INTERIM SEPARATE FINANCIAL STATEMENTS

STH HOLDINGS JOINT STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(Reviewed)

CÔNG TY CỔ PHẦN STH HOLDINGS

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Date: 2026-08-28 23:48:51

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of STH Holdings Joint Stock Company ("the Company") presents its report and the Company's Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

STH Holdings Joint Stock Company (formerly known as Thai Nguyen Book Distribution Joint Stock Company) operates under Enterprise Registration Certificate No. 4600346889, initially issued by the Department of Planning and Investment of Thai Nguyen Province (currently the Department of Finance of Thai Nguyen Province) on 02 January 2004. Under the 13th amendment dated 03 December 2025, the Company's name was changed to STH Holdings Joint Stock Company. To date, the most recent amendment (the 14th) was granted on 05 May 2026.

The Company's head office is located at: No. 586 Cach Mang Thang 8 Street, Gia Sang Ward, Thai Nguyen Province, Vietnam.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mrs. Nguyen Thi Vinh	Chairman
Mr. Le Tuan Dung	Member
Mrs. Nguyen Thi Hoai Thu	Member

Board of Management

Mr. Le Tuan Dung	General Director

Board of Supervision

Mr. Nguyen Cap Tien Dat	Head
Mrs. Nguyen Thi Hong Tham	Member
Mrs. Nguyen Thi Kim Hue	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of this Interim Separate Financial Statements are Mrs. Nguyen Thi Vinh - Chairman of the Board of Directors and Mr. Le Tuan Dung - General Director.

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Separate Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;

- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Separate Financial Statements give a true and fair view of the financial position at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management

M.S.D.N: 4600346889
CÔNG TY CỔ PHẦN STH HOLDINGS
TỈNH THÁI NGUYÊN

Le Tuan Dung
General Director
Legal Representative
Approved, 28 August 2026

No: 280826.042/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders, Board of Directors and Board of Management**
STH Holdings Joint Stock Company

We have reviewed the Interim Separate Financial Statements of STH Holdings Joint Stock Company ("the Company") prepared on 28 August 2026, from page 06 to page 41, including: Interim Separate Statement of financial position as at 30 June 2026, Interim Separate Statement of income, Interim Separate Statement of cash flows for the six-month period then ended and Notes to Interim Separate Financial Statements.

Board of Management's Responsibility

The Board of Management of STH Holdings Joint Stock Company is responsible for the preparation and presentation of interim Separate financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim Separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements do not give a true and fair view, in all material respects, of the financial position of the STH Holdings Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim financial statements.

Others

The separate financial statements of STH Holdings Joint Stock Company for the fiscal year ended 31 December 2025 were audited by the auditors from Nhan Tam Viet Auditing Company Limited - Hanoi Branch. The auditors expressed an unmodified opinion on these financial statements on 31 March 2026.

The separate interim financial statements for the accounting period from 1 January 2025 to 30 June 2025 of Thai Nguyen Book Distribution Joint Stock Company (formerly known as STH Holdings Joint Stock Company) were reviewed by the auditors from NVA Auditing Company Limited. The auditors issued an unmodified review conclusion on these financial statements on 14 August 2025.

