

LVA TRADING AND SERVICES
JOINT STOCK COMPANY

Financial statements
Quarter III of 2026

CÔNG TY
CỔ PHẦN
THƯƠNG
MẠI VÀ DỊCH
VỤ LVA

Digitally signed by CÔNG TY CỔ
PHẦN THƯƠNG MẠI VÀ DỊCH
VỤ LVA

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CN=CÔNG TY CỔ PHẦN
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LVA TRADING AND SERVICES JSC
No. 121 Ba Trieu, Group 11, Hai Ba Trung Ward,
Ha Noi City, Viet Nam
Tax code: 1100105921

FINANCIAL STATEMENTS
Quarter 3 of 2026

Form No. B 01-DN

Issued under Circular No. 99/2025/TT-BTC
dated 27/10/2025 by the Ministry of Finance

DN- BALANCE SHEET

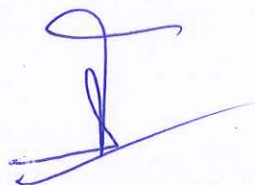
Unit: VND

Items	Code	Note	At the end of the quarter	At the beginning of the year
A. CURRENT ASSETS	100		47,703,476,630	52,323,536,479
I. Cash and cash equivalents	110		7,977,912,436	17,493,416,538
1. Cash	111	5	7,977,912,436	17,493,416,538
2. Cash equivalents	112			
II. Short-term financial investments	120	6	2,478,078,902	2,519,102,464
1. Trading securities	121			
2. Allowance for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123	6	2,478,078,902	2,519,102,464
4. Allowance for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Allowance for loss in other short-term investments (*)	126			
III. Short-term receivables	130		18,934,360,716	4,990,769,572
1. Short-term trade receivables	131	7	6,493,817,940	1,830,013,120
2. Short-term prepayments to suppliers	132	8	10,031,771,271	2,860,017,274
3. Short-term intra-company receivables	133			
4. Receivables according to construction contract progress	134			
5. Other short-term receivables	135	9	2,408,771,505	300,739,178
6. Allowance for short-term doubtful debts (*)	136			
7. Shortage of assets pending resolution	137			
IV. Inventories	140	10	15,681,194,751	18,482,889,773
1. Inventories	141		15,681,194,751	18,482,889,773
2. Allowance for obsolete inventories (*)	142			
V. Short-term biological assets	150			
1. Livestock raised for one-time produce	151			
2. Crops grown seasonally or for one-time produce	152			
3. Allowance for loss in short-term biological assets (*)	153			
VI. Other current assets	160		2,631,929,825	8,837,358,132
1. Short-term prepaid expenses	161	11.a	2,608,340,889	8,837,358,132
2. Deductible VAT	162			
3. Taxes and other amounts receivable from the State	163		23,588,936	
4. Sale and purchase of government bonds	164			
5. Other current assets	165			

Items	Code	Note	At the end of the quarter	At the beginning of the year
B. NON-CURRENT ASSETS	200		35,229,240,283	19,893,081,056
I. Long-term receivables	210	11.b	270,000,000	240,000,000
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Capital at dependent entities	213			
4. Long-term intra-company receivables	214			
5. Other long-term receivables	215		270,000,000	240,000,000
6. Allowance for long-term doubtful debts (*)	216			
II. Fixed assets	220		15,129,640,355	4,733,568,128
1. Tangible fixed assets	221	12	3,466,686,385	3,747,516,094
- Cost	222		5,610,260,462	5,564,478,055
- Accumulated depreciation (*)	223		(2,143,574,077)	(1,816,961,961)
2. Finance lease fixed asset	224			
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	13	11,662,953,970	986,052,034
- Cost	228		12,278,957,025	1,566,266,805
- Accumulated amortisation (*)	229		(616,003,055)	(580,214,771)
III. Long-term biological assets	230			
1. Livestock raised for recurring produce	231			
a) Livestock raised for recurring produce that have not reached maturity stage	232			
b) Livestock raised for recurring produce that have reached maturity stage	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock raised for one-time produce	236			
3. Long-term crops grown seasonally or for one-time produce	237			
4. Allowance for loss in long-term biological assets (*)	238			
IV. Investment property	240			
- Cost	241			
- Accumulated depreciation (*)	242			
V. Non-current assets in progress	250		4,545,090,909	4,545,090,909
1. Long-term work in process	251			
2. Construction in progress	252		4,545,090,909	4,545,090,909
VI. Long-term financial investments	260		9,680,682,936	9,689,734,163
1. Investments in subsidiaries	261			
2. Investments in associates and joint ventures	262		9,950,000,000	9,950,000,000
3. Equity investments in other entities	263			
4. Allowance for loss in long-term investments in other entities (*)	264		(269,317,064)	(260,265,837)
5. Long-term held-to-maturity investments	265			
6. Allowance for long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		5,603,826,083	684,687,856
1. Long-term prepaid expenses	271		5,603,826,083	684,687,856
2. Deferred income tax assets	272			
3. Long-term tools, supplies and spare parts	273			

