

DANANG BOOKS AND SCHOOL EQUIPMENT JOINT STOCK COMPANY

Address: 76 -78 Bach Dang, Hai Chau ward, Da Nang city

FINANCIAL STATEMENTS

QUARTER III OF 2025

AND 9 MONTHS 2025

**Respectfully to: - State Securities Commission
- Hanoi Stock Exchange**



BALANCE SHEET
As of September 30th, 2025,

Unit: VND

CRITERIA	Code	Subtitle	Ending number quarter III of 2025	Starting number of 2025
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	100		37,579,635,085	34,289,136,388
I. Cash and cash equivalents	110	V.01	5,113,595,429	3,899,327,136
1. Cash	111		5,113,595,429	3,899,327,136
2. Cash equivalents	112			
II Short-term financial assets	120	V.02	12,000,000,000	11,500,000,000
1. Trading securities	121			
2. Provision for securities	122			
3. Held-to-maturity investment	123		12,000,000,000	11,500,000,000
III. Short-term receivables	130		3,310,292,354	4,323,530,770
1. Short-term trade receivables	131	V.03	3,409,464,390	3,999,051,350
2. Repayments to suppliers	132		132,474,130	277,415,733
3. Short-term intra-company receivables	133			
4. Receivable due to construction contract progress plan	134			
5. Receivables for short-term loans	135			
6. Other short-term receivables	136	V.04	67,653,306	142,060,065
7. Short-term allowance for doubtful debts (*)	137	V.06	(299,299,472)	(94,996,378)
8. Shortage of assets awaiting resolution	139	V.05	0	0
IV. Inventories	140		17,155,747,302	14,566,278,482
1. Inventories	141	V.07	17,304,889,378	14,715,420,558
2. Provision for devaluation of inventories (*)	149		(149,142,076)	(149,142,076)
V. Other current assets	150		0	0
1. Short-term prepaid expenses	151	V.13	0	0
2. Value added tax deducted	152		0	0
3. Taxes and other payables to government budget	153	V.17	0	0
4. Government bond repurchase transaction	154		0	0
5. Other current assets	155		0	0
B. LONG-TERM ASSETS	200		19,719,449,837	19,970,479,748
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. Receivables for long-term loans	215			
6. Other long-term receivables	216	V.04	0	0
7. Long-term allowance for doubtful debts (*)	219	V.06	0	0
II Fixed assets	220		16,660,385,676	16,587,891,192
1. Tangible fixed assets	221	V.09	1,511,062,259	1,438,567,775
- Historical costs	222		12,884,246,408	13,010,138,192
- Accumulated depreciation (*)	223		(11,373,184,149)	(11,571,570,417)

CRITERIA	Code	Subtitle	Ending number quarter III of 2025	Starting number of 2025
(1)	(2)	(3)	(4)	(5)
2. Financial lease fixed assets	224	V.10	0	0
- Historical costs	225			
- Accumulated depreciation (*)	226			
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			
III Investment real estate	230	V.12	2,873,684,080	3,150,877,211
- Historical costs	231		16,934,932,603	16,618,239,762
- Accumulated depreciation (*)	232		(14,061,248,523)	(13,467,362,551)
IV. Long term assets in progress	240	V.08	0	0
1. Long-term work in progress	241			
2. Construction in progress	242			
V. Long-term financial investment	250	V.02	0	0
1. Investment in subsidiaries	251			
2. Investment in affiliates	252		0	0
3. Investments in equity of other entities	253			
4. Allowances for long-term financial investment (*)	254			
5. Held-to-maturity investment	255			
VI. Other long-term assets	260		185,380,081	231,711,345
1. Long-term prepaid expenses	261	V.13	185,380,081	231,711,345
2. Deferred tax assets	262	V.24		
3. Long-term replacement equipment and supplies	263			
4. Other long-term assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		57,299,084,922	54,259,616,136
C. LIABILITIES	300		16,613,411,244	10,724,712,975
I. Short-term liabilities	310		15,921,541,244	9,862,244,575
1. Short-term trade payables	311	V.16	11,058,218,371	6,721,168,763
2. Short-term prepayments from customers	312		30,487,872	39,443,617
3. Taxes and other payables to government budget	313	V.17	1,668,754,018	1,095,716,001
4. Payables to employees	314		1,155,925,135	625,580,384
5. Short-term accrued expenses	315	V.18	100,847,218	88,688,498
6. Short-term intra-company payables	316			
7. Payables due to construction contract progress plan	317			
8. Short-term unearned revenues	318	V.20	925,075,253	404,996,466
9. Other short-term payables	319	V.19	479,758,558	262,979,320
10. Short-term borrowings and finance lease liabilities	320	V.15		
11. Short-term provisions	321			
12. Bonus and welfare fund	322		502,474,819	623,671,526
13. Price Stabilization Fund	323			
14. Government bond repurchase transaction	324			
II Long-term liabilities	330		691,870,000	862,468,400
1. Long-term trade payable	331	V.16		
2. Short-term prepayments to customers	332			
Short-term accrued expenses	333			
4. Intra-company payables for operating capital received	334			

CRITERIA	Code	Subtitle	Ending number quarter III of 2025	Starting number of 2025
(1)	(2)	(3)	(4)	(5)
5. Long-term intra-company payables	335			
6. Long-term unearned revenues	336	V.20		
7. Other long-term payables	337	V.19	691,870,000	862,468,400
8. Long-term borrowings and finance lease liabilities	338	V.15		
9. Convertible bonds	339			
10. Preferred shares	340			
11. Deferred income tax payable	341	V.24		
12. Long-term provisions	342			
13. Science and Technology Development Fund	343			
D. OWNER'S EQUITY	400		40,685,673,678	43,534,903,161
I. Owner's Equity	410	V.25	40,685,673,678	43,534,903,161
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. Treasury shares (*)	415			
6. Asset revaluation difference	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418		3,000,000,000	2,638,377,649
9. Enterprise Reorganization Support Fund	419			
10. Other equity funds	420			
11. Undistributed profit after tax	421		4,978,373,678	8,189,225,512
- Undistributed profit after tax accumulated to the end of the previous period	421a.		852,958,892	8,189,225,512
- Undistributed profit after tax this period	421b		4,125,414,786	-
12. Construction investment project	422			
II. Funding sources and other funds	430		0	0
1. Funding	431			
2. Funding sources for fixed assets	432			
TOTAL CAPITAL (440=300+400)	440		57,299,084,922	54,259,616,136

