implemented in accordance with the provisions of Article 142, Decree 155/2020/ND-CP with the maximum SHNN ratio being 0%.

Board of Trustees At the date of the financial statements, the Board of Directors had:

Mrs.:	Huynh Phuoc Huyen Vy	CHAIRMAN
Mr.:	Nguyen Van Can	Vice president
Mr.:	Le Truong Ky	Member
Mr.:	Hoang Ngoc Loc	Member
Mr.:	Le Anh Long	Member

Legal representative of the company: On the date of financial statements, there were 2 people:

Mrs.:	Huynh Phuoc Huyen Vy	Chairman of Board of Trustees
Mr.:	Nguyen Van Can	Vice Chairman of Board of Trustees as well as Director

Supervisory Board At the date of the financial statements, the Board of Supervisors includes:

Mr.:	Huynh Nguyen Van	Chairman of Board
Mr.:	Khuong Tinh	Member
Mrs.:	Nguyen Thi Thao	Member

2. **Business operations:** Trading, service, printing.

3. **Business lines:**

3.1. Wholesale of other household appliances Details: Wholesale of textbooks, teacher's books, books to expand and improve knowledge, paper, teaching and learning equipment, stationery.

3.2. Retail sale of books, newspapers, magazines and stationery in specialized stores Details: Retail of textbooks, teacher's books, books to expand and improve knowledge, paper, teaching and learning equipment, stationery.

3.3. Printing Details: Printing textbooks, forms, records and books for the education sector and printing paper and plastic packaging. Printing and participating in the exploitation of other publications.

3.4. Wholesale of other machinery, equipment and spare parts Details: Wholesale of office machinery, equipment and spare parts (except computers and peripheral equipment); wholesale of laboratory equipment and audiovisual equipment.

- 3.5. Real estate business, land use rights belonging to the owner, user or tenant Details: Office for rent, business premises, warehouse.
- 3.6. Manufacture of toys and games. Details: Production of children's toys, kindergarten toys, teaching aids.
- 3.7. Other production not elsewhere classified. Details: manufacture of laboratory equipment
- 3.8. Production of civil electronic products Details: audiovisual equipment manufacturing
- 3.9. Manufacture of office machinery and equipment (except computers and computer peripheral equipment). Details: production of office equipment, computers, teaching computer software, electronic products.
- 3.10. Other specialized wholesale has not been categorized: Details: Wholesale children's toys, kindergarten toys, teaching aids, office equipment, computers, teaching computer software, electronic products. Import and export of educational cultural products, stationery, computer equipment, electronics, and all kinds of printing paper.
- 3.11. Restaurants and mobile catering services Details: Restaurant business
- 3.12. Short-term accommodation services Details: tourist accommodation business
- 3.13. Other recreational activities not elsewhere classified. Details: entertainment business
- 3.14. Specialized design activities Details: art design, modeling
- 3.15. Agent, broker, auction. Details: Accepting commissions for buying, selling, importing and exporting goods.
- 3.16. Educational support services. Details: Advise the education sector on books and school equipment, participate in professional support and development of books, equipment, and school libraries.

4. Normal production and business cycle: 12 months

5. Characteristics of business operations during the fiscal year that affect financial statements:

Normally, the first and fourth quarters of each year are the low sales seasons, the second and third quarters of each year are the peak sales seasons of the year for the Company.

6. Business structure:

6.1. List of subsidiaries: None

6.2 List of company in joint venture and affiliates: currently not available

6.3 List of affiliated units without legal status and dependent accounting:

- Nhà sách Đà Nẵng. Address: 76 -78 Bach Dang, Hai Chau ward, Da Nang city
- Nhà sách Đà Nẵng 3. Address: 409 Phan Chau Trinh, Hoa Cuong Ward, Da Nang City
- Nhà sách Hòa Khánh. Address: 812 Ton Duc Thang, Hoa Khanh Ward, Da Nang city
- Nhà sách Cẩm Lệ. Address: 42 Ong Ich Duong, Cam Le ward, Da Nang city
- Nhà sách Thanh Khê. Address: 722 Tran Cao Van, Thanh Khe ward, Da Nang city
- Nhà in. Address: 98 Nui Thanh, Hoa Cuong Ward, Da Nang City

7. Total number of employees of the Company as of Mar 31st, 2026 : 72 employees (As of December 31th, 2025: 73 employees).

8. Regarding the comparability of information on Financial Statements:

The information in financial statements is comparable.

II ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Accounting period:

The Company's annual accounting period begins on January 1 and ends on December 31 of each year. The accounting period for the first quarter of 2026 begins on January 1, 2026 and ends on March 31, 2026.

2. Currency unit used in accounting

Vietnamese Dong (VND) is used as the currency for accounting records.

III ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Accounting system

The Company applies the Vietnamese accounting system issued by the Ministry of Finance under Circular No. 99/2025/TT-BTC dated October 27, 2025 and its amendments and supplements.

2. Declaration of compliance with Accounting Standards and Accounting Regime

The Company has performed accounting work in accordance with Vietnamese accounting standards and relevant legal regulations. The financial statements have been presented fairly and honestly on the financial position, business results and cash flows of the enterprise.

The selection of data and information required to be presented in the Notes to the financial statements is carried out according to the materiality principles prescribed in Vietnamese Accounting Standard No. 21 "Presentation of Financial Statements".

IV. ACCOUNTING POLICIES APPLIED

1. Principles for converting Financial Statements prepared in foreign currency into Vietnamese Dong:

Transactions arising during the period in currencies other than Vietnamese Dong (VND) are converted at the actual transaction exchange rate of the economic transaction at the time of occurrence. Exchange rate differences are included in financial income or expenses and reflected in the Income Statement for the period.

2. Principle of cash and cash equivalents recording

Cash and cash equivalents consist of: Cash in hand, bank deposits, cash in transit and short-term investments with original maturities of not more than three months, or with original maturities of more than three months but with a recovery period of not more than three months from the end of the reporting period, are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of conversion into cash.

3. Accounting principles for financial investments:

3.1. For investments held to maturity: Book value is determined as original value. Held-to-maturity investments include term deposits with the intent to earn interest. When there is strong evidence that part or all of an investment may not be recovered, the loss is recognized in financial expenses in the year.

For loans: Book value is determined as original value.

3.2. For investments in subsidiaries, joint ventures and associates:

Principles for determining subsidiaries, joint ventures and associates: based on capital contribution ratio. Investments in associates are recorded when the company holds from 20% to less than 50% of the voting rights of the investee companies, has significant influence in making decisions on financial and operating policies at these companies.