Items	Code	Note	At the end of the quarter	At the beginning of the year
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		82,932,716,913	72,216,617,535
C - LIABILITIES	300		22,201,738,957	12,598,085,344
I. Short-term liabilities	310		21,376,594,705	11,584,617,460
1. Short-term trade payables	311	14	4,300,614,547	4,172,063,695
2. Short-term advances from customers	312	15	331,967,000	97,267,000
3. Dividends and profits payable	313			
4. Short-term taxes and amounts payable to the State budget	314	16	4,459,658,876	6,112,753,234
4. Payables to employees	315		647,520,652	665,990,786
5. Short-term accrued expenses	316		21,000,000	21,000,000
6. Short-term intra-company payables	317			
7. Payables according to construction contract progress	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320		109,443,109	
11. Short-term loans and finance lease liabilities	321		11,506,390,521	515,542,745
12. Provision for short-term payables	322		0	0
13. Reward and welfare fund	323		0	0
14. Price stabilization fund	324		0	0
15. Sales and repurchase of Government bonds	325		0	0
II. Long-term liabilities	330		825,144,252	1,013,467,884
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term taxes and amounts payable to the State budget	333			
4. Long-term accrued expenses	334			
5. Intra-company payables on working capital	335			
6. Long-term intra-company payables	336			
7. Long-term unearned revenue	337			
8. Other long-term payables	338	17	30,000,000	30,000,000
9. Long-term loans and finance lease liabilities	339		795,144,252	983,467,884
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax liabilities	342			
13. Provision for long-term payables	343			
14. Technology and Science Development Fund	344			

Items	Code	Note	At the end of the quarter	At the beginning of the year
D - EQUITY	400		60,730,977,956	59,618,532,191
1. Share capital	411	18	48,049,060,000	31,000,000,000
- Common shares with voting rights	411a	18	48,049,060,000	31,000,000,000
- Preferred shares	411b			
2. Share premium	412	18	3,828,582,953	3,958,582,953
3. Options for convertible bonds	413			
4. Other owner's capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418	18	258,207,741	258,207,741
9. Other equity funds	419			
10. Undistributed profit after tax	420	18	8,595,127,262	24,401,741,497
- Undistributed profit after tax accumulated to the end of prior period	420a		222,681,497	5,615,492,233
- Undistributed profit after tax of the current period	420b		8,372,445,765	18,786,249,264
TOTAL RESURCES (440 = 300 + 400)	440		82,932,716,913	72,216,617,535



Pham Thi Thu Phuong
Preparer



Pham Thi Thu Phuong
Chief Accountant



Hà Nội, 19 October 2026

Truong Thanh Minh
Chairman of the BOD

LVA TRADING AND SERVICES JSC

No. 121 Ba Trieu, Group 11, Hai Ba Trung Ward, Ha Noi
City, Viet Nam

Tax code: 1100105921

DN- INCOME STATEMENT - QUARTER 3

FINANCIAL STATEMENTS

Quarter 3 of 2026

Form No. B 02-DN

Issued under Circular No. 99/2025/TT-BTC
dated 27/10/2025 by the Ministry of Finance

Items	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1. Revenue from sales and service provision	01	19	27,600,420,594	29,810,690,264	94,743,522,051	93,599,974,200
2. Revenue deductions	02	20	498,567,274	0	861,111,797	0
3. Net revenue from sales and service provision (10 = 01 - 02)	10		27,101,853,320	29,810,690,264	93,882,410,254	93,599,974,200
4. Cost of goods sold	11	21	5,757,293,597	8,001,946,290	21,530,691,315	24,549,284,746
5. Gross profit from sales and service provision (20 = 10 - 11)	20		21,344,559,723	21,808,743,974	72,351,718,939	69,050,689,454
6. Profit or loss from disposal of investment properties	21		0	2,850,634	0	78,549,475
7. Financial income	22	22	41,350,339	39,466,065	235,123,358	39,466,065
8. Financial expenses	23	23	200,882,859	0	281,167,453	0
- Including: Borrowing costs	24		0		0	
9. Selling expenses	25	24..a	16,250,460,462	14,597,205,774	56,408,595,663	50,780,531,273
10. Administrative expenses	26	24.b	1,556,675,978	679,550,037	4,921,023,850	1,879,397,486
11. Operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		3,377,890,763	6,495,372,732	10,976,055,331	16,429,844,105
12. Other income	31	25	29,605,170	31,676,857	259,052,081	48,038,326
13. Other expenses	32	26	272,526,273	57,600,209	436,159,357	80,202,016
14. Other profit (40 = 31 - 32)	40		(242,921,103)	(25,923,352)	(177,107,276)	(32,163,690)
15. Accounting profit before tax (50 = 30 + 40)	50		3,134,969,660	6,469,449,380	10,798,948,055	16,397,680,415