AASC Auditing Firm Company Limited

CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC

Pham Anh Tuan
Deputy General Director
Registered Auditor No: 0777-2023-002-1
Hanoi, 28 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**104,001,718,291**	**45,655,925,115**
110	**I. Cash and cash equivalents**	**3**	**3,178,650,942**	**4,786,389,073**
111	1. Cash		3,178,650,942	3,759,507,994
112	2. Cash equivalents		-	1,026,881,079
120	**II. Short-term investments**	**4**	**-**	**15,264,328,767**
123	1. Short-term held-to-maturity investments		-	15,264,328,767
130	**III. Short-term receivables**		**100,106,344,033**	**24,221,028,197**
131	1. Short-term trade receivables	5	22,514,589,026	18,980,978,999
132	2. Short-term prepayments to suppliers	6	74,740,639,236	78,289,198
135	3. Other short-term receivables	7	2,851,115,771	5,161,760,000
140	**IV. Inventories**	**8**	**246,151,422**	**385,601,930**
141	1. Inventories		246,151,422	385,601,930
160	**V. Other short-term assets**		**470,571,894**	**998,577,148**
161	1. Short-term deferred expenses	9	470,571,894	438,092,354
162	2. Deductible VAT		-	399,562,036
163	3. Short-term taxes and other receivables from the State budget	16	-	160,922,758
200	**B. NON-CURRENT ASSETS**		**481,813,752,381**	**479,720,499,394**
210	**I. Long-term receivables**		**12,000,000**	**-**
215	1. Other long-term receivables	7	12,000,000	-
220	**II. Fixed assets**		**174,907,081,513**	**178,315,136,044**
221	1. Tangible fixed assets	10	173,665,299,179	176,950,217,492
222	*- Historical cost*		*181,739,997,384*	*181,127,936,384*
223	*- Accumulated depreciation*		*(8,074,698,205)*	*(4,177,718,892)*
227	2. Intangible fixed assets	11	1,241,782,334	1,364,918,552
228	*- Historical cost*		*1,797,447,318*	*1,797,447,318*
229	*- Accumulated amortization*		*(555,664,984)*	*(432,528,766)*
240	**III. Investment properties**	**12**	**12,281,665,280**	**7,938,428,808**
241	- Historical costs		21,825,684,061	16,925,868,009
242	- Accumulated depreciation		(9,544,018,781)	(8,987,439,201)
250	**IV. Long-term assets in progress**		**1,633,319,032**	**403,058,200**
252	1. Construction in progress	13	1,633,319,032	403,058,200
260	**V. Long-term investments**	**4**	**267,750,000,000**	**267,750,000,000**
261	1. Investments in subsidiaries		267,750,000,000	267,750,000,000
270	**VI. Other long-term assets**		**25,229,686,556**	**25,313,876,342**
271	1. Long-term deferred expenses	9	25,229,686,556	25,313,876,342
280	**TOTAL ASSETS**		**585,815,470,672**	**525,376,424,509**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(Continued)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**375,499,989,546**	**325,275,807,828**
310	**I. Current liabilities**		**228,427,860,262**	**178,017,307,828**
311	1. Short-term trade payables	14	11,651,804,971	2,485,483,499
312	2. Short-term prepayments from customers	15	78,940,656,883	38,209,637,039
314	3. Short-term taxes and other payables to State budget	16	4,436,622,196	124,376,278
315	4. Payables to employees		2,162,267,496	3,831,440,000
316	5. Short-term accrued expenses	17	1,703,049,980	3,943,382,015
319	6. Short-term deferred revenue	18	813,894,444	200,000,000
320	7. Other short-term payables	19	111,678,297,417	121,679,394,497
321	8. Short-term borrowings and finance lease liabilities	20	16,964,914,375	7,467,242,000
323	9. Bonus and welfare fund		76,352,500	76,352,500
330	**II. Non-current liabilities**		**147,072,129,284**	**147,258,500,000**
332	1. Long-term prepayments from customers	15	6,113,000,000	6,113,000,000
338	2. Other long-term payables	19	663,808,285	65,500,000
339	3. Long-term borrowings and finance lease liabilities	20	140,295,320,999	141,080,000,000
400	**D. OWNER'S EQUITY**	**21**	**210,315,481,126**	**200,100,616,681**
411	1. Contributed capital		195,000,000,000	195,000,000,000
411a	*- Ordinary shares with voting rights*		*195,000,000,000*	*195,000,000,000*
412	2. Share premium		29,736,000	29,736,000
414	3. Other capital		205,199,847	205,199,847
418	4. Development and investment funds		464,211,628	464,211,628
420	5. Retained earnings		14,616,333,651	4,401,469,206
420a	*- Retained earnings accumulated to previous year*		*4,401,469,206*	*3,482,216,524*
420b	*- Retained earnings of the current period*		*10,214,864,445*	*919,252,682*
440	**TOTAL CAPITAL**		**585,815,470,672**	**525,376,424,509**