Book value of investment in associate: using the cost method. The carrying amount of an investment in a subsidiary is determined at its original cost, and is not adjusted thereafter for changes in the investor's share of the investee's net assets. Cost includes purchase price and costs directly attributable to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of occurrence.

Provision for loss of investment in joint ventures and associates is made when the enterprise receiving the invested capital suffers a loss leading to the possibility of loss of capital or when the value of investments in joint ventures and associates decreases in value. The basis for setting up provisions for investment losses is the financial statements of the invested company. The maximum loss provision is recorded at the investment capital contribution.

4. Accounting principles for receivables:

Principles of recording receivables: at cost less allowance for doubtful debts.

Method of establishing provision for doubtful debts: Provision for doubtful debts is estimated for the lost value of overdue receivables, receivables that are not overdue but may not be collected due to the debtor's inability to pay due to bankruptcy, dissolution procedures, disappearance, absconding, etc. Provision for doubtful debts is made in accordance with the guidance in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

Increase or decrease in the provision for doubtful debts is recorded in business management expenses. The time to set up and reverse provisions for bad debts is the time to prepare annual financial statements.

5. Principles for accounting inventory

Principles for receiving inventory Inventories are stated at cost (-) less provisions for price reductions and provisions for obsolete and substandard inventories. The cost of inventory includes purchase costs. Processing costs and other directly related costs incurred to get warehoused corrugated iron goods at their current location and condition.

Inventory valuation method: Weighted average cost.

Inventory accounting method: Regular reporting method.

Method of setting up inventory price reduction provision: Provision for inventories is made when the net realizable value of inventories is less than their cost. Net realizable value is the estimated selling price less the estimated cost to complete and the estimated selling expenses. The amount of the provision for inventory devaluation is the difference between the original cost of inventory and their net realizable value. Provision for inventory price reduction is made according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance to ensure that the inventory value is not higher than the market price.

Increase or decrease in inventory value reserve balance is recorded in cost of goods sold. The time to set up and reverse inventory price reduction provisions is the time to prepare annual financial statements.

Material allocation criteria: Materials used in product manufacturing during the period will have their value allocated to products based on the principle of conversion to standard print pages.

Accounting policies related to inventory for high-risk contracts: None

6. Principles of accounting and depreciating fixed assets (FA) and investment real estate (IPR):

6.1 Principles of recording tangible fixed assets:

Tangible fixed assets are recorded at original cost minus (-) accumulated depreciation. Original cost is all costs that a business must spend to acquire fixed assets up to the time the asset is put into a state of readiness for use as expected. Expenditures incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of such assets. Expenses that do not satisfy the above conditions are recognized as expenses in the period.

Purchased tangible fixed assets

The original cost of a fixed asset comprises its purchase price (less (-) any trade discounts or rebates), any taxes (excluding refundable taxes) and any directly attributable costs of bringing the asset to working condition for its intended use, such as installation, testing, expert costs and other directly attributable costs.

Fixed assets formed by construction investment under the contracting method, the original price is the final settlement price of the construction investment project, other directly related costs and registration fees (if any).

Fixed assets are houses and structures attached to land use rights, the value of land use rights is determined separately and recorded as intangible fixed assets.

6.2 Principles of recording intangible fixed assets:

Intangible fixed assets are recorded at original cost minus (-) accumulated depreciation. The original cost of intangible fixed assets is the total cost that a business must spend to acquire intangible fixed assets up to the time the asset is put into use as expected.

Intangible fixed assets are land use rights.

The original cost of intangible fixed assets, which are land use rights, is the amount paid when receiving the legal transfer of land use rights from another person, compensation costs, site clearance, leveling, registration fees, etc.

6.3 Principles of recording investment real estate:

Investment properties are recorded at cost less (-) accumulated depreciation. The original cost of investment real estate is all costs that an enterprise must pay to acquire investment real estate up to the time the real estate is put into a state of readiness for use.

For properties that are mixed-use houses used both as operating assets of the company and for lease, the company determines the portion of the original price of the house as investment real estate in the original price of each house corresponding to the ratio of the area used for lease in the area of each house.

6.4 Depreciation method of fixed assets and investment real estate:

Fixed assets and investment properties are depreciated using the straight-line method over the estimated useful lives of the assets. Estimated useful life is the time that the asset is useful for production and business.

The Company applies the method of recording, managing the use and depreciation of fixed assets and investment real estate according to Circular No. 203/2009/TT-BTC dated October 20, 2009 of the Ministry of Finance and has been adjusted according to Circulars 45/2013/TT-BTC dated April 25, 2013, 147/2016/TT-BTC dated October 13, 2016, 28/2017/TT-BTC dated April 12, 2017 of the Ministry of Finance.

The estimated useful lives of fixed assets and investment properties are as follows:

<i>Factory, architecture</i>	<i>5- 50 years;</i>
<i>Devices - machinery:</i>	<i>3- 20 years;</i>
<i>Means of transportation, transmission</i>	<i>6- 10 years;</i>
<i>Management device</i>	<i>3- 10 years;</i>
<i>Other Fixed assets</i>	<i>4- 25 years;</i>
<i>Land use rights are recorded at original cost and are not depreciated.</i>	

7. Accounting principles for deferred expenses:

Short-term and long-term prepaid expenses at the company include: Costs of tools and equipment, land rental costs related to production and business activities of many accounting periods need to be allocated. Prepaid land rent is allocated over the prepaid rental period.

Prepaid Expense Allocation Method: Calculating and allocating prepaid expenses into production and business expenses each period using the straight-line method. Depending on the nature and level of each type of cost, the allocation time is as follows: Short-term prepaid expenses are allocated within 12 months; long-term prepaid expenses are generally allocated from 12 months to 36 months.

8. Accounting principles for dividend and profit payments:

Dividends are distributed from the after-tax profits of the fiscal year without affecting the company's charter capital. The decision on dividend distribution is approved at the annual general meeting of shareholders, including the dividend rate, record date, and payment date.

The time when a business recognizes a dividend and profit liability is the time when the business no longer has the right to refuse its obligation to pay dividends and profits to shareholders and capital contributors of the company according to relevant laws.

9. Principles of recognition and capitalization of borrowing costs:

Principles of recording borrowing costs: Interest and other costs incurred directly related to the borrowing of an enterprise are recorded as production and business expenses in the period, except when these costs arise from loans directly related to the investment in construction or production of unfinished assets and are included in the value of that asset (capitalized) when meeting the conditions specified in accounting standard No. 16 "Borrowing costs".