Items	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
16. Current corporate income tax expense	51	27	822,610,788	1,314,518,534	2,426,502,290	3,396,596,384
17. Deferred corporate income tax expense	52					
18. Profit after tax (60 = 50 – 51 – 52)	60		2,312,358,872	5,154,930,846	8,372,445,765	13,001,084,031
19. Basic earnings per share (*)	70	28	481	2,578	1,742	6,503
20. Diluted earnings per share (*)	71		481	2,578	1,742	6,503



Pham Thi Thu Phuong
Preparer



Pham Thi Thu Phuong
Chief Accountant



Hà Nội, 19 October 2026

Trương Thanh Minh
Chairman of the BOD

LVA TRADING AND SERVICES JSC
No. 121 Ba Trieu, Group 11, Hai Ba Trung Ward,
Ha Noi City, Viet Nam
Tax code: 1100105921

FINANCIAL STATEMENTS
Quarter 3 of 2026

Form No. B 03-DN

Issued under Circular No. 99/2025/TT-BTC
dated 27/10/2025 by the Ministry of Finance

DN- STATEMENT OF CASH FLOWS- Quarter 3

Items	Code	This year	Previous year
I. Cash flows from operating activities			
1. Cash receipts from sales, service provision and other income	01	85,076,991,595	94,095,039,801
2. Cash paid to suppliers	02	(56,427,820,878)	(75,485,943,606)
3. Cash paid to employees	03	(7,385,908,846)	(2,695,408,869)
4. Interest paid	04	(384,279,968)	
5. Cash paid for corporate income tax	05	(3,934,722,827)	(787,714,109)
6. Other cash receipts from operating activities	06	420,470,103	79,750,917
7. Other payments for operating activities	07	(12,299,275,174)	(6,567,164,817)
Net cash provided by operating activities	20	5,065,454,005	8,638,559,317
II. Cash flows from investing activities			
1. Purchases of fixed assets and other non-current assets	21	(16,212,690,220)	
2. Proceeds from sale, disposal of fixed assets and other non-current assets	22		
3. Cash paid for loans, acquisition of debt instruments of other entities	23		(2,400,000,000)
4. Recovery of loans, re-sales of debt instruments of other entities	24	119,000,000	
5. Cash paid for capital contribution in other entities	25		
6. Recovery of capital contribution in other entities	26		
7. Interest earned, dividends and profits received	27		
Net cash used in investing activities	30	(16,093,690,220)	(2,400,000,000)
III. Cash flows from financing activities			
1. Proceeds from stock issuance, capital contribution	31		
2. Repayments of contributed capital, recall of issued stocks	32		
3. Proceeds from borrowings	33	15,502,873,426	
4. Repayments of borrowings	34	(7,212,988,568)	
5. Cash paid for finance lease liabilities	35		
6. Dividend, profit paid to owners	36	(6,777,152,745)	
Net cash provided by financing activities	40	1,512,732,113	
Net cash flows for the period (50 = 20 + 30 + 40)	50	(9,515,504,102)	6,238,559,317
Cash and cash equivalents at the beginning of the period	60	17,493,416,538	216,698,008
Impacts of exchange rate fluctuations	61		
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	7,977,912,436	6,455,257,325

Pham Thi Thu Phuong
Preparer

Pham Thi Thu Phuong
Chief Accountant

Trương Thanh Minh
Chairman of the BOD



Ha Noi, 19 October 2026

Form No. B 09-DN

(Issued under Circular No. 99/2025/TT-BTC
dated 27/10/2025 by the Ministry of Finance)

NOTES TO THE FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction with the accompanying financial statements)

1. Nature of operations**1.1. Overview**

LVA Trading and Services Joint Stock Company ("the Company") was established on the basis of the equitization of Long An Books and Equipment Company under Decision No. 4834/QD-UB dated 9 December 2004 issued by the People's Committee of Long An Province. The Company was granted Business Registration Certificate No. 5003000090 by the Department of Planning and Investment of Long An Province on 12 January 2005. Since its establishment, the Company's Business Registration Certificate has been amended 30 times, and the most recent amendment was made on 9 January 2026 with Enterprise Code 1100105921. The Company is an independent entity, operating in accordance with the Enterprise Law, its Charter and other relevant regulations.