M.S.D.N: 4600346889
CÔNG TY CỔ PHẦN STH HOLDINGS
TỈNH THÁI NGUYÊN

Tran Ngoc My
Preparer

Bui Thanh Ha
Chief Accountant

Le Tuan Dung
General Director
Legal Representative
Approved, 28 August 2026

INTERIM SEPARATE STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	**1. Revenue from sales of goods and provision of services**	**23**	**66,189,924,275**	**21,547,730,694**
10	**2. Net revenue from sales of goods and provision of services**		**66,189,924,275**	**21,547,730,694**
11	**3. Cost of goods sold and provision of services**	**24**	**36,937,401,800**	**17,715,838,263**
20	**4. Gross profit from sales of goods and provision of services**		**29,252,522,475**	**3,831,892,431**
22	5. Financial income	25	15,489,187	4,379,915,891
23	6. Financial expenses	26	5,283,054,231	1,747,897,802
24	*In which: Interest expense*		*5,283,054,231*	*233,362,205*
25	7. Selling expenses	27	2,337,003,953	2,358,848,395
26	8. General and administrative expenses	28	8,858,424,373	2,311,495,461
30	**9. Net profit from operating activities**		**12,789,529,105**	**1,793,566,664**
31	10. Other income	29	21,691,269	228,256,884
32	11. Other expenses	30	34,111,854	187,968,383
40	**12. Other profit**		**(12,420,585)**	**40,288,501**
50	**13. Total net profit before tax**		**12,777,108,520**	**1,833,855,165**
51	14. Current corporate income tax expense	31	2,562,244,075	361,898,310
60	**15. Profit after corporate income tax**		**10,214,864,445**	**1,471,956,855**

M.S.D.N: 4600346889
CÔNG TY CỔ PHẦN STH HOLDINGS
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Tran Ngoc My
Preparer

Bui Thanh Ha
Chief Accountant

Le Tuan Dung
General Director
Legal Representative
Approved, 28 August 2026

INTERIM SEPARATE STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***12,777,108,520***	***1,833,855,165***
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		5,190,591,707	652,149,468
03	- Allowances and provisions		-	(197,879,798)
05	- Gains / losses from investment activities		(18,651,425)	(4,139,855,434)
06	- Interest expense		5,283,054,231	233,362,205
08	***3. Operating profit before changes in working capital***		***23,232,103,033***	***(1,618,368,394)***
09	- Increase / decrease in receivables		(75,342,818,798)	1,037,082,220
10	- Increase / decrease in inventories		139,450,508	10,292,773,298
11	- Increase / decrease in payables		39,216,550,700	(402,016,169)
12	- Increase / decrease in deferred expenses		(223,667,350)	592,558,189
13	- Increase / decrease in trading securities		-	10,029,062,198
14	- Interest paid		(5,544,672,906)	(177,515,629)
20	***Net cash flow from operating activities***		***(18,523,054,813)***	***19,753,575,713***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(7,080,656,884)	(44,081,000,000)
22	2. Proceeds from disposals of fixed assets and other long-term assets		4,500,000	187,460,000
23	3. Loans and purchase of debt instruments from other entities		(7,100,000,000)	-
24	4. Collection of loans and resale of debt instrument of other entities		22,100,000,000	3,650,000,000
26	5. Proceeds from equity investment in other entities		-	20,020,700,000
27	6. Interest and dividend received		278,480,192	4,142,274,720
30	***Net cash flow from investing activities***		***8,202,323,308***	***(16,080,565,280)***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		21,893,116,028	3,647,501,152
34	2. Repayment of principal		(13,180,122,654)	(12,146,045,208)
40	***Net cash flow from financing activities***		***8,712,993,374***	***(8,498,544,056)***
50	**Net cash flows in the period**		**(1,607,738,131)**	**(4,825,533,623)**
60	**Cash and cash equivalents at the beginning of the year**		**4,786,389,073**	**6,790,013,283**
70	**Cash and cash equivalents at the end of the period**	**3**	**3,178,650,942**	**1,964,479,660**