The capitalization rate used to determine the amount of borrowing costs capitalized during the period: In the case of general borrowings, including those used for the purpose of investing in the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate for the weighted average cumulative costs incurred for the investment in construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the enterprise's outstanding loans during the period. The amount of borrowing costs capitalized during a period shall not exceed the amount of borrowing costs incurred during that period.

10. Principles for recognizing deferred revenue:

Deferred revenue is revenue that will be recorded corresponding to the obligation that the company will have to perform in one or more subsequent accounting periods.

Deferred revenue includes revenue received in advance such as: Amounts paid by customers in advance for one or more accounting periods for leasing assets; Interest received in advance for lending capital or purchasing debt instruments; And other deferred revenues such as: The difference between the deferred payment or installment payment price as committed and the cash payment price, the revenue corresponding to the value of goods, services or the amount of discount for customers in the traditional customer program...

The method of allocating deferred revenue is based on the principle of matching the portion of the obligation that the company will have to perform in one or more subsequent accounting periods.

11. Principle of recognition of equity:

Principles of recording owner's investment capital:

Owner's capital is formed from the amount of money that shareholders have contributed to buy shares, stocks, or is supplemented from after-tax profits according to the Resolution of the General Meeting of Shareholders or according to the provisions in the Company's operating charter. Owner's capital is recorded according to the actual capital contributed in cash or assets calculated at the par value of shares issued at the time of establishment, or mobilized to expand the company's operations.

Principles for recording surplus equity and other capital:

Capital surplus Reflects the increase or decrease in the difference between the actual amount received compared to the par value when issuing shares for the first time or issuing additional shares and the increase or decrease in the difference between the actual amount received compared to the repurchase price when reissuing treasury shares. In case of buying back shares to cancel immediately on the date of purchase, the value of shares recorded as a reduction in business capital on the date of purchase is the actual purchase price and the detailed business capital must also be recorded as a reduction according to the par value and the surplus capital of the bought back shares.

+ **Other capital:** Reflects the business capital formed by supplementing from business results or being donated, presented, sponsored, or revaluation of assets.

Principles for recording undistributed profits:

Principles for recording undistributed profits: is recorded as the profit (or loss) from the business results of the enterprise after deducting (-) the corporate income tax expense of the current period and adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

Profit distribution is based on the charter and decisions of the Board of Directors, approved by the annual General Meeting of Shareholders.

12. Principles and methods of revenue recognition, other income:

Principles and methods of recording sales revenue:

Sales revenue is recognized when all five of the following conditions are met: 1. The enterprise has transferred the significant risks and rewards of ownership of the products or goods to the buyer; 2. The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods; 3. Revenue is determined with relative certainty; 4. The enterprise has obtained economic benefits from the sales transaction; 5. Identify the costs associated with a sales transaction.

Principles and methods of recording service revenue:

Revenue from a transaction involving the rendering of services is recognized when the outcome of that transaction can be measured reliably. In case the service provision transaction involves multiple periods, revenue is recorded in the period according to the results of the work completed on the date of the Balance Sheet of that period. The outcome of a service provision transaction is determined when all four (4) conditions are satisfied: 1. Revenue is determined with relative certainty; 2. It is possible to obtain economic benefits from the service provision transaction; 3. The portion of work completed on the date of preparing the Balance Sheet can be determined; 4. Identify the costs incurred for the transaction and the costs of completing the transaction to provide that service.

If the outcome of a contract cannot be measured reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

Principles and methods of recording financial revenue:

Financial revenue reflects revenue from interest, dividends, distributed profits and other financial revenue of the enterprise (investment in securities trading, other capital investment; exchange rate profit)...

Revenue arising from interest, dividends and shared profits of an enterprise is recorded when both conditions are satisfied: 1. There is a possibility of obtaining benefits from that transaction; 2. Revenue is determined with relative certainty.

- Interest is recognized on the basis of time and actual interest rate each period.

- Dividends and profits distributed are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

Principles of recognizing other income:

Other income reflects income other than the production and business activities of the enterprise, including:

- Income from sale and liquidation of fixed assets;
- The difference between the fair value of assets divided from BCC is higher than the investment cost of constructing jointly controlled assets;
- Profit difference due to revaluation of materials, goods, fixed assets contributed to joint ventures, investments in associated companies, other long-term investments;
- Income from sale and leaseback of assets;
- Taxes payable when selling goods or providing services but then reduced or refunded (export tax refunded, VAT, special consumption tax, environmental protection tax payable but then reduced);
- Collect fines due to customers violating the contract;
- Collect compensation from third parties to compensate for lost assets (for example, collect insurance compensation, compensation for business relocation and similar amounts);
- Collect bad debts that have been written off;
- Collecting debts payable with unidentified owners;
- Customer bonuses related to the consumption of goods, products and services are not included in revenue (if any);
- Income from gifts, cash and in-kind gifts from organizations and individuals to businesses;
- The value of promotional items is non-refundable;
- Other income besides the above.

13. Accounting principles for revenue deductions:

Amounts adjusted to deduct from sales revenue and service provision arising during the period include: trade discounts, sales allowances and sales returns. This account does not reflect taxes deducted from revenue such as output VAT payable calculated by the direct method.

Revenue deductions arising in the same period of product, goods and service consumption are adjusted to reduce revenue of the arising period.

In case products, goods and services have been consumed in previous periods, and only in the next period do the amounts that need to be adjusted down arise: Revenue deductions arising in the following period but before the time of financial statement issuance are adjusted to reduce revenue of the reporting period (previous period); Revenue deductions arising in the following period and after the time of financial statement issuance are adjusted to reduce revenue of the period in which the deduction occurs (next period).

14. Principles of accounting for cost of goods sold:

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

Cost of goods sold is recorded at the time the transaction occurs or when it is relatively certain that it will occur in the future, regardless of whether money has been spent or not. Cost of goods sold and revenue are recorded on the matching principle.

Provision for inventory decline is included in cost of goods sold based on the quantity of inventory and the difference between net realizable value and original cost of inventory. When determining the volume of inventory with reduced value that requires provisioning, accountants must exclude the volume of inventory for which a sales contract has been signed (with a net realizable value not lower than the book value) but has not been transferred to customers if there is certain evidence that the customer will not abandon the contract.

When selling products or goods with equipment or spare parts, the value of the equipment or spare parts is recorded in the cost of goods sold.