Charter capital: VND48,049,060,000.

The Company's common shares are listed on the Hanoi Stock Exchange on 22 February 2008 under Certificate No. 09/GCN-TTGDHN dated 21 January 2008 of the Hanoi Securities Trading Center (now the Hanoi Stock Exchange) with stock symbol LBE.

1.2. Principal scope of business:

- Publishing textbooks and various types of books;
- Trading: goods and services for cultural, educational, recreational, and fitness needs, including sports equipment, cultural products, and office supplies;
- Trading helmets;
- Producing and trading: educational equipment, technical tools, IT products, and audio/video discs;
- Printing books, publications, forms, and materials for education and the general public;
- Trading consumer goods;
- Organizing and providing training on the use and management of library and school equipment;
- Consulting and supervising the installation of school equipment;
- Trading alcoholic beverages;
- Real estate brokerage services;
- Wholesale and retail sale of clothing;
- Retail sale of cosmetics.

1.3. Company structure:

The Company has 01 associate: Long An Books - Equipment Joint Stock Company

2. Accounting period, currency used in accounting

The Company's annual accounting period starts on 1 January and ends on 31 December.

Financial statements and accounting transactions are expressed in Vietnam Dong (VND).

3. Applied accounting standards and accounting system

The Company adopts the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, guided under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

4. Summary of significant accounting policies

4.1 Cash and cash equivalents

Cash comprises: cash on hand, demand deposit and cash in transit.

Cash equivalents are short-term investments which are collectible or mature within 3 months at the date of investment, readily convertible to known amounts of cash and which are subject to an insignificant risk of converting into cash at reporting date.

4.2 Financial investments

Trading securities

Trading securities are securities and other financial instruments (commercial notes, forward contracts, swap contracts,...) which are held for business purposes.

Trading securities are initially recorded at cost, comprising: buying prices plus (+) buying costs (if any) such as brokerage, transactions, information provision, taxes, bank's fees and charges. The dividends, profits received for the period before the investment date shall be recorded as a decrease in value of investment.

After initial recognition, trading securities are determined at cost less provision for decline in value of trading securities. Allowance for decline in the value of trading securities is made at the end of the accounting period if there is conclusive evidence that the market value of the securities held by the Company has decreased compared to their book value.

4.3 Receivables

Receivables comprise: trade receivables and other receivables.

- Trade receivables are trade-related receivables arising from buying-selling transactions between the Company and its customers;
- Other receivables are non-trade amounts which are not related to buying-selling transactions, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Allowance for doubtful debts represents the estimated loss amounts at the balance sheet date for overdue receivables which the Company has claimed many times but still has not collected yet or which have not been overdue but the debtor has been in the state of insolvency, doing dissolution procedures, missing or absconding.

4.4 Inventories

Inventories are stated at the lower of cost and net realizable value. The period-ending value of inventories is calculated using the weighted average method and accounted for using the perpetual method with cost (materials, goods) comprising: costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition;

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Allowance for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

4.5 Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kind of assets</u>	<u>Depreciation period (years)</u>
Buildings, structures	6-25
Machinery, equipment	12
Motor vehicles	5-10

4.6 Intangible fixed assets

Cost

Intangible fixed assets are land use rights including:

- + The land use right allocated by the State with land use fee or receiving the transfer of legal land use right (including term and non-term land use right)
 - + The prepaid land rent (has been paid for the leasing time or paid in advance for many years but the remaining land lease term paid is at least five years) for the land rent contract before the effective date of the Land Act 2003 and being granted with certificate of land use right by the competent authority.
- The cost of land use right includes all the costs directly attributable to the putting of land into the ready-for-use state.

Amortization

Intangible fixed assets being land use rights with indefinite term are not amortized. For land use rights with definite term, the amortization period is the period in which the Company is allowed to use the land. Other intangible fixed assets are amortized in accordance with the straight-line method based on their estimated useful lives. Amortization period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. The amortization period of intangible fixed assets of the Company is as follows:

<u>Kind of assets</u>	<u>Amortization period (years)</u>
Term land use right	50
Computer software	8

4.7 Prepaid expenses

Prepaid expenses are classified into short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- * Tools & instruments put into use are amortized under the straight-line method for a period of no more than 36 months
- * Other prepaid expenses: Based on their nature and extent, the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received.