M.S.D.N: 4600346889 CÔNG TY CỔ PHẦN STH HOLDINGS TỈNH THÁI NGUYÊN

Tran Ngoc My
Preparer

Bui Thanh Ha
Chief Accountant

Le Tuan Dung
General Director
Legal Representative
Approved, 28 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION

1.1 Form of ownership

STH Holdings Joint Stock Company (formerly known as Thai Nguyen Book Distribution Joint Stock Company) operates under Enterprise Registration Certificate No. 4600346889, initially issued by the Department of Planning and Investment of Thai Nguyen Province (currently the Department of Finance of Thai Nguyen Province) on 02 January 2004. Under the 13th amendment dated 03 December 2025, the Company's name was changed to STH Holdings Joint Stock Company. To date, the most recent amendment (the 14th) was granted on 05 May 2026.

The Company's head office is located at: No. 586 Cach Mang Thang 8 Street, Gia Sang Ward, Thai Nguyen Province, Vietnam.

The Company's charter capital is VND 195,000,000,000, equivalent to 19,500,000 shares, with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is 148 people (as at 01 January 2026: 128 people).

1.2 **Business field:** Commercial trading, service, and real estate business.

1.3 **Business activities:** Main business activities of the Company include:

- Nursery education; kindergarten education; primary education; lower secondary education; upper secondary education; primary-level vocational training; intermediate-level vocational training; college-level education; higher/university education; master's degree training; sports and recreational education; cultural and arts education; English language centers, computer training centers, and supplementary tutoring facilities; life skills and soft skills training; short-term vocational training (under 3 months); and other educational support activities;
- Real estate business, including land use rights owned, used, or leased;
- Food and beverage services (School canteen); internal transport; student dormitories; and other entertainment and recreational activities;
- Business and management consultancy activities, and other management consultancy services;
- Wholesale of other household goods; wholesale of other machinery, equipment, and supplies; retail sale of other new goods; general wholesale; and others.

1.4 The Company's operation in the period that affects the Interim Separate Financial Statements

In late September 2025, the Company completed the acquisition of all assets of the School Area (IRIS School) through a contract for the transfer of a portion of the Thai Hung Eco City New Urban Area Project (Gia Sang Commercial, Service, School, and Residential Complex). The operational management of IRIS School (now known as Sigma School) has been undertaken by the Company since the fourth quarter of 2025.

The Company's business operations were restructured starting late last year, focusing on services such as education, real estate, general construction contracting, management consultancy, and sales support services, rather than relying heavily on commercial trading as previously.

The aforementioned changes have led to a significant shift in revenue structure, contributing to a substantial increase in the Company's operating results for the current period compared to the same period last year.

1.5 Corporate structure

Information of Subsidiaries of the Company is provided in Note No.04.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences on 01 January and ends on 31 December.

The Company maintains its accounting records in Vietnamese Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

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

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01 January 2026.

The Company has applied non-retrospective adjustments to its accounting policies upon the initial adoption of the requirements of Circular No. 99/2025/TT-BTC. The adoption of Circular No. 99/2025/TT-BTC also requires changes in the presentation of certain items in the financial statements. Accordingly, the comparative information has been re-presented and reclassified, where appropriate, to conform to the current period's presentation and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC. Details on the reclassification of comparative information are disclosed in Note 37 of the Separate Financial Statements.

2.4 Accounting estimates

The preparation of Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Separate financial statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Separate Financial Statements include:

- Allowance for bad debts;
- Allowance for devaluation of inventory;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

2.5 Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of no more than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.6 Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

Investments in subsidiaries, joint ventures or associates: allowance shall be made based on the Separate Financial Statements of subsidiaries, joint ventures or associates at the allowance date.

Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the interim Separate financial statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.8 Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

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

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.9 Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30 years
- Other Machinery, equipment	04 - 15 years
- Vehicles, Transportation equipment	07 years
- Office equipment	03 - 06 years
- Management software	03 - 10 years

2.10 Investment properties

Investment properties are initially recognised at historical cost.