PREPARED BY



Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT



Le Manh

Prepared on October 20th, 2025

DIRECTOR



Nguyen Van Can

REPORT OF BUSINESS OPERATION
Quarter III/2025

Unit: Dong

CRITERIA	Code	Subtitle	QUARTER III		ACCUMULATED FROM START TO END OF QUARTER III	
			THIS YEAR	NĂM 2024	THIS YEAR	NĂM 2024
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.01	30,140,135,049	34,879,117,935	64,035,926,621	70,309,127,732
2. Deductions	02	VI.02	166,030		102,818,418	294,044,134
3. Net revenues from sales and services rendered (01-03)	10	VI.03	30,139,969,019	34,879,117,935	63,933,108,203	70,015,083,598
4. Cost of goods sold	11	VI.04	23,039,619,429	26,449,450,073	48,250,353,708	52,781,615,063
5. Gross profit (10 - 11)	20		7,100,349,590	8,429,667,862	15,682,754,495	17,233,468,535
6. Financial income	21	VI.05	117,322,480	190,077,795	351,757,575	529,525,855
7. Financial expenses	22	VI.06	-	7,422,411	-	21,200,004
(In which: Interest expenses)	23		-	7,422,411	-	21,200,004
8. Selling expenses	25	VI.09	3,168,472,464	3,876,943,850	8,125,530,142	8,929,193,453
9. General administration expenses	26	VI.09	945,859,029	1,078,885,776	2,559,096,276	2,445,702,232
10. Net profit from operating activities [30=20+(21-22)-25-26]	30		3,103,340,577	3,656,493,620	5,349,885,652	6,366,898,701
11. Other income	31	VI.07	4,139,155	1,969,709	13,461,145	48,198,561
12. Other expenses	32	VI.08	77,812,065	18,500,000	92,812,068	42,107,872
13. Other profits (40 = 31 - 32)	40		(73,672,910)	(16,530,291)	(79,350,923)	6,090,689
14. Total net profit before tax (50=30+40)	50		3,029,667,667	3,639,963,329	5,270,534,729	6,372,989,390
15. Current corporate income tax expense	51	VI.10	633,117,211	741,676,907	1,145,119,943	1,341,192,512
16. Deferred corporate income tax expense	52	VI.11				
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		2,396,550,456	2,898,286,422	4,125,414,786	5,031,796,878
18. Basic earnings per share	70	VI.12	759	918	1,306	2,159
19. Diluted earnings per share	71		759	918	1,306	2,159

PREPARED BY

Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT

Le Manh



Prepared on October 20th, 2025

GIÁM ĐỐC

Nguyễn Văn Cần

CASH FLOW STATEMENT
(By indirect method)
Quarter III/2025

Unit: Dong

CRITERIA	Code	Subtitle	Cumulative 9 months of 2025	Cumulative 9 months of 2024
(1)	(2)	(3)	(4)	(5)
I. Cash flow from operating activities				
1. Profit before tax	01		5,270,534,729	6,372,989,390
2. Adjustments for items				
- Depreciation of fixed assets and investment real estate	02		516,819,704	659,733,103
- Provisions	03		204,303,094	(87,487,920)
- Exchange rate difference gains and losses due to revaluation of foreign currency items	04		-	-
- Profit and loss from investment activities (profit (-), loss (+))	05		(232,492,216)	(234,278,046)
- Interest expenses (+)	06			21,200,004
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		5,759,165,311	6,732,156,531
- Increase (-), decrease (+) receivables	09		724,491,488	(2,999,541,192)
- Increase (-), decrease (+) inventory	10		(2,589,468,820)	(4,123,841,557)
- Increase (+), decrease (-) in payables (excluding interest payable, corporate income tax payable)	11		5,656,337,923	7,644,087,421
- Increase (-), decrease (+) prepaid expenses	12		46,331,264	149,789,691
- Increase (-), decrease (+) trading securities	13			
- Interest paid	14			(21,200,004)
- Corporate income tax paid	15		(805,670,390)	(435,703,695)
- Other profit from operating activities	16		-	-
- Other expenses from operating activities	17		(495,840,976)	(304,900,114)
Net cash flow from operating activities	20		8,295,345,800	6,640,847,081

II Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		(312,121,057)	(31,445,000)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets	22			32,909,091
3. Cash spent on lending and purchasing debt instruments of other entities	23		(19,000,000,000)	(11,500,000,000)
4. Proceeds from loans and resale of debt instruments of other entities	24		18,500,000,000	10,800,000,000
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		316,936,050	252,307,586
Net cash flow from investing activities	30		(495,185,007)	(446,228,323)
III Cash flow from financing activities				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		-	-
2. Money to return capital to owners, buy back shares issued by the enterprise	32		-	-
3. Proceeds from borrowing	33			10,115,892,955
4. Repayment of loan principal	34			(10,115,892,955)
5. Lease principal repayment	35		-	-
6. Dividends, profits paid to owners	36		(6,585,892,500)	(6,592,699,250)
Net cash flow from financing activities	40		(6,585,892,500)	(6,592,699,250)
Net cash flow during the period (20+30+40)	50		1,214,268,293	(398,080,492)
Cash and cash equivalents at the beginning of the period	60		3,899,327,136	5,269,100,442
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	5,113,595,429	4,871,019,950

PREPARED BY



Nguyen Thi Ngoc Hanh

CHIEF ACCOUNTANT



Le Manh

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Prepared on October 20th, 2025

DIRECTOR



Nguyen Van Can

NOTES TO FINANCIAL STATEMENTS

Accounting period Quarter III/2025, ending September 30th, 2025

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
 - 6.4 **Total number of employees of the Company as of June 30th, 2025 : 73 employees (As of December 31th, 2024: 75 employees).**
7. **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 second quarter of 2025 begins on April 1, 2025 and ends on June 30, 2025.