4.8 Payables

Payables comprise: trade payables and other payables:

- * Trade payables are trade-related amounts, arising from buying-selling transactions between the Company and its suppliers;
- * Other payables are non-trade amounts, which are not related to buying-selling, intra-company transactions.

Payables are recognized at cost and classified into short-term and long-term payables based on the remaining terms at the balance sheet date.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

4.9 Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company.

4.10 Loans and finance lease liabilities

Loans and finance lease liabilities are reflected at cost and classified into short-term liabilities and long-term liabilities based on their remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

Borrowing costs associated with a particular borrowing for the purpose of investing in, constructing or forming a specific asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined by applying a capitalization rate to the weighted average accumulated costs incurred for the construction or production of the qualifying asset.

Capitalisation of borrowing costs shall be suspended in periods during which the investment in construction or production of uncompleted assets is interrupted, except to the extent that the interruption is necessary. Capitalization

shall be ceased when all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

4.11 Owners' equity

Share capital represents the amount of capital actually contributed by shareholders.

Share premium

Share premium reflects the difference between the issue price and par value of the shares issued, costs directly related to the issuance of shares; difference between the re-issue price and book value, costs directly related to the re-issuance of shares; the capital component of convertible bonds as they fall due.

Profit distribution

Profit after corporate income tax is available for appropriation to funds and to shareholders as provided for in the Decision of the General Meeting of Shareholders. The dividend to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

4.12 Recognition of revenue and other income

- * Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:
 - _ Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods;
 - _ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.
- * Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
 - _ Interests are recognized on the basis of the actual term and interest rates;
 - _ Dividends, profits shared are recognized when the Company has the right to receive dividends/profits from the capital contribution.
 - _ Stock dividends are not recognized as financial revenue. Dividends received in the period before investment date shall be recorded as a decrease in value of investment.
- * Other income is the income derived out of Company's scope of business and recognized when it can be measured with relative certainty and it is probable that the economic benefits will flow to the Company.

4.13 Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

4.14 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: interest expense, interest on installment purchase, interest on finance lease, payment discounts for buyers, expenses and loss on liquidating, transferring investments, provision for diminution in value of trading securities, provision for loss from investment in other entities, loss from sale of foreign currency, foreign exchange loss and other expenses attributable to investing activities.

4.15 Selling expenses, administrative expenses

Selling expenses reflect expenses actually incurred in process of selling products, goods, rendering services.

Administrative expenses reflect expenses actually incurred related to the overall administration of the Company.

4.16 Current corporate income tax expense, deferred corporate income tax expense

Corporate income tax expenses include current income tax and deferred income tax.

Current income tax is the tax amount computed based on the taxable income during the period at the tax rates applied as of the balance sheet date. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose.

4.17 Financial instruments

Initial recognition:

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets include: cash on hand, cash in bank, financial investments, trade receivables, and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities include loans, trade payables, accrued expenses and other payables.

Subsequent measurement:

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.18 Tax rates and charges payable to the State Budget which the Company applies

- Corporate Income Tax (CIT): CIT rate of 20% is applicable
- Value Added Tax (VAT):
 - Textbooks and reference books supplementary to textbooks: Exempt from VAT
 - Educational equipment and reference books not supplementary to textbooks: VAT rate of 5% is applicable

- Office supplies, publications: VAT rate of 10% is applicable.

- Other taxes, fees and charges are fulfilled in accordance with the prevailing regulations.

4.19 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions.

5 - Cash	30/09/2026	31/12/2025
Cash on hand	5,081,214,149	504,588,519
Cash in bank	2,896,698,287	16,988,828,019
Total	7,977,912,436	17,493,416,538

6 - Financial investments

a) Held-to-maturity investments

	30/09/2026		31/12/2025	
a.1. Short-term:	Cost	Book value	Cost	Book value
Đầu tư nắm giữ đến ngày đáo hạn		2,478,078,902		2,519,102,464
Total:	0	2,478,078,902	0	2,519,102,464

a.2. Long-term:	30/09/2026		31/12/2025	
	Cost	Book value	Cost	Book value
Term deposits with remaining maturity over 12 months	-	-	-	-
	0	0	0	0