The value of inventory loss or damage (after deducting compensation, if any) is included in the cost of goods sold.

The portion of direct material costs consumed in excess of the normal level, labor costs, and fixed general production costs not allocated to the value of products in stock is included in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed, according to the principle of prudence.

Import tax, special consumption tax, environmental protection tax have been included in the value of purchased goods. If these taxes are refunded when selling goods, they will be recorded as a reduction in the cost of goods sold.

15. Principles of financial expenses accounting:

Financial expenses include expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on transferring short-term securities, costs of selling securities; Provision for devaluation of trading securities, provision for losses on investments in other entities, losses arising from selling foreign currencies, exchange rate losses...

Financial expenses are recorded in detail for each expense item when they actually arise during the period and are reliably determined when there is sufficient evidence of these expenses.

16. Principles of accounting for sales costs and business management costs:

Selling costs are actual costs incurred in the process of selling products, goods, and providing services, including costs for sales staff salaries (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for sales staff; depreciation of fixed assets used for sales; costs of offering, introducing products, advertising products, sales commissions, product and goods warranty costs (except for construction activities), preservation, packaging, transportation costs, etc.

Business management costs include costs for salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management employees; costs of office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); other cash expenses (reception, customer conferences, etc.)

17. Accounting principles for the sale and disposal of fixed assets and investment properties.

When fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss arising from their disposal is included in income or expense for the period.

18. Principles and methods of recording current corporate income tax expenses

Corporate income tax expense is determined as the sum of current corporate income tax expense and deferred corporate income tax expense when determining profit or loss of an accounting period.

Current corporate income tax expenses is the amount of corporate income tax payable (or recoverable) calculated on taxable income and the corporate income tax rate of the current year according to the current corporate income tax law recorded.

From 2016, the corporate income tax rate applicable to companies is 20%.

19. Principle of recording earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the company after deducting the Bonus and Welfare Fund made during the period by the weighted average number of common shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the company after deducting the Bonus and Welfare Fund made available during the period (after adjusting for dividends on convertible preference shares) by the sum of the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares expected to be issued in the event that all the potential ordinary shares with a dilutive impact are converted into ordinary shares.

20. Related parties

Related parties are businesses and individuals, directly or indirectly through one or more intermediaries, that have control or are controlled by Danang School Equipment and Books Joint Stock Company. Related parties, individuals who directly or indirectly hold voting rights and have significant influence over Danang School Equipment and Books Joint Stock Company, key management personnel such as the Board of Directors, Board of Management, close family members of these individuals or related parties or companies associated with this individual are also considered related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE FINANCIAL STATEMENT REPORT

01. Cash and cash equivalents	Ending number of		Starting number of	
	Quarter I/2026		2026	
In cash.	97,384,778		284,650,632	
Non-term deposits	3,809,305,504		4,320,281,405	
+ Vietnam Joint Stock Commercial Bank for Industry and Trade, Da Nang Branch	700,362,177		652,671,573	
+ Joint Stock Commercial Bank for Investment and Development of Vietnam, Da Nang Branch	2,820,713,704		3,151,152,445	
+ Southeast Asia Commercial Joint Stock Bank, Da Nang Branch	36,947,461		35,328,191	
+ Vietnam Bank for Agriculture and Rural Development, Lien Chieu District	251,282,162		481,129,196	
Total	3,906,690,282		4,604,932,037	
Các tài khoản tương thích (tiền gửi ngân hàng có thời hạn thu hồi không quá 3 tháng kể từ ngày báo cáo)	6,500,000,000		2,000,000,000	
+ Joint Stock Commercial Bank for Investment and Development of Vietnam, Da Nang Branch	6,500,000,000		2,000,000,000	
Total	10,406,690,282		6,604,932,037	
02. Financial investments	Ending number of		Starting number of	
	Quarter I/2026		2026	
	Original price	Recorded value	Original price	Recorded value
Held-to-maturity investment				
- Term deposits over 3 months (at Vietnam Joint Stock Commercial Bank for Investment and Development)	5,500,000,000		10,000,000,000	0
Total:	5,500,000,000		10,000,000,000	0
03. Trade receivables	Ending number of		Starting number of	
	Quarter I/2026		2026	
a/ Short-term intra-company receivables				
- Cty CP Net Plus	38,220,000		111,258,210	
- Cty TNHH TM và DV Tân Tây Lan	873,294,906		873,294,906	
- Công Ty TNHH MTV Hoa Tài Lộc	0		15,013,616	
- Công Ty Cổ Phần Na No Phạm Gia	66,541,652		58,046,516	
- Công Ty TNHH Bán Lê Phương Nam - CN Đà Nẵng	53,587,300		80,587,300	
- Các khoản phải thu khách hàng khác	697,873,819		235,388,542	
Total a/:	1,729,517,677		1,373,589,090	
c/ Receivables from customers who are related parties				
- Công ty CP Kỹ thuật Xây dựng DINCO	25,927,200		45,206,064	
Total c/:	25,927,200		45,206,064	
04. Other receivables	Ending number of		Starting number of	
	Quarter I/2026		2026	
Short-term other receivables	Original price	Preventive	Original price	Preventive
- Receivables from employees: Advances	77,241,854		86,259,913	
+ Advance part of the cost of consulting, designing, and approving fire prevention and fighting for Viet An Sinh Technical Company Limited	64,800,000		64,800,000	
+ Cover expenses for ECOVIS AFA VN Auditing Appraisal and Consulting LLC			41,040,000	
+ Advance card payment fee Vietnam Payment Solutions Joint Stock Company	(108,471)		1,211,529	
+ Advance repair costs for Tran Quang Hoa	5,000,000		10,000,000	
+ Interest on deposits at the Bank for Investment and Development of Industry and Trade	45,000,001		158,328,767	
Total:	191,933,384		361,640,209	

06. Bad debt	Ending number of Quarter I/2026		Starting number of 2026	
	Original price	Recoverable value	Original price	Recoverable value
Total value of overdue receivables	954,605,906	467,647,453	954,605,906	467,647,453
<i>Details:</i>				
- Song Hong Da Nang Joint Stock Company	31,311,000	0	31,311,000	0
<i>Tax ID No.: 2600104621. By June 30, 2023: Overdue for more than 10 years. The General Department of Taxation announced that the unit has closed the tax code. The Department of Planning and Investment replied that the unit is still on the system. Reviews are irrevocable. Have made a request for debt cancellation. Submitted to the Board of Directors for review and approval.)</i>				
- Tan Tay Lan Trading and Service Company Limited	873,294,906	436,647,453	873,294,906	436,647,453
<i>(12 months overdue, debt, 50% reserve). The year-end debt arises in 2024.</i>				
- Cty Luật TNHH MTV Võ Xuân Nhân	50,000,000	31,000,000	50,000,000	31,000,000
<i>(6 to 12 months overdue, debt, 30%, 1 to 2 years overdue, debt 50%, The year-end debt arises in 2024, 2025.)</i>				