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. 200/2014/TT-BTC dated December 22, 2014 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.

3.2. For loans: Book value is determined as original value.

3.3. 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 receiving 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 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.

6. Principles of recording 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.

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.

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:

Factory, architecture	5- 50 years;
Devices - machinery:	3- 20 years;
Means of transportation, transmission	6- 10 years;
Management device	3- 10 years;
Other Fixed assets	4- 25 years;

Land use rights are recorded at original cost and are not depreciated.

7. Accounting principles for prepaid 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. 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.

9. Principles for recognizing unrealized revenue:

Unearned 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.

Unearned 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 unearned 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 unearned 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.

10. 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.

11. Principles and methods of revenue recognition:

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.

12. 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).

13. 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.

14. 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.

15. 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.)

16. 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%.

17. 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.

18. 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 BALANCE SHEET:

01. Cash and cash equivalents

	Quarter III/2025	Starting of 2025
In cash.	129,679,345	48,153,732
Non-term bank deposits	4,983,916,084	3,851,173,404
+ Vietnam Joint Stock Commercial Bank for Industry and Trade, Da Nang Branch	507,743,249	196,754,335
+ Joint Stock Commercial Bank for Investment and Development of Vietnam, Da Nang Branch	4,190,431,057	2,780,343,096
+ Southeast Asia Commercial Joint Stock Bank, Da Nang Branch	6,099,762	122,990,660
+ Vietnam Bank for Agriculture and Rural Development, Lien Chieu District	279,642,016	751,085,313
Total	5,113,595,429	3,899,327,136

02. Financial investments

	End of Quarter III 2025		Start of 2025	
	Original price	Recorded value	Original price	Recorded value
Short-term Held-to-maturity investment				
- Term deposits over 3 months (at Vietnam Joint Stock Commercial Bank for Investment and Development)	12,000,000,000		11,500,000,000	0
Total:	12,000,000,000		11,500,000,000	0

03. Trade receivables

	Quarter III/2025	Starting of 2025
a/ Short-term intra-company receivables		
- Công Ty TNHH Văn Hóa Giáo Dục Sách Trẻ	99,213,803	
- Cty CP Net Plus	110,821,938	38,399,994
- Cty CP Sách và Thiết bị GD Miền Trung	53,352,549	
- Công ty Phát hành Báo chí Trung Ương	371,588,845	
- Cty TNHH TM và DV Tân Tây Lan	873,294,906	990,294,906
- Công Ty TNHH MTV Hoa Tài Lộc		64,500,000
- Công Ty Cổ Phần Na No Phạm Gia	94,492,916	39,036,354
- Trường TH và THCS Đức Trí	0	1,874,000
- Giáo dục Nghề nghiệp 579-CN Cty CP 579 Phát Đạt	134,744,174	20,669,940
- Công Ty TNHH Bán Lẻ Phương Nam - CN Đà Nẵng	80,587,300	0
- Nhà Sách Sơn Trà	150,794,280	0
- Nhà Sách Sông Hàn	0	9,970,090
- Other trade receivables	1,440,573,679	2,834,306,066
Total a/:	3,409,464,390	3,999,051,350
c/ Receivables from customers who are related parties		
- Công ty CP Kỹ thuật Xây dựng DINCO	150,049,744	2,222,657,408
Total c/:	150,049,744	2,222,657,408

04. Other receivables

	Quarter III/2025		Starting of 2025	
Short-term other receivables	Original price	Preventive	Original price	Preventive
- Receivables from employees:				
Advances	26,130,478		18,118,852	
- Other receivables				
+ Overpaid Social and Medical insurance	2,059,200		0	
+ Advance card payment fee Vietnam Payment Solutions Joint Stock Company	1,211,573		1,245,324	
+ Interest on deposits at the Bank for Investment and Development of Industry and Trade	38,252,055		122,695,889	
Total:	67,653,306	0	142,060,065	0

06. Bad debt

	Quarter III/2025		Starting of 2025	
	Original price	Recoverable value	Original price	Recoverable value
Total value of overdue receivables	924,605,906		236,948,866	
<i>Details:</i>				
- Công ty CP Sông Hồng Đà Nẵng	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>				
- Công ty TNHH TM và DV Tân Tây Lan	873,294,906	No reviews yet	195,667,776	0
<i>(12 months overdue, debt, 30% reserve). The year-end debt arises in 2024.</i>				
- Nhà sách Sông Hàn 2			9,970,090	
<i>(1 years and 5 months overdue, debt, 50% reserve). The year-end debt arises in 2023.</i>				
- Cty Luật TNHH MTV Võ Xuân Nhân	20,000,000	0		0
<i>(10 months overdue, debt, 30% reserve). The year-end debt arises in 2024.</i>				