7 - Short-term trade receivables

	30/09/2026	31/12/2025
LE VAN ANH FASHION BUSINESS HOUSEHOLD	190,000,000	250,000,000
Do Thi Hang	82,655,000	137,655,000
Nguyen Minh Tuan	195,000,000	250,000,000
Nguyen Thi Thao	267,998,500	342,998,500
Le Thuy Phuong	1,007,614,040	117,909,000
Nguyen Danh Tung	988,406,392	108,405,000
Nguyen Van Luan	1,006,331,360	93,285,000
Nguyen Dang Khoa	273,460,000	106,353,000
Dinh Tuan Anh	46,372,432	91,372,432
Nguyen Hoang Tuyet Mai	179,409,000	229,409,000
Nguyen Hoang Tung	1,037,421,000	96,039,000
Lam Van Chien	1,059,021,000	
Ocean Cosmetic Company Limited	120,000,000	
Others	40,129,216	6,587,188
Total:	6,493,817,940	1,830,013,120

8 - Short-term prepayments to suppliers

	30/09/2026	31/12/2025
Ho Phi Long Co., Ltd	22,397,638	158,552,000
BEAU FORIA	108,378,000	182,000,000
Bkinternational		125,718,750
One M Global Co.,Ltd	1,222,463,280	2,263,623,700
Do Van Tuan	5,500,000,000	
D4E Media Company Limited	1,101,851,852	
Byplay	858,405,000	
P&K Skin Research Center Co., Ltd	412,965,000	
Ocean Capital Company Limited	375,000,000	
Le Van Anh Cosmetics Joint Stock Company	250,000,000	
WILLOW CO.,LTD	114,492,000	
Others	65,818,501	130,122,824
Total:	10,031,771,271	2,860,017,274

9 - Other short-term receivables

	30/09/2026		31/12/2025	
	Value	Allowance	Value	Allowance
Trading securities (*)				-
Deposits, collaterals				-
Others	2,408,771,505		300,739,178	
Total	-	-	-	-

10 - Inventories

	30/09/2026		31/12/2025	
	Cost	Allowance	Cost	Allowance
Merchandise goods	15,651,587,907	-	18,471,056,239	-
Materials	29,606,844		11,833,534	
Total:	15,681,194,751	-	18,482,889,773	-

11 - Prepaid expenses

a. Short-term

	30/09/2026	31/12/2025
Short-term expenses awaiting allocation	2,608,340,889	8,837,358,132
Total:	2,608,340,889	8,837,358,132

b. Long-term

	30/09/2026	31/12/2025
Other long-term receivables	270,000,000	240,000,000
	270,000,000	240,000,000

12 - Increases, decreases in tangible fixed assets:

Items	Buildings, structures	Machinery, equipment	Office equipment	Motor vehicles	Total
Cost					
Year-beginning balance	3,928,406,419	-	43,960,000	1,592,111,636	5,564,478,055
- Additions in the period			45,782,407		45,782,407
- Decreases in the period					0
Period-ending balance	3,928,406,419	0	89,742,407	1,592,111,636	5,610,260,462
Depreciation					
Year-beginning balance	1,779,696,741		10,730,026	26,535,194	1,816,961,961
- Charge for the period	115,465,959		12,132,199	199,013,958	326,612,116
- Decreases in the period					0
Year-ending balance	1,895,162,700	0	22,862,225	225,549,152	2,143,574,077
Net book value					
- As at 01/01/2026	2,148,709,678	0	33,229,974	1,565,576,442	3,747,516,094
- As at 30/09/2026	2,033,243,719	0	66,880,182	1,366,562,484	3,466,686,385

13 - Increases, decreases in intangible fixed assets:

Items			Land use rights	Computer software	Total
Cost					
Year-beginning balance	0	-	1,410,266,805	156,000,000	1,566,266,805
- Additions in the period			10,712,690,220		10,712,690,220
- Decreases in the period		-	-		0
Period ending balance	0	0	12,122,957,025	156,000,000	12,278,957,025
Amortization					
Year-beginning balance	0	0	490,839,771	89,375,000	580,214,771
- Charge for the period	-	-	21,163,284	14,625,000	35,788,284
- Decreases in the period					0
Period-ending balance	0	0	512,003,055	104,000,000	616,003,055
Net book value					
- As at 01/01/2026	0	0	919,427,034	66,625,000	986,052,034
- As at 30/09/2026	0	0	11,610,953,970	52,000,000	11,662,953,970