07. Inventories	Ending number of Quarter I/2026		Starting number of 2026	
	Original price	Preventive	Original price	Preventive
- Materials	82,927,898	0	82,927,898	0
- Product	389,560,440	0	452,332,755	0
- Goods	16,215,203,050	125,462,246	13,812,945,462	125,462,246
Total:	16,687,691,388	125,462,246	14,348,206,115	125,462,246
- The value of stagnant, outdated, poor quality inventory. Way to handle: As of December 31, 2025, the provision for inventory depreciation is the net value of goods that can be sold below cost, worth VND 307.345.500.				
- Additional provision or reversal of inventory price reduction provision on December 31, 2025: Additional provision for inventory price reduction of VND 23.679.830 (Balance of provision for inventory price reduction at the beginning of the year VND 149.142.076; at the end of the year VND 125.462.246)				
- There is no inventory used as collateral to secure payables at the end of the period.				

09. Increase, decrease tangible fixed assets:

Items	Houses	Devices - machinery:	Means of transportation, transmission	Management device	Other fixed assets:	Total
Original price of tangible fixed assets						
Beginning balance	7,674,805,031	2,257,569,441	2,592,297,787	266,692,263	0	12,791,364,522
- Bought in the period	0	0			0	0
Ending balance	7,674,805,031	2,257,569,441	2,592,297,787	266,692,263	0	12,791,364,522
Accumulated depreciation						
Beginning balance	6,540,344,184	2,257,569,441	2,365,085,435	203,249,107	0	11,366,248,167
- Depreciation in the period	62,566,788		10,513,756	12,737,993		85,818,537
Ending balance	6,602,910,972	2,257,569,441	2,375,599,191	215,987,100	0	11,452,066,704
Residual value of tangible fixed assets						
- On Start of year	1,134,460,847	0	227,212,352	63,443,156	0	1,425,116,355
- At the end of the period	1,071,894,059	0	216,698,596	50,705,163	0	1,339,297,818

End-of-period residual value of tangible fixed assets used as collateral for loans: 923.266.951 VND

Original price of fixed assets at the end of the period that have been fully depreciated but are still in use: 7.979.945.243 VND

Commitments to purchase and sell tangible fixed assets of great value in the future: None

11. Increase, decrease of intangible fixed assets:

Items	Rights of land use:	Copyright, patent	Trademarks	Computer software	Other intangible assets	Total
Original price of intangible fixed assets						
Beginning balance	15,149,323,417					15,149,323,417
- Purchased within the year						0
Ending balance	15,149,323,417	0	0	0	0	15,149,323,417
Accumulated depreciation						
Beginning balance	0					0
- Depreciation during the year						0
Ending balance of the period	0	0	0	0	0	0
Residual value of intangible assets						
On Start of year	15,149,323,417					15,149,323,417
At the end of the period	15,149,323,417					15,149,323,417

End-of-period residual value of intangible fixed assets used as collateral for loans: 5,330,204,600 VND

12. Increase, decrease investment real estate

Items	Beginning number	Increase in period	Decrease in period	Ending balance
Historical costs	16,934,932,603	0	0	16,934,932,603
- Rights of land use:	0			0
- House:	16,934,932,603			16,934,932,603
Accumulated depreciation	14,153,646,238	92,397,713	0	14,246,043,951
- Rights of land use:	0	0	0	0
- House:	14,153,646,238	92,397,713		14,246,043,951
Residual value	2,781,286,365			2,688,888,652
- Rights of land use:	0			0
- House:	2,781,286,365			2,688,888,652

Details arising during the period are as follows:

	Increase in period	Decrease in period	
- Historical costs	0	0	
+ <i>Real estate for sale</i>		0	
- Accumulated depreciation	92,397,713	0	
+ <i>Depreciation of house</i>	92,397,713		
+ <i>Real estate for sale</i>		0	
- Residual value	2,781,286,365	0	2,688,888,652
+ <i>Reduction due to house depreciation</i>	0	92,397,713	

Remaining value at the end of the period of investment real estate used as collateral to secure loans: 2.688.888.652 VND

Original price of investment real estate at the end of the period has been fully depreciated and is being leased: 7.695.161.214 VND

Significant transactions made during the period: None

13. Deferred costs	Ending number of Quarter I/2026	Starting number of 2026
B/ Long-term deferred costs, includes:		
- <i>Air conditioner, Storage equipment</i>	86,771,409	118,100,472
- <i>Cost of additional installation and repair of fire alarm system</i>	245,936,140	235,061,973
- <i>Cost of equipping shelves to display goods</i>	4,096,212	29,437,187
Total	336,803,761	382,599,632

16. Trade payables	Ending number of Quarter I/2026	Starting number of 2026
a/ Short-term trade payables		
- Cty CP Đầu tư và Phát triển Giáo Dục ĐN	478,850,020	182,264,908
- Cty CP Sách Giáo Dục tại TP Đà Nẵng	128,061,800	175,271,900
- Công ty CP sách MCBOOKS	141,680,360	129,896,860
- Cty CP Sách và Giáo dục trực tuyến Megabook	376,206,980	303,672,430
- Cty TNHH Bảo Anh	765,212,313	529,366,284
- Cty TNHH Hải Hòa	354,236,908	150,722,825
- Cty TNHH MTV TM & DV VH Minh Long	917,896,360	473,288,410
- Cty TNHH Sách TBGD Đức Trí	283,618,983	366,748,315
- Cty TNHH Song Huy Anh	368,230,820	256,902,744
- Cty TNHH TM và DV Văn hóa Đinh Tị	476,531,915	420,426,365
- Cty TNHH Văn Hóa Minh Tân (Nhà sách Minh Thắng)	352,536,080	348,502,080
- NXB Kim Đồng_CN NXB Kim Đồng tại Miền Trung	438,013,242	266,759,081
- Cty TNHH TM Sách Nhân Dân	394,099,940	376,413,540
- Hộ Kinh Doanh Nhà sách Hồng Ân 3	0	41,702,350
- Các khoản phải trả người bán khác	3,257,101,124	3,311,235,329
Total a/:	8,732,276,845	7,333,173,421

d/ Payable to related parties (details of each subject)