07. Inventories

	Quarter III/2025		Starting of 2025	
	Original price	Preventive	Original price	Preventive
- Materials	165,682,626	0	102,032,481	0
- Finished product	392,502,020	0	407,025,297	0
- Goods	16,746,704,732	149,142,076	14,206,362,780	149,142,076
Total:	17,304,889,378	149,142,076	14,715,420,558	149,142,076
- The value of stagnant, outdated, poor quality inventory. Way to handle: As of December 31, 2024, the provision for inventory depreciation is the net value of goods that can be sold below cost, worth VND 220.316.930.				
- 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	7,991,497,872	2,350,451,327	2,339,967,639	328,221,354	0	13,010,138,192
- Bought in the period	0	0	252,330,148	59,790,909	0	312,121,057
- Decrease in fixed assets due to transfer to investment real estate	316,692,841	0	0	0	0	316,692,841
- Liquidation, sale	0			121,320,000	0	121,320,000
Ending balance	7,674,805,031	2,350,451,327	2,592,297,787	266,692,263	0	12,884,246,408
Accumulated depreciation						
Beginning balance	6,606,769,864	2,350,451,327	2,339,967,639	274,381,587	0	11,571,570,417
- Depreciation in the period	187,700,372		14,517,625	37,408,576		239,626,573
- Reduced depreciation of fixed assets due to reduced fixed assets transferred to investment real estate	316,692,841	0	0	0	0	316,692,841
- Liquidation, sale				121,320,000		121,320,000
Ending balance	6,477,777,395	2,350,451,327	2,354,485,264	190,470,163	0	11,373,184,149
Residual value of tangible fixed assets						
- On Start of year	1,384,728,008	0	0	53,839,767	0	1,438,567,775
- At the end of the period	1,197,027,636	0	237,812,523	76,222,100	0	1,511,062,259

End-of-period residual value of tangible fixed assets used as collateral for loans: 1.018.445.046 đồng
Original price of fixed assets at the end of the period that have been fully depreciated but are still in use: 8.389.519.970 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	0	0	0	0	15,149,323,417
- Purchased within the year	0	0	0	0	0	0
Ending balance	15,149,323,417	0	0	0	0	15,149,323,417
Accumulated depreciation						
Beginning balance	0	0	0	0	0	0
- Depreciation during the year	0	0	0	0	0	0
Ending balance	0	0	0	0	0	0
Residual value of intangible assets						
On Start of year	15,149,323,417	0	0	0	0	15,149,323,417
At the end of the period	15,149,323,417	0	0	0	0	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	16,618,239,762	316,692,841	0	16,934,932,603
- House:	16,618,239,762	316,692,841		16,934,932,603
Accumulated depreciation	13,467,362,551	593,885,972	0	14,061,248,523
- House:	13,467,362,551	593,885,972		14,061,248,523
Residual value	3,150,877,211			2,873,684,080
- House:	3,150,877,211			2,873,684,080

Details arising during the period are as follows:

	Increase in period	Decrease in period	
- Historical costs	316,692,841		
+ Transfer fixed assets to investment real estate	316,692,841		
- Accumulated depreciation	593,885,972	0	
+ Depreciation of house	277,193,131		
+ Transfer fixed assets to investment real estate	316,692,841		
- Residual value	3,150,877,211	277,193,131	2,873,684,080
+ Reduction due to house depreciation	0	277,193,131	

Remaining value at the end of the period of investment real estate used as collateral to secure loans: 2.873.684.080 VND

Original price of investment real estate at the end of the period has been fully depreciated and is being leased: 7.378.468.373 VND

Significant transactions made during the period: None

13. Prepaid expenses

a/ Short-term prepaid expenses

Quarter III/2025 Starting of 2025

Total	0	0
B/ Long-term prepaid expenses, includes:		
- Air conditioner, Storage equipment	130,601,919	90,507,244
- Cost of additional installation and repair of fire alarm system	0	10,403,014
- Cost of equipping shelves to display goods	54,778,162	130,801,087
Total	185,380,081	231,711,345

16. Trade payables	Quarter III/2025	Starting of 2025
a/ Short-term trade payables		
- Cty CP Đầu tư và Phát triển Giáo Dục ĐN	144,495,101	0
- Cty CP Sách Giáo Dục tại TP Đà Nẵng	349,033,450	365,275,950
- Công ty CP sách MCBOOKS	154,896,860	128,384,760
- Cty CP Sách và Giáo dục trực tuyến Megabook	411,376,670	262,960,030
- Cty TNHH Bảo Anh	844,941,712	378,774,176
- Cty TNHH Hải Hòa	275,431,345	228,632,681
- Cty TNHH MTV TM & DV VH Minh Long	745,657,810	423,722,710
- Cty TNHH Sách TBGD Đức Trí	741,507,600	201,659,600
- Cty TNHH Song Huy Anh	574,885,478	268,945,389
- Cty TNHH TM và DV Văn hóa Đình Tị	461,431,865	352,358,965
- Cty TNHH Văn Hóa Minh Tân (Nhà sách Minh Thắng)	339,201,580	390,609,980
- NXB Kim Đồng_CN NXB Kim Đồng tại Miền Trung	372,982,831	169,315,866
- Cty TNHH TM Sách Nhân Dân	422,349,540	446,236,840
- Hộ Kinh Doanh Nhà sách Hồng Ân 3	341,702,350	0
- Other payables to vendors	4,878,324,179	3,104,291,816
Total a/:	11,058,218,371	6,721,168,763
d/ Payable to related parties (details of each subject)		
- Nguyen Huy Co., Ltd	171,128,000	13,510,000
Total d/:	171,128,000	13,510,000

17. Taxes and other payables to government budget

Reporting period: Quarter III/2025	Start of Quarter III 2025	Amount payable during the period	Amount actually paid during the period	End of Quarter III 2025
a/ Due payment				
V.A.T	285,296,821	598,856,662	444,010,474	440,143,009
Corporate income tax	367,929,952	633,117,211		1,001,047,163
- Personal income tax from progressive tax rate	178,584	7,196,953	7,042,191	333,346
- Personal income tax from full tax rate TLTC	0	345,317,153	345,317,153	0
- Land rent this year	227,230,500			227,230,500
- License fees	0			0
Total:	880,635,857	1,584,487,979	796,369,818	1,668,754,018
Reporting period: First 9 months of 2025	Start of 2025	Amount payable during the period	Amount actually paid during the period	End of Quarter III 2025
a/ Due payment				
V.A.T	425,302,021	1,004,967,598	990,126,610	440,143,009
Corporate income tax	661,597,610	1,145,119,943	805,670,390	1,001,047,163
- Personal income tax from progressive tax rate	8,816,370	61,168,489	69,651,513	333,346
- Personal income tax from full tax rate TLTC	0	685,684,306	685,684,306	0
- Land rent this year	0	318,552,994	91,322,494	227,230,500
- License fees	0	8,000,000	8,000,000	0
Total:	1,095,716,001	3,223,493,330	2,650,455,313	1,668,754,018