14 - Short-term trade payables

	30/09/2026	31/12/2025
Ecomdy Co., Ltd	272,936,241	3,063,428,713
Mediadonuts Co., Ltd	3,285,273,457	
Byplay		552,512,000
Bkinternational	309,649,895	
Bach Viet Shipping Co., Ltd	104,860,741	209,693,783
Ocean cosmetic LTD		169,012,800
PAULA'SCHOICE Vietnam Company Limited	100,065,297	
AAC Auditing and Accounting Co., Ltd	91,476,000	
Meta Platforms Ireland Limited	88,184,473	
Others	48,168,443	177,416,399
Total	4,300,614,547	4,172,063,695

15 - Short-term advances from customers

	30/09/2026	31/12/2025
Other customers	331,967,000	97,267,000
Total	331,967,000	97,267,000

16- Taxes and amounts payable to the State

	Period-beginning balance	Incurred in the period	Actually paid in the period	Period-ending balance
Value-Added Tax	1,669,965,149	4,320,125,910	4,239,967,012	1,750,124,047
Import-export duty		126,842,048	126,842,048	
Corporate Income Tax	3,848,941,921	2,426,502,290	3,934,722,827	2,340,721,384
Personal Income Tax	24,442,028	398,812,551	183,057,836	240,196,743
Other taxes	569,404,136	137,443,202	578,230,636	128,616,702
Total:	6,112,753,234	7,409,726,001	9,062,820,359	4,459,658,876

17- Other long-term payables

	30/09/2026	31/12/2025
Long-term deposits, collaterals received	30,000,000	30,000,000
	30,000,000	30,000,000

18- Owners' equity

a. Statement of changes in owners' equity

	Share capital	Share premium	Treasury shares	Development investment fund	Undistributed profit
Balance at 1/1/2025	31,000,000,000	363,351,953	-	258,207,741	5,615,492,233
Increases in the year		3,595,231,000	-		18,786,249,264
Decreases in the year	-	-	-	-	
Balance at 31/12/2025	31,000,000,000	3,958,582,953	-	258,207,741	24,401,741,497
Balance at 01/01/2026	31,000,000,000	3,958,582,953		258,207,741	24,401,741,497
Increases in the year	17,049,060,000		-		8,372,445,765
Decreases in the year	-	130,000,000			24,179,060,000
Balance at 30/9/2026	48,049,060,000	3,828,582,953	-	258,207,741	8,595,127,262

b. Shares

	30/06/2026	31/12/2025
Number of issued shares	4,804,906	3,100,000
Number of shares sold publicly	4,804,906	3,100,000
- Common shares	4,804,906	3,100,000
- Preferred shares		
Number of treasury shares	-	-
- Common shares	-	-
- Preferred shares		
Number of outstanding shares	4,804,906	3,100,000
- Common shares	4,804,906	3,100,000
- Preferred shares		
Par value of outstanding shares: VND10,000 each		

c. Undistributed profit after tax

	30/09/2026	31/12/2025
Profit brought forward	222,681,497	5,615,492,233
Profit after corporate income tax this period	8,372,445,765	18,786,249,264
Distribution of profit		
Distribution of prior-period profit		
- Appropriated to development investment fund		
- Appropriated to reward and welfare fund		
- Paying dividends	-	-
Undistributed profit after tax	8,595,127,262	24,401,741,497

19 - Revenue from sales and service provision

	Quarter 3/2026 VND	Quarter 3/2025 VND
Total revenue	27,600,420,594	29,810,690,264
+ Revenue from cosmetics + clothing	27,600,420,594	29,810,690,264
+ Revenue from others		
Total	27,600,420,594	29,810,690,264

20 - Revenue deductions

	Quarter 3/2026 VND	Quarter 3/2025 VND
+ Trade discounts	-	-
+ Sales returns	498,567,274	
Total	498,567,274	-

21 - Cost of goods sold

	Quarter 3/2026 VND	Quarter 3/2025 VND
Cost of goods sold	5,757,293,597	8,001,946,290
Cost of cosmetics + clothing	5,757,293,597	8,001,946,290
Cost of other activities		
Allowance for decline in value of inventories		
Reversal of allowance for decline in value of inventories		
Total	5,757,293,597	8,001,946,290

22 - Financial income

	Quarter 3/2026 VND	Quarter 3/2025 VND
Loan interest, deposit interest	41,135,343	
Dividends and profit received		
Other interest	214,996	2,850,634
Early payment discount received		
Total	41,350,339	2,850,634

23 - Financial expenses

	Quarter 3/2026 VND	Quarter 3/2025 VND
Loan interest	128,035,736	
Payment discount, interest on installment sales		
Allowance for diminution of trading securities and investment losses		
Other financial expenses	72,847,123	39,466,065
Total	200,882,859	39,466,065