Subsequent expenditure relating to investment property is recognised as an expense in profit or loss when incurred, unless it is probable that the expenditure will result in future economic benefits to the Group beyond those originally assessed. In such cases, the expenditure is capitalised as part of the cost of the investment property.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful lives as follows:

- Buildings, structures	07 - 25 years

2.11 Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.12 Operating lease

Operating leases are fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.13 Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deffered expenses include:

Deferred land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. These expenses are recognized in the Separate Statement of Income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 03 months to 36 months.

Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 03 months to 36 months.

2.14 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according to their remaining terms at the reporting date.

2.15 Dividend and profit payables

Dividend and profit payables are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.16 Borrowings

Borrowings shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in detail in terms of types of currency.

2.17 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which they are incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

2.18 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, marketing expenses. Which are recorded as operating expenses of the reporting period.

2.19 Deferred revenues

Deferred revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Deferred revenues are transferred to revenue from sale of goods and provision of services with the amount corresponding to each accounting period.

2.20 Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

2.21 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measure regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales return. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Revenue from operating leases

Revenue from operating leases mainly comprises rental income from space leasing, which is recognized in the statement of income on a straight-line basis over the lease term in accordance with the provisions of the lease contract.

Revenue from construction contract

Where a construction contract stipulates that the contractor is entitled to payment based on the value of work completed, when the outcome of the contract can be estimated reliably and is confirmed by the customer, contract revenue and expenses are recognized by reference to the stage of completion confirmed by the customer during the period and reflected in the issued invoices.

Variations in contract work, claims, and incentive payments are included in contract revenue only to the extent that they have been agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognized only to the extent of contract costs incurred that are probable of recovery. Contract costs are recognized as expenses in the period in which they are incurred.

Financial income

Financial incomes include income from assets yielding interest, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

2.22 Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.23 Financial expenses

Items recorded into financial expenses comprise: expenses or losses relating to financial investment activities; borrowing costs, interest expenses; losses from the disposal and transfer of short-term securities, transaction costs of selling securities; allowance for diminution in value of trading securities prices; allowance for losses from investment in other entities,...The above items are recorded at the total amounts incurred during period without offsetting against financial income.

2.24 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, outsourced service costs, and other related expenses.

2.25 General and administrative expenses

General and administrative expenses reflect the Company's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, allowance for short-term doubtful debts, outsourced service costs, and other related expenses.

2.26 Liquidation or disposal of fixed assets

Liquidation or disposal of fixed assets is recognized in the Separate Statement of Income when the majority of the risks and benefits associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets are determined as the difference between revenue and expenses directly related to the sale of the fixed assets and carrying amount of fixed assets. The gain or loss from the liquidation or disposal of fixed assets presented on a net basis in the Statement of Income.

2.27 Corporate income tax

Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Current corporate income tax rate

The Company is subject to corporate income tax of 20% for the business operations for the period from 01/01/2026 to 30/06/2026.

2.28 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Organizations, directly or indirectly having control the Company, are controlled by the Company, or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.29 Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

3 CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
Cash on hand	1,539,977,546	2,255,113,938
Demand deposits	1,638,673,396	1,504,394,056
Cash equivalents	-	1,026,881,079
	3,178,650,942	**4,786,389,073**

Details of demand deposits as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Thai Nguyen Branch	VND	Non-term	0.10%	1,598,241,800
Other Banks	VND	Non-term	Floating	40,431,596
				1,638,673,396

4 FINANCIAL INVESTMENTS

a) Held to maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND		VND	VND		VND
Short-term						
Term deposits (i)	-	-	-	15,264,328,767	15,264,328,767	-
	-	-	-	15,264,328,767	15,264,328,767	-

(i) Term deposits at the beginning of the year represent 6-month term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Thai Nguyen Branch, amounting to VND 15,264,328,767 with an interest rate of 4.8% per annum. During the period, the Company recovered these term deposits upon maturity.

b) Equity investments in other entities

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Investments in subsidiaries	**267,750,000,000**	**267,750,000,000**	-	**267,750,000,000**	**267,750,000,000**	-
Le Premium Investment JSC (ii)	267,750,000,000	267,750,000,000	-	267,750,000,000	267,750,000,000	-
	267,750,000,000	267,750,000,000	-	267,750,000,000	267,750,000,000	-