18. Accrued expenses	Quarter III/2025	Starting of 2025
a/ Short-term accrued expenses		
- Shipping expenses		4,893,000
- Electricity bill expenses	100,847,218	64,197,144
- Other provisions		19,598,354
Total a/:	100,847,218	88,688,498

19. Other payables	Quarter III/2025	Starting of 2025
a/ Short-term		
- Union funds	124,450,400	30,756,200
- Social insurance:		600
- Accept short-term deposits and bets	308,889,600	182,291,200
- Dividends, profits payable	43,159,820	29,052,320
- Other payables	3,258,738	20,879,000
<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)	2,583,063	0
+ Must pay employees more recovered money than advanced money (credit balance in account 141)	675,675	
+ Bookstores collect money from customers in advance		20,879,000
Total:	479,758,558	262,979,320
b/ Long-term		
- Accept deposits and long-term bets	691,870,000	862,468,400
Total:	691,870,000	862,468,400
20. Unearned revenues	Quarter III/2025	Starting of 2025
a/ Short-term		
- Revenue received in advance	925,075,253	404,996,466
Total:	925,075,253	404,996,466
d/ Details of unrealized revenue with related parties:		
- DINCO Construction Engineering Joint Stock Company	310,800,000	0
Total:	310,800,000	0

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-2024	30,000,000,000	2,707,300,000	2,233,025,419	8,107,044,592	43,047,370,011
- 9 month Profit 2024				5,031,796,878	5,031,796,878
- Extract from Development Investment Fund			405,352,230	(405,352,230)	-
- Dividends				(6,600,000,000)	(6,600,000,000)
- Extract from Bonus and welfare fund				(405,352,230)	(405,352,230)
Balance as of 30-Sep-2024	30,000,000,000	2,707,300,000	2,638,377,649	5,728,137,010	41,073,814,659
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
- 9 month Profit 2025				4,125,414,786	4,125,414,786
- Extract from Development Investment Fund			361,622,351	(361,622,351)	-
- Dividends				(6,600,000,000)	(6,600,000,000)
- Extract from Bonus and welfare fund				(374,644,269)	(374,644,269)
Balance as of 30-Sep-2025	30,000,000,000	2,707,300,000	3,000,000,000	4,978,373,678	40,685,673,678

b/ Details of owner's capital contribution:	Quarter III/2025	Starting of 2025
- Capital contribution of other shareholders	30,000,000,000	30,000,000,000
Total:	30,000,000,000	30,000,000,000
c/ Share capital surplus	2,707,300,000	2,707,300,000
d/ Capital transactions with owners and dividend distribution, profit sharing		
- Contributed capital	Năm 2025	Năm 2024
+ 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	6,600,000,000	6,600,000,000
<i>Dividend payment in 2023 (22% of charter capital 30 billion)</i>		6,600,000,000
<i>Dividend payment in 2024 (22% of charter capital 30 billion)</i>	6,600,000,000	
e/ Shares	Quarter III/2025	Starting of 2025
Number of shares outstanding	3,000,000	3,000,000
Common shares	3,000,000	3,000,000
* <i>Outstanding share value: 10,000 VND/1 share (ten thousand VND/ 1 share)</i>		
f/ Dividends:	Year 2025	Year 2024
- Dividends declared after the end of the previous accounting period:		
+ Previous year's dividends declared on common stock	22%	22%
+ Dividends declared on preferred stock	None	None
g/ Corporate funds:	Quarter	Starting of
Development Investment Fund	III/2025	2025
	3,000,000,000	2,638,377,649
Other equity funds	0	0

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

Reporty Cycle Quarter III 2025

01. Total Revenues from sales and services rendered	Quarter III/2025	Quarter III/2024
a/ Revenues		
- Sales revenue	27,833,929,480	32,025,234,191
- Revenue from investment real estate business	2,306,205,569	2,853,883,744
Total	30,140,135,049	34,879,117,935
b/ Revenue from related parties (<i>details of each subject</i>)		
- DINCO Construction Engineering Joint Stock Company	376,008,895	413,000,945
- Go-Working Company Limited		228,605,655
Total	376,008,895	641,606,600
02. Revenue deductions	Quarter III/2025	Quarter III/2024
- Returned goods	166,030	0
Total	166,030	0
03. Net revenues from sales and services rendered	Quarter III/2025	Quarter III/2024
- Net sales revenue	27,833,763,450	32,025,234,191
- Net revenue from investment real estate business	2,306,205,569	2,853,883,744
Total	30,139,969,019	34,879,117,935
04. Cost of goods sold	Quarter III/2025	Quarter III/2024
- Cost of goods sold	22,092,069,609	25,452,734,714
- Cost of finished products sold	320,728,266	373,203,469
- Cost of investment real estate business	540,403,164	623,090,686
- Expenses exceeding normal levels	86,418,390	421,204
Total	23,039,619,429	26,449,450,073
05. Financial income	Quarter III/2025	Quarter III/2024
- Interest on deposits and loans	75,053,614	44,551,107
- Interest on deferred payment sales, payment discounts	42,268,866	145,526,688
Total	117,322,480	190,077,795