24 a. Selling expenses incurred in the period

	Quarter 3/2026 VND	Quarter 3/2025 VND
Labour costs	2,137,946,528	1,139,038,669
Other expenses	14,112,513,934	13,458,167,105
Total	16,250,460,462	14,597,205,774

24 b. Administrative expenses incurred in the period

	Quarter 3/2026 VND	Quarter 3/2025 VND
Labour costs	576,186,374	337,615,700
Other expenses	980,489,604	341,934,337
Total	1,556,675,978	679,550,037

25 - Other income

	Quarter 3/2026 VND	Quarter 3/2025 VND
Other income	29,605,170	31,676,857
Total	29,605,170	31,676,857

26 - Other expenses

	Quarter 3/2026 VND	Quarter 3/2025 VND
Settlement of small debts		
Deferred payment	176,230,495	
Other expenses	96,295,778	57,600,209
Total	272,526,273	57,600,209

27 - Current corporate income tax expense

	Quarter 3/2026 VND	Quarter 3/2025 VND
Accounting profit before tax	3,134,969,660	6,469,449,380
Adjustments to taxable income		
<i>Increase (Unqualified, improper expenses)</i>	446,105,090	103,143,290
<i>Decrease (Profits, dividends received)</i>		
<i>Loss brought forward</i>		
Total taxable income	3,581,074,750	6,572,592,670
Current corporate income tax expense	716,214,950	1,314,518,534

28 - Basic earnings per share

	Quarter 3/2026 VND	Quarter 3/2025 VND
Accounting profit after corporate income tax	2,312,358,872	5,154,930,846
Adjustments to increase or decrease accounting profit		
Profit attributable to common shareholders	2,312,358,872	5,154,930,846
Weighted average number of common shares outstanding in the period	4,804,906	1,999,934
Basic earnings per share	481	2,578

29 - Operating expenses by elements

	Quarter 3/2026 VND	Quarter 3/2025 VND
Labour costs	2,714,132,902	1,476,654,369
Depreciation and amortization expenses	3,256,737,328	98,676,031
Outside service expenses	548,708,556	375,166,000
Materials expenses	80,632,270	125,235,859
Other cash expenses	11,206,925,384	13,201,023,552
Total	17,807,136,440	15,276,755,811

30 - Segment reporting

According to Vietnamese Accounting Standard No. 28 and the relevant guidelines, the Company is required to have segment reporting. Accordingly, a business segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment.

Based on the Company's actual operations, the Management assesses that business segments and segments by geographical area have no differences in bearing risks and obtaining returns. Accordingly, the Company is operating in a sole business segment, that is trading books, school equipment and its main geographical segment is Long An Province, Vietnam.

31 - Risk management

a. Capital risk management

Through capital management, the Company considers and decides to maintain the appropriate balance of capital and liabilities in each period to ensure that it will be able to continue as a going concern while maximizing the return to the shareholders.

b. Financial risk management

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

Market risk management : The Company's activities expose it primarily to the financial risks of significant changes in interest rates and commodity prices.

Interest rate risk management

The Company's interest rate risks mainly derive from interest bearing loans which are arranged. To minimize these risks, the Company has estimated the impact of borrowing costs to its periodic business results as well as making analysis and projection to select appropriate time to repay the loans. The Company's loans all have stable interest rates and are usually repaid according to specific plans. Therefore, the Management assesses that the Company is not exposed to uncontrollable risks arising from fluctuations of interest rates.

Commodity price risk management:

The Company primarily purchases goods such as books and school equipment from domestic suppliers to serve its trading activities, thus, it is exposed to risks of changes in the prices of purchased goods. To minimize this risk

the Company has entered into contracts with appropriate and stable discount rates. Moreover, the prices of these educational goods typically experience minimal fluctuations, thus the Management assesses that the Company's exposure to risks of changes in commodity prices is low.

Credit risk management:

The Company's primary customers are educational departments, bookstores, and agents dealing in school books and equipment. These customers engage in frequent transactions and make timely payments for goods. The Company's retail stores, in particular, operate on a cash-on-delivery basis. Therefore, the Management assesses that the Company does not have significant credit risk exposure to any customer.

Liquidity risk management:

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds can be generated within that period,...

32 - Related parties: Material transactions with related parties arising during the year

Related parties	Description of transactions	Quarter 3/2026	Quarter 3/2025
		VND	VND
Management	Salaries	157,289,100	126,395,418
	Bonuses		
Board of Directors	Remuneration	63,000,000	
			
Pham Thi Thu Phuong Preparer	Pham Thi Thu Phuong Chief Accountant	 Trương Thanh Minh Chairman of the BOD	