(ii) Le Premium Investment Joint Stock Company ("Le Premium") was established and operates under Business Registration Certificate No. 4601571012, first issued by the Department of Planning and Investment of Thai Nguyen Province (currently the Department of Finance of Thai Nguyen Province) on 08 February 2021, and amended for the 6th time on 13 June 2024. Le Premium's charter capital is VND 350 billion. Le Premium's registered office is located at SH12-17, Crown Villas Urban Area, No. 586 Cach Mang Thang 8 Street, Gia Sang Ward, Thai Nguyen City, Thai Nguyen Province, Vietnam. The principal business activities of the subsidiary include the wholesale of metals and metal ores; real estate business, including land use rights owned, used, or leased; and real estate consultancy, brokerage, and land use rights auction services. As of 30 June 2026, the Company's ownership interest and voting rights in Le Premium were 51%.

5 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***21,429,591,079***	-	***16,190,022,682***	-
Le Mont Investment JSC	13,519,859,955	-	16,128,870,582	-
Quan Chu Tea JSC	7,848,579,024	-	-	-
Eco Valley Vietnam Education and Training JSC	61,152,100	-	61,152,100	-
Others	***1,084,997,947***	-	***2,790,956,317***	-
Tuition fees	1,019,896,597	-	2,742,499,967	-
Other customers	65,101,350	-	48,456,350	-
	22,514,589,026	-	18,980,978,999	-

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***73,616,562,159***	-	-	-
Eco Valley Vietnam Investment JSC (i)	45,950,523,110	-	-	-
Le Mont Investment JSC (ii)	27,666,039,049	-	-	-
Others	***1,124,077,077***	-	***78,289,198***	-
Other suppliers	1,124,077,077	-	78,289,198	-
	74,740,639,236	-	78,289,198	-

(i) Advance payment equivalent to 40% of Construction Contract No. 0204/2026/HDXD-HC2/STH-ECOVALLEY dated 02 April 2026 for the execution of the site levelling package under Ha Chau 2 Industrial Cluster Project.

(ii) Advance payment equivalent to 30% of Construction Contract No. 04/2026/HDXD/STH-LM dated 13 April 2026 for the execution of the technical infrastructure construction package under Ha Chau 2 Industrial Cluster Project.

7 OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
a) Short-term				
Advances	2,849,929,621	-	5,161,760,000	-
- *Mrs Nguyen Thi Vinh*	*1,000,000,000*	-	*5,000,000,000*	-
- *Other*	*1,849,929,621*	-	*161,760,000*	-
Other receivables	1,186,150	-	-	-
	2,851,115,771	-	**5,161,760,000**	-
b) Long-term				
Mortgages	12,000,000	-	-	-
	12,000,000	-	-	-
c) In which: Related parties				
Mrs Nguyen Thi Vinh	1,000,000,000	-	5,000,000,000	-
	1,000,000,000	-	**5,000,000,000**	-

8 INVENTORIES

	Beginning balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Work in progress expenses	221,225,000	-	-	-
Merchandise inventories	24,926,422	-	385,601,930	-
	246,151,422	-	**385,601,930**	-

9 DEFERRED EXPENSES

	Ending balance	Beginning
	VND	VND
a) Short-term		
Factory and office lease costs	28,301,350	84,904,050
Dispatched tools and supplies	415,019,303	260,402,819
Others	27,251,241	92,785,485
	470,571,894	**438,092,354**
b) Long-term		
Land rental expenses (i)	22,718,651,446	22,994,029,042
Dispatched tools and supplies	1,325,105,220	1,405,925,409
Periodic repair and maintenance costs for fixed assets	805,744,814	868,852,141
Others	380,185,076	45,069,750
	25,229,686,556	**25,313,876,342**

(i) Represents the upfront land rental paid for the School Area (currently known as SIGMA School) - a component of the Thai Hung Eco City New Urban Area real estate project (Gia Sang Commercial, Service, School and Housing Complex) - which was acquired by the Company from Thai Hung Trading JSC in 2025. This land rental is allocated by the Company over the lease term.