06. Financial expenses	Quarter III/2025	Quarter III/2024
Loan interest:	0	7,422,411
Total	0	7,422,411
07. Other income	Quarter III/2025	Quarter III/2024
- Liquidation of materials, goods and tools	1,927,273	
- Telecom commission	2,211,882	1,968,236
- Collect debt difference		1,473
Total	4,139,155	1,969,709
08. Other expenses	Quarter III/2025	Quarter III/2024
- Administrative fines		3,500,000
- Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch		15,000,000
- Liquidation of materials and goods	77,812,065	0
Total	77,812,065	18,500,000
09. Selling and administrative expenses	Quarter III/2025	Quarter III/2024
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:	643,868,071	800,052,073
- Social insurance	54,025,125	50,502,375
- Depreciation of fixed assets	5,733,934	710,406
- Other business management expenses	242,231,899	227,620,922
Total	945,859,029	1,078,885,776
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	80,211,978	71,845,544
- Electricity	299,555,330	277,279,444
- Salary:	2,038,580,018	2,660,378,298
- Social insurance	202,319,250	196,197,750
- Shift meal	154,845,000	152,850,000
- Transport	38,177,225	103,787,432
- Other selling expenses	354,783,663	414,605,382
Total	3,168,472,464	3,876,943,850
10. Production and business costs by factor	Quarter III/2025	Quarter III/2024
- Fuel and material costs	226,399,799	227,566,058
- Labor expenses:	3,525,914,438	4,308,938,832
- Depreciation of fixed assets	178,343,617	179,090,712
- Cost of external services	1,103,125,918	1,172,349,637
- Other expenses in cash	66,203,518	14,087,686
Total	5,099,987,290	5,902,032,925
11. Current corporate income tax expenses	Quarter III/2025	Quarter III/2024
Profit before tax	3,029,667,667	3,639,963,329
- Adjustments to increase (+), decrease (-) taxable income:	135,918,390	68,421,204
+ Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch		15,000,000
+ Administrative fines		3,500,000
+ Costs exceeding normal levels	86,418,390	421,204
+ Remuneration of Board of Directors, Supervisory Board, and non-executive members	49,500,000	49,500,000
- Current year taxable income	3,165,586,057	3,708,384,533
- Corporate income tax rate	20%	20%
- Corporate income tax expense calculated on current year taxable income	633,117,211	741,676,906

12a. Basic earnings per share	Quarter III/2025	Quarter III/2024
- Accounting Profit after corporate income tax	2,396,550,456	2,898,286,422
Bonus and welfare fund	119,827,523	144,914,321
- Profit or loss attributable to common stockholders	2,276,722,933	2,753,372,101
- Average outstanding common shares during the year	3,000,000	3,000,000
Basic earnings per share	759	918
12b. Diluted earnings per share	Quarter III/2025	Quarter III/2024
- Profit or loss attributable to common stockholders	2,276,722,933	2,753,372,101
- Profit or loss attributable to common stockholders after adjusting for dilutive factors	2,276,722,933	2,753,372,101
- 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	759	918

First 9 months of 2025

01. Total Revenues from sales and services rendered	Ending quarter III/ 2025	Starting of 2025
a/ Revenues		
- Sales revenue	57,340,927,325	62,190,228,878
- Revenue from investment real estate business	6,694,999,296	8,118,898,854
Total	64,035,926,621	70,309,127,732
b/ Revenue from related parties <i>(details of each subject)</i>		
- DINCO Construction Engineering Joint Stock Company	1,104,845,009	1,154,549,963
- Go-Working Company Limited	62,948,427	640,764,920
Total	1,167,793,436	1,795,314,883
02. Revenue deductions	Ending quarter III/ 2025	Starting of 2025
- Returned goods	102,818,418	294,044,134
Total	102,818,418	294,044,134
03. Net revenues from sales and services rendered	Ending quarter III/ 2025	Starting of 2025
- Net sales revenue	57,238,108,907	61,896,184,744
- Net revenue from investment real estate business	6,694,999,296	8,118,898,854
Total	63,933,108,203	70,015,083,598
04. Cost of goods sold	Ending quarter III/ 2025	Starting of 2025
- Cost of goods sold	45,763,348,162	49,897,117,143
- Cost of finished products sold	685,499,349	676,836,836
- Cost of investment real estate business	1,513,441,210	2,060,456,463
- Expenses exceeding normal levels	288,064,987	147,204,621
Total	48,250,353,708	52,781,615,063
05. Financial income	Ending quarter III/ 2025	Starting of 2025
- Interest on deposits and loans	232,492,216	201,368,955
- Interest on deferred payment sales, payment discounts	119,265,359	328,156,900
Total	351,757,575	529,525,855

06. Financial expenses	Ending quarter III/ 2025	Starting of 2025
Loan interest:	0	21,200,004
Total	0	21,200,004
07. Other income	Ending quarter III/ 2025	Starting of 2025
- Net revenue from liquidation and sale of fixed assets	0	31,818,182
- Liquidation of materials, goods and tools	1,927,273	1,090,909
- Telecom commission	6,664,596	6,081,624
- Collect debt difference	276	332,937
- Collecting costs for pasting GK CT2018 book shelves	4,869,000	8,824,909
- Other income	0	50,000
Total	13,461,145	48,198,561
08. Other expenses	Ending quarter III/ 2025	Starting of 2025
- Administrative fines	0	3,768,545
- Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch	0	15,000,000
- Listing fee paid to Hanoi Stock Exchange	15,000,000	15,000,000
- Liquidation of materials and goods	77,812,065	0
- Debt difference	3	677
- Other expenses	0	8,338,650
Total	92,812,068	42,107,872
09. Selling and administrative expenses	Ending quarter III/ 2025	Starting of 2025
<i>a/ Business management expenses (G&A) incurred during the period (details of expenses accounting for 10% or more of total G&A expenses)</i>		
- Salary:	1,444,751,883	1,611,191,323
- Social insurance	162,075,375	149,976,750
- Depreciation of fixed assets	16,273,543	2,131,218
- Severance pay	1,581,250	17,205,000
- Other business management expenses	934,414,225	665,197,941
Total	2,559,096,276	2,445,702,232
<i>b/ Selling expenses incurred during the period (details of expenses accounting for 10% or more of total selling expenses)</i>		
- Depreciation of fixed assets	223,353,030	245,200,856
- Electricity	611,695,369	570,342,136
- Salary:	4,643,976,361	5,353,531,433
- Social insurance	611,751,000	581,175,875
- Shift meal	328,655,000	442,920,000
- Transport	314,127,223	264,203,098
- Other selling expenses	1,391,972,159	1,471,820,055
Total	8,125,530,142	8,929,193,453
10. Production and business costs by factor	Ending quarter III/ 2025	Starting of 2025
- Fuel and material costs	578,280,922	685,867,743
- Labor expenses:	8,555,616,476	9,417,146,051
- Depreciation of fixed assets	516,819,704	656,689,112
- Cost of external services	2,981,898,242	3,377,563,339
- Other expenses in cash	507,748,487	193,959,992
Total	13,140,363,831	14,331,226,237