- Công ty TNHH Nguyễn Huy	87,788,000	78,498,000
Total d/:	87,788,000	78,498,000

17. Taxes and other payables to government budget

Reporting period: Quarter I/2026	Start of Quarter I/2026	Amount payable during the period	Amount actually paid during the period	End of Quarter I/2026
a/ Due payment				
V.A.T	191,587,539	150,340,285	297,393,904	44,533,920
Corporate income tax	282,034,966	72,605,982	290,034,966	64,605,982
- Personal income tax from progressive tax rate	8,134,758	2,948,856	11,083,614	0
- Personal income tax from full tax rate				
TLTC	0	4,950,000	4,950,000	0
- Rent house and land	0			0
- Land rent this year	0			0
- License fees	0			0
Total:	481,757,263	230,845,123	603,462,484	109,139,902

18. Accrued expenses	Ending number of Quarter I/2026	Starting number of 2026
a/ Short-term accrued expenses		
- Shipping expenses		39,778,000
- Electricity bill expenses	60,354,834	52,443,788
Total a/:	60,354,834	92,221,788

19. Other payables	Ending number of Quarter I/2026	Starting number of 2026
a/ Short-term		
- Union funds	113,710,700	134,492,000
- Accept short-term deposits and bets	439,869,600	529,109,600
- Other payables	1,542,015	1,611,930
<i>In which:</i>		
+ Must pay employees excess personal income tax after finalizing personal income tax from salary and wages (credit balance in account 141)	1,542,015	1,611,930
Total:	555,122,315	665,213,530

b/ Long-term		
- Accept deposits and long-term bets	605,890,000	540,650,000
- Other payables		

Total: 605,890,000 540,650,000

20. Deferred revenue	Ending number of	Starting number of
a/ Short-term	Quarter I/2026	2026
- Revenue received in advance	989,881,060	508,731,819
Total:	989,881,060	508,731,819
b/ Long-term	0	0
d/ Details of deferred revenue with related parties:		
- DINCO Construction Engineering Joint Stock Company	310,800,000	0
Total:	310,800,000	0

21 Dividends and profits must be paid.	Ending number of	Starting number of
a/ Short-term	Quarter I/2026	2026
- Dividends, profits payable	43,159,820	43,159,820
Total:	43,159,820	43,159,820

25. Owner's Equity

a. Equity Fluctuation Reconciliation Table:

	Contributed Capital	Share capital surplus	Development Investment Fund	Undistributed earnings and funds	Total:
A	1	2	4	5	6
Balance as of 01-Jan-2025	30,000,000,000	2,707,300,000	2,638,377,649	8,189,225,512	43,534,903,161
- Capital increase during the period				-	-
- Profit in quarter I/2025				401,541,103	401,541,103
- Extract from Development Investment Fund				-	-
- Dividends					-
- Extract from Bonus and welfare fund					-
- Other discounts					-
Balance as of 31-Mar-2025	30,000,000,000	2,707,300,000	2,638,377,649	8,590,766,615	43,936,444,264
Balance as of 01-Jan-2026	30,000,000,000	2,707,300,000	3,000,000,000	6,057,013,540	41,764,313,540
- Capital increase during the period				-	-
- Profit in quarter I/2026				201,275,781	201,275,781
- Extract from Development Investment Fund					-
- Dividends					-
- Extract from Bonus and welfare fund					-
- Other discounts					-
Balance as of 31-Mar-2026	30,000,000,000	2,707,300,000	3,000,000,000	6,258,289,321	41,965,589,321

b/ Details of owner's capital contribution:	Ending number of Quarter I/2026	Starting number of 2026
- Capital contribution of other shareholders	30,000,000,000	30,000,000,000
Total:	30,000,000,000	30,000,000,000
c/ Capital surplus	2,707,300,000	2,707,300,000
d/ Capital transactions with owners and dividend distribution, profit sharing		
- Contributed capital	Year 2026	Year 2025
+ Beginning capital contribution	30,000,000,000	30,000,000,000
+ End of period capital contribution	30,000,000,000	30,000,000,000
- Dividends paid	0	0
<i>Dividend payment in 2023 (Quarter I/2025 earnings not yet distributed)</i>		
<i>Dividend payment in 2024 (Quarter I/2026 earnings not yet distributed)</i>		
e/ Shares	Ending number of Quarter I/2026	Starting number of 2026
Number of shares outstanding	3,000,000	3,000,000
Common shares	3,000,000	3,000,000
Preferred stock (classified as equity)	0	0
* <i>Outstanding share value: 10,000 VND/1 share (ten thousand VND/ 1 share)</i>		
f/ Dividends:	Year 2026	Year 2025
- Dividends declared after the end of the previous accounting period:		
+ Previous year's dividends declared on common stock	Not yet announced	22%
+ Dividends declared on preferred stock	None	None
g/ Corporate funds:	Ending number of Quarter I/2026	Starting number of 2026
Development Investment Fund	3,000,000,000	3,000,000,000
Other equity funds	0	0

VI. ADDITIONAL INFORMATION FOR THE CRITERIA PRESENTED IN THE BUSINESS RESULT REPORT

Reporty Cycle Quarter I/ 2026

01. Total Revenues from sales and services rendered	Quarter I/2026	Quarter I/2025
a/ Revenues		
- Sales revenue	5,455,022,899	5,720,430,522
- Revenue from investment real estate business	2,123,976,516	2,048,361,942
Total	7,578,999,415	7,768,792,464
b/ Revenue from related parties <i>(details of each subject)</i>		
- Công ty CP Kỹ thuật Xây dựng DINCO	334,809,867	364,835,314
- Công ty TNHH Go-Working		62,948,427
Total	334,809,867	427,783,741
02. Revenue deductions	Quarter I/2026	Quarter I/2025
- Returned goods	4,580,364	39,265,798
Total	4,580,364	39,265,798

03. Net revenues from sales and services rendered	Quarter I/2026	Quarter I/2025
- Net sales revenue	5,450,442,535	5,681,164,724
- Net revenue from investment real estate business	2,123,976,516	2,048,361,942
Total	7,574,419,051	7,729,526,666
04. Cost of goods sold	Quarter I/2026	Quarter I/2025
- Cost of goods sold	3,752,772,681	3,875,378,189
- Cost of finished products sold	49,095,196	80,264,822
- Cost of investment real estate business	377,361,433	353,475,099
- Expenses exceeding normal levels	0	110,250,016
Total	4,179,229,310	4,419,368,126
05. Financial income	Quarter I/2026	Quarter I/2025
- Interest on deposits and loans	150,890,810	94,947,895
- Interest on deferred payment sales, payment discounts	76,379,189	8,297,435
- Other Financial income		
Total	227,269,999	103,245,330
06. Financial expenses	Quarter I/2026	Quarter I/2025
Loan interest	0	0
Total	0	0
07. Other income	Quarter I/2026	Quarter I/2025
- Telecom commission	2,071,871	2,465,128
- Collect debt difference		216
Total	2,071,871	2,465,344
08. Other expenses	Quarter I/2026	Quarter I/2025
- Listing fee paid to Hanoi Stock Exchange	16,500,000	15,000,000
- Other expenses	23,148,148	
Total	39,648,148	15,000,000
09. Selling and administrative expenses	Quarter I/2026	Quarter I/2025
a/ Business management expenses (G&A) incurred during the period (<i>details of expenses accounting for 10% or more of total G&A expenses</i>)		
- Salary:	434,737,263	335,630,359
- Social insurance	54,891,375	54,025,125
- Depreciation of fixed assets	5,845,406	4,860,278
- Severance pay		1,581,250
- Other business management expenses	236,369,479	250,916,641
Total	731,843,523	647,013,653
b/ Selling expenses incurred during the period (<i>details of expenses accounting for 10% or more of total selling expenses</i>)		
- Depreciation of fixed assets	79,973,131	69,611,799
- Electricity	122,607,755	109,542,642
- Salary:	1,574,696,921	1,181,215,246
- Social insurance	214,868,500	206,044,125
- Shift meal	143,205,000	22,650,000
- Transport	60,549,000	182,552,790
- Other selling expenses	383,257,870	436,625,076
Total	2,579,158,177	2,208,241,678

10. Production and business costs by factor	Quarter I/2026	Quarter I/2025
- Fuel and material costs	108,984,898	84,082,191
- Labor expenses:	2,645,515,661	2,264,178,074
- Depreciation of fixed assets	178,216,250	166,869,790
- Cost of external services	747,125,219	833,943,872
- Other expenses in cash	8,521,105	33,620,155
Total	3,688,363,133	3,382,694,082
11. Current corporate income tax expenses	Quarter I/2026	Quarter I/2025
Profit before tax	273,881,763	545,613,883
- Adjustments to increase (+), decrease (-) taxable income:	89,148,148	174,750,016
+ <i>Securities listing management fee</i>	16,500,000	15,000,000
+ <i>Costs exceeding normal levels</i>	0	110,250,016
+ <i>Remuneration of Board of Directors, Supervisory Board, and non-executive members</i>	49,500,000	49,500,000
+ <i>Other expenses</i>	23,148,148	0
- Current year taxable income	363,029,911	720,363,899
- Corporate income tax rate	20%	20%
- Corporate income tax expense calculated on current year taxable income	72,605,982	144,072,780
12a. Basic earnings per share	Quarter I/2026	Quarter I/2025
- Accounting Profit after corporate income tax	201,275,781	401,541,103
- Bonus and welfare fund	10,063,789	20,077,055
- Profit or loss attributable to common stockholders	191,211,992	381,464,048
- Average outstanding common shares during the year	3,000,000	3,000,000
Basic earnings per share	64	127
12b. Diluted earnings per share	Quarter I/2026	Quarter I/2025
- Profit or loss attributable to common stockholders	191,211,992	381,464,048
- Profit or loss attributable to common stockholders after adjusting for dilutive factors	191,211,992	381,464,048
- Average outstanding common shares during the year	3,000,000	3,000,000
- Average common shares outstanding during the year after adjusting for dilutive factors	3,000,000	3,000,000
Diluted earnings per share	64	127

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT:

1. **Non-cash transactions that affect the future cash flow statement:** Not incurred

2. **Amounts held by the enterprise but not used:** Not incurred

Value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must fulfill: Not incurred

VIII. OTHER INFORMATION:

1. **Contingent Liabilities, Commitments and Other Financial Information:** Not incurred

2. **Events occurring after the reporting period end:**

There have been no material events occurring after the balance sheet date, up to the date of issue of these financial statements.

3. **Transactions with related parties and key members during the period are as follows:**

- Related parties:

	Name of related party	Relationship
1	Công ty Cổ phần Kỹ thuật Xây dựng DINCO	Chairman of the Board of Directors, General Director of DINCO Construction Engineering Joint Stock Company is a member of the Board of Directors of the Company.
2	Công ty Cổ phần Tập đoàn Đầu tư DIN CAPITAL	Chairman of the Board of Directors of DIN CAPITAL Investment Group Joint Stock Company is a member of the Company's Board of Directors.
3	Công ty TNHH Đầu tư Plutus Việt Nam	Chairman of the Board of Directors, General Director of Plutus Vietnam Investment Joint Stock Company is a member of the Company's Board of Directors.
4	Công ty Cổ phần Quản lý Dự án DAC	The major shareholder of DAC Project Management Joint Stock Company is the Chairman of the Board of Directors of the Company.
5	Công ty Cổ phần Xây dựng FIDI	Major shareholder of FIDI Construction Joint Stock Company is Chairman of the Board of Directors of the Company.
6	Công ty Cổ phần Bê tông DINCO Chu Lai	Chairman of the Board of Directors of DINCO Chu Lai Concrete Joint Stock Company is Chairman of the Board of Directors of the Company.
7	Công ty TNHH MTV Rofadi	Chairman of Rofadi LLC is Chairman of the Board of Directors of the Company.
8	Công ty CP cơ điện Ditechco	Chairman of the Board of Directors, major shareholder of Ditechco Electromechanical Joint Stock Company is a member of the Board of Directors of the Company.
9	Công ty CP Bất động sản Elite house	Chairman of the Board of Directors of Elite House Real Estate JSC is a member of the Board of Directors of the Company.
10	Công ty TNHH FDV Logistics DaNang	General manager of the Board of Directors of Elite House Real Estate JSC is a member of the Board of Directors of the Company.
11	Công ty TNHH Nguyên Huy	Director of Nguyen Huy Company Limited is a major shareholder of the Company and is also a family member of the Vice Chairman of the Board of Directors of the Company.
12	Công ty TNHH Go-Working	The Director of Go-Working Co., Ltd. is a family member of the Vice Chairman of the Board of Directors of the Company.
13	Board of Trustees, Board of Supervisors, Board of Management and Chief Accountant	Key management personnel

- Significant transactions and debts with related parties:

- Transactions with related parties are enterprises:

Transactions with related parties that are enterprises are approved by the Company's Board of Directors in Resolution No. 21.1/NQ/HĐQT dated February 27, 2026.