11. Current corporate income tax expenses	Ending quarter III/ 2025	Starting of 2025
Profit before tax	5,270,534,729	6,372,989,390
- Adjustments to increase (+), decrease (-) taxable income:	455,064,987	332,973,166
+ <i>Securities listing management fee</i>	15,000,000	15,000,000
+ <i>Fee for exercising rights paid to Securities Depository Center</i>	3,500,000	3,500,000
+ <i>Consulting fee to determine the ownership ratio of foreign investors to be paid to FPT Company - HCM Branch</i>	0	15,000,000
+ <i>Administrative fines</i>	0	3,768,545
+ <i>Costs exceeding normal levels</i>	288,064,987	147,204,621
+ <i>Remuneration of Board of Directors, Supervisory Board, and non-executive members</i>	148,500,000	148,500,000
- Current year taxable income	5,725,599,716	6,705,962,556
- Corporate income tax rate	20%	20%
- Corporate income tax expense calculated on current year taxable income	1,145,119,943	1,341,192,511
12a. Basic earnings per share	Ending quarter III/ 2025	Starting of 2025
- Accounting Profit after corporate income tax	4,125,414,786	5,031,796,878
Bonus and welfare fund	206,270,739	251,589,844
- Profit or loss attributable to common stockholders	3,919,144,047	4,780,207,034
- Average outstanding common shares during the year	3,000,000	3,000,000
Basic earnings per share	1,306	1,593
	0	0
12b.	Ending quarter III/ 2025	Starting of 2025
Diluted earnings per share		
- Profit or loss attributable to common stockholders	3,919,144,047	4,780,207,034
- Profit or loss attributable to common stockholders after adjusting for dilutive factors	3,919,144,047	4,780,207,034
- 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	1,306	1,593

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 Nguyễn 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. 16.1/NQ/HĐQT dated March 6, 2025.

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 third quarter of 2025	Revenue realized 9 months 2025	Receivables (payables) at the end of period	Note
Công ty CP Kỹ thuật Xây dựng DINCO	Related Party buying goods	65,208,895	172,445,009	150,049,744	
	Related Party renting office	310,800,000	932,400,000	0	(Unrealized revenue at the end of the period 310,800,000)
Công ty TNHH Go-Working	Related Party buying goods	0	790,909	0	
	Related Party renting office	0	62,157,518	0	(Unrealized revenue at the end of the period 0)
Công ty TNHH Nguyễn Huy	Related Party buying goods	0	0	0	
	Related Party selling goods	608,179,172	1,502,424,084	(171,128,000)	

- Deal with key members

Key management personnel	Transaction nature	Third quarter revenue		9 month occurrence	
		Year 2025	Year 2024	Year 2025	Year 2024
Board of Trustees	Board of Trustees remuneration	52,500,000	52,500,000	157,500,000	157,500,000
Supervisory Board	Supervisory Board' remuneration	27,000,000	27,000,000	81,000,000	81,000,000
Board of Directors and Chief Accountant	Salary, bonus	148,441,244	161,180,000	583,401,628	539,430,768

Details of salaries and remuneration paid to key members in the third quarter of 2025 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	0	10,500,000	0	10,500,000
2	Nguyen Van Can	Vice Chairman of Board of Directors, Director	60,245,000	10,500,000	0	70,745,000
3	Le Truong Ky	Board of Trustees Member	0	10,500,000	0	10,500,000
4	Hoang Ngoc Loc	Member of the Board of Trustees, Deputy Director	43,963,244	10,500,000	0	54,463,244
5	Le Anh Long	Board of Trustees Member	0	10,500,000	0	10,500,000
6	Huynh Nguyen Van	Head of Supervisory Board	0	0	9,000,000	9,000,000
7	Jiang Jing	Supervisory Board Member	0	0	9,000,000	9,000,000
8	Nguyen Thi Thao	Supervisory Board Member	0	0	9,000,000	9,000,000
9	Le Manh	Chief accountant	44,233,000	0	0	44,233,000
	Total		148,441,244	52,500,000	27,000,000	227,941,244

Details of salaries and remuneration paid to key members in first 9 months of 2025 are as follows:

No.	Key management personnel	Position:	Salary and bonus	Board of Trustees remuneration	Supervisory Board remuneration	Total
1	Huỳnh Phước Huyền Vy	Chairman of Board of Trustees		31,500,000		31,500,000
2	Nguyễn Văn Cần	Vice Chairman of Board of Directors, Director	301,125,384	31,500,000		332,625,384
3	Lê Trường Kỳ	Board of Trustees Member		31,500,000		31,500,000
4	Hoàng Ngọc Lộc	Member of the Board of Trustees, Deputy Director	140,853,244	31,500,000		172,353,244
5	Lê Anh Long	Board of Trustees Member		31,500,000		31,500,000
6	Huỳnh Nguyễn Văn	Head of Supervisory Board			27,000,000	27,000,000
7	Khuong Tinh	Supervisory Board Member			27,000,000	27,000,000
8	Nguyễn Thị Thảo	Supervisory Board Member			27,000,000	27,000,000
9	Lê Mạnh	Chief accountant	141,423,000			141,423,000
	Cộng		583,401,628	157,500,000	81,000,000	821,901,628

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

Report on main business results by business sector in QIII/2025 compared to the same period in QIII/2024:

Criteria	<u>Book business, stationery, printing</u>		<u>Business premises for rent</u>		<u>Total</u>	
	<u>Quarter III/2025</u>	<u>Quarter III/2024</u>	<u>Quarter III/2025</u>	<u>Quarter III/2024</u>	<u>Quarter III/2025</u>	<u>Quarter III/2024</u>
- Turnover	27,833,929,480	32,025,234,191	2,306,205,569	2,853,883,744	30,140,135,049	34,879,117,935
- Revenue deductions	166,030	0	0	0	166,030	0
- Cost price	22,499,216,265	25,826,359,387	540,403,164	623,090,686	23,039,619,429	26,449,450,073
- Gross profit	5,334,547,185	6,198,874,804	1,765,802,405	2,230,793,058	7,100,349,590	8,429,667,862
- Unallocated costs					4,114,331,493	4,955,829,626
- Other income:					4,139,155	1,969,709
- Other expenses					77,812,065	18,500,000
- Financial income					117,322,480	190,077,795
- Financial expenses					0	7,422,411
- Profit before tax					3,029,667,667	3,639,963,329
- Corporate income tax					633,117,211	741,676,907
- Profit after tax					2,396,550,456	2,898,286,422

Report on main business results by business sector in first 9 months 2025 compared to the same period in first 9 months 2024:

Criteria	<u>Book business, stationery, printing</u>		<u>Business premises for rent</u>		<u>Total</u>	
	<u>9 months 2025</u>	<u>9 months 2024</u>	<u>9 months 2025</u>	<u>9 months 2024</u>	<u>9 months 2025</u>	<u>9 months 2024</u>
- Turnover	29,506,997,845	30,164,994,687	4,388,793,727	5,265,015,110	33,895,791,572	35,430,009,797
- Revenue deductions	102,652,388	294,044,134	0	0	102,652,388	294,044,134
- Cost price	24,237,696,233	24,894,799,213	973,038,046	1,437,365,777	25,210,734,279	26,332,164,990
- Gross profit	5,166,649,224	4,976,151,340	3,415,755,681	3,827,649,333	8,582,404,905	8,803,800,673
- Unallocated costs					6,570,294,925	6,419,066,059
- Other income:					9,321,990	46,228,852
- Other expenses					15,000,003	23,607,872
- Financial income					234,435,095	339,448,060
- Financial expenses					0	13,777,593
- Profit before tax					2,240,867,062	2,733,026,061
- Corporate income tax					512,002,732	599,515,605
- Profit after tax					1,728,864,330	2,133,510,456

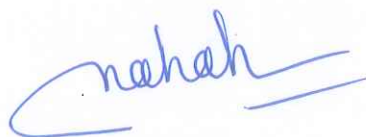
5. Comparative information (changes in information in the Financial Statements of the previous accounting period):

The information in the report is comparable.

Information in the 3rd quarter 2024 Financial Report remains unchanged, there is no restatement in this Financial Report.

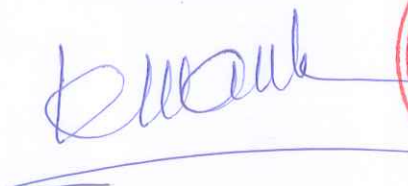
- 6. Information on ongoing operations:** The company meets the going concern assumption for the foreseeable future.

Prepared by



Nguyen Thi Ngoc Hanh

Chief accountant



Le Manh

Da Nang, Dated October 20th, 2025

Director



Nguyen Van Can

DA NANG BOOK AND SCHOOL EQUIPMENT JOINT STOCK COMPANY
Stock Code: BED

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

EXPLANATION

PROFIT AFTER TAX FOR Q3 2025 INCREASED COMPARED TO Q3 2024

To: State Securities Commission of Vietnam

Hanoi Stock Exchange

The Company's business results for the third quarter of 2025 show a post-tax profit of VND 2,396,550,456, a decrease of 17.31% — equivalent to a reduction of VND 501,735,966 compared to the same period in 2024 (post-tax profit for the third quarter of 2024 was VND 2,898,286,422), due to the following reasons:

Regarding Revenue and Gross Profit:

Net revenue from sales of goods and provision of services in the third quarter of 2025 decreased by VND 4,439,148,916, equivalent to a 13.58% decline compared to the third quarter of 2024.

Product categories with decreased revenue include textbooks, children's books, various types of stories, printed products, and office rental services.

Product categories with increased revenue include stationery, cultural products, and teaching equipment.

Revenue from retail activities at bookstores decreased compared to the same period last year.

Revenue from wholesale of textbooks also declined.

As a result of the above reasons, gross profit for the third quarter of 2025 decreased by VND 1,329,318,272, equivalent to a 15.76% reduction compared to the third quarter of 2024.

Total selling expenses and general and administrative expenses in the third quarter of 2025 decreased by VND 841,498,133, equivalent to a 16.97% reduction compared to the third quarter of 2024.

Some expense items slightly increased, such as depreciation of fixed assets, electricity, employee insurance contributions, entertainment expenses, and outsourced services.

All other expense items decreased, including costs of supplies, packaging materials, loading and unloading, transportation, and accrued salaries.

Financial Income and Other Income:

Financial income and other income in the third quarter of 2025 decreased by VND 129,897,934, equivalent to a 74.84% decline compared to the same period last year. The decrease was mainly due to a reduction in term deposits, resulting in lower interest income, as well as expenses related to the liquidation of goods.

The above is the Company's explanation for the decrease in post-tax profit in Q3/2025 compared to Q3/2024.

Respectfully submitted.

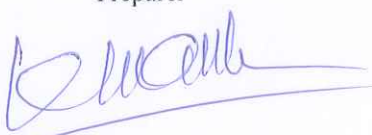
Da Nang, October 20, 2025

Preparer

Recipients:

As above

Archives: Administration – Finance


Lê Mạnh



Director


Nguyễn Văn Cần