Transactions with related parties are enterprises carried out in accordance with *The comparable uncontrolled price method*, determined by comparing the prices of goods and services sold in economically comparable markets where the seller is not related to the buyer. The terms of related party transactions are similar to those in ordinary transactions.

Overview of transactions and debts with related parties that are businesses:

Related Party (BLQ)	Transaction nature	Revenue realized in the first quarter of 2026	Receivables (payables) at the end of period	Deferred revenue at the end of period
DINCO Construction Engineering Joint Stock Company	Related Party buying goods	24,009,867	25,927,200	
	Related Party renting office	310,800,000	0	310,800,000
Nguyen Huy Co., Ltd	Related Party buying goods	0	0	
	Related Party selling goods	198,416,668	(87,788,000)	

- Deal with key members

Key management personnel	Transaction nature	First quarter revenue	
		Year 2026	Year 2025
Board of Trustees	Board of Trustees remuneration	52,500,000	52,500,000
Supervisory Board	Supervisory Board' remuneration	27,000,000	27,000,000
Board of Directors and Chief Accountant	Salary, bonus	159,694,676	280,240,384

Details of salaries and remuneration paid to key members in the first quarter of 2026 are as follows:

No	Key management personnel	Position:	Salary and bonus	Board of Trustees remuneration	Supervisory Board remuneration	Total
1	Huynh Phuoc Huyen Vy	Chairman of Board of Trustees		10,500,000		10,500,000
2	Nguyen Van Can	Vice Chairman of Board of Directors, Director	69,494,676	10,500,000		79,994,676
3	Le Truong Ky	Board of Trustees Member		10,500,000		10,500,000
4	Hoang Ngoc Loc	Member of the Board of Trustees, Deputy Director	45,100,000	10,500,000		55,600,000
5	Le Anh Long	Board of Trustees Member		10,500,000		10,500,000
6	Huynh Nguyen Van	Head of Supervisory Board			9,000,000	9,000,000
7	Khuong Tinh	Supervisory Board Member			9,000,000	9,000,000
8	Nguyen Thi Thao	Supervisory Board Member			9,000,000	9,000,000
9	Le Manh	Chief accountant	45,100,000			45,100,000
	Total		159,694,676	52,500,000	27,000,000	239,194,676

4. Present assets, revenue, and business results by department:

Report on main business results by business sector in Q1/2026 compared to the same period in Q1/2025:

Criteria	Book business, stationery, printing		Business premises for rent		Total	
	Quarter I/2026	Quarter I/2025	Quarter I/2026	Quarter I/2025	Quarter I/2026	Quarter I/2025
- Turnover	5,455,022,899	5,720,430,522	2,123,976,516	2,048,361,942	7,578,999,415	7,768,792,464
- Revenue deductions	4,580,364	39,265,798	0	0	4,580,364	39,265,798
- Cost price	3,801,867,877	4,065,893,027	377,361,433	353,475,099	4,179,229,310	4,419,368,126
- Gross profit	1,648,574,658	1,615,271,697	1,746,615,083	1,694,886,843	3,395,189,741	3,310,158,540
- Unallocated costs	-	-	-	-	3,311,001,700	2,855,255,331
- Other income:	-	-	-	-	2,071,871	2,465,344
- Other expenses	-	-	-	-	39,648,148	15,000,000
- Financial income	-	-	-	-	227,269,999	103,245,330
- Financial expenses	-	-	-	-	0	0
- Profit before tax	-	-	-	-	273,881,763	545,613,883
- Corporate income tax	-	-	-	-	72,605,982	144,072,780
	-	-	-	-	201,275,781	401,541,103

5. Comparative information (changes in information in the Financial Statements of the previous accounting period):

The information in the report is comparable.

Information in the 1st quarter 2025 Financial Report remains unchanged, there is no restatement in this Financial Report.

6. Information on ongoing operations: The company meets the going concern assumption for the foreseeable future.

Prepared by

Chief accountant

Da Nang, Dated January 20th, 2026

LEGAL REPRESENTATIVE

Director

Nguyen Thi Ngoc Hanh

Le Manh



Nguyen Van Can

DA NANG EDUCATIONAL BOOKS AND EQUIPMENT JOINT STOCK COMPANY

Ticker: BED

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

**EXPLANATION
OF THE DECREASE IN PROFIT AFTER TAX IN Q1 2026
COMPARED TO PROFIT AFTER TAX IN Q1 2025**

To: State Securities Commission
Hanoi Stock Exchange

Business performance in Q1 2026 recorded a profit after tax of VND 201,275,781, representing a decrease of 49.87% (equivalent to a decrease of VND 200,265,322) compared to the same period in 2025 (profit after tax in Q1 2025: VND 401,541,103), due to the following reasons:

Revenue and gross profit:

Net revenue from sales of goods and provision of services in Q1 2026 decreased by VND 155,107,615, equivalent to a 2% decrease compared to Q1 2025.

The product categories with decreased revenue include: textbooks, reference books by grade, printed products, and teaching equipment.

The categories with increased revenue include: children's books, stationery, cultural products, and office leasing services.

Revenue from retail operations of bookstores slightly decreased compared to the same period.

As a result of the above factors, gross profit in Q1 2026 increased by VND 85,031,201, equivalent to an increase of 2.57% compared to Q1 2025.

Expenses:

Total selling expenses and general & administrative expenses in Q1 2026 increased by VND 455,746,369, equivalent to a 16.96% increase compared to Q1 2025.

Expense items that increased include: tools and supplies, packaging materials, depreciation, electricity, salaries and employee-related expenses, and other personnel-related costs.

Expense items that decreased include: transportation, hospitality, conferences, and transaction-related expenses.

Financial income and other income in 2026 increased by VND 98,983,048, equivalent to a 109.12% increase compared to the same period, mainly due to interest income from term deposits. The above are the explanations for the decrease in the Company's profit after tax in Q1 2026 compared to Q1 2025.

The Company respectfully submits this explanation.

Da Nang, April 20, 2026

Preparer



Recipients:

Lê Mạnh

As above

Archives: Administration – Finance

Nguyễn Văn Căn