10 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	**Total**
	VND	VND	VND	VND	**VND**
Historical cost					
Beginning balance	159,038,458,101	21,457,142,701	338,519,000	293,816,582	181,127,936,384
Purchase in the period	-	-	950,580,000	-	950,580,000
Liquidation, disposal	-	-	(338,519,000)	-	(338,519,000)
Ending balance of the period	**159,038,458,101**	**21,457,142,701**	**950,580,000**	**293,816,582**	**181,739,997,384**
Accumulated depreciation					
Beginning balance	3,022,720,979	627,659,202	338,519,000	188,819,711	4,177,718,892
Depreciation in the period	2,949,889,146	1,255,318,404	11,316,429	18,974,334	4,235,498,313
Liquidation, disposal	-	-	(338,519,000)	-	(338,519,000)
Ending balance of the period	**5,972,610,125**	**1,882,977,606**	**11,316,429**	**207,794,045**	**8,074,698,205**
Net carrying amount					
Beginning balance	156,015,737,122	20,829,483,499	-	104,996,871	176,950,217,492
Ending balance	**153,065,847,976**	**19,574,165,095**	**939,263,571**	**86,022,537**	**173,665,299,179**

The carrying amount of tangible fixed assets pledged as collateral for borrowings as at the end of the period was VND 20,513,428,666 (at the beginning of the period: VND 21,780,063,499).

The cost of tangible fixed assets that have been fully depreciated but are still in use as at the end of the period was VND 811,411,756 (at the beginning of the period: VND 1,149,930,756).

Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost	Net carrying amount
			VND	VND
Academic Block: Primary School, Secondary School, and High School	SIGMA School	In normal use	103,597,451,722	101,007,515,431
Multi-purpose Hall: Kitchen & Refectory, Auxiliary Educational Facilities, and Theater	SIGMA School	In normal use	18,707,767,654	18,146,534,620
Sports Complex: Swimming Pool, Gymnasium, and Arts & Music Rooms	SIGMA School	In normal use	11,224,660,615	10,944,044,098

Details of the Company's major tangible fixed assets disposed of, sold or transferred during the period were as follows:

Name of asset	Historical cost	Net book value at the date of disposal or sale	Costs incurred on disposal or sale	Proceeds from disposal or sale
	VND	VND	VND	VND
Pickup truck (License plate: 20L-7315)	338,519,000	-	-	4,500,000

11 INTANGIBLE FIXED ASSETS

	Manager software	Total
	VND	**VND**
Historical cost		
Beginning balance	1,797,447,318	1,797,447,318
Ending balance of the period	**1,797,447,318**	**1,797,447,318**
Accumulated amortization		
Beginning balance	432,528,766	432,528,766
Amortization in the period	123,136,218	123,136,218
Ending balance of the period	**555,664,984**	**555,664,984**
Net carrying amount		
Beginning balance	1,364,918,552	1,364,918,552
Ending balance	**1,241,782,334**	**1,241,782,334**

The cost of intangible fixed assets that have been fully depreciated but are still in use as at the end of the period was VND 168,000,000 (at the beginning of the period: VND 168,000,000).

Details of the Company's major intangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost	Net carrying amount
			VND	VND
Network security system (Firewall)	Company office	In normal use	795,528,000	738,322,694

12 INVESTMENT PROPERTIES

Investment properties held for lease

	Buildings	Total
	VND	**VND**
Historical cost		
Beginning balance	16,925,868,009	16,925,868,009
Completed construction investment	4,899,816,052	4,899,816,052
Ending balance of the period	**21,825,684,061**	**21,825,684,061**
Accumulated depreciation		
Beginning balance	8,987,439,201	8,987,439,201
Depreciation in the period	556,579,580	556,579,580
Ending balance of the period	**9,544,018,781**	**9,544,018,781**
Net carrying amount		
Beginning balance	7,938,428,808	7,938,428,808
Ending balance	**12,281,665,280**	**12,281,665,280**

The carrying amount of investment properties pledged as collateral for borrowings as at the end of the period was VND 12,281,665,280 (at the beginning of the period: VND 7,938,428,808).

The cost of investment properties that have been fully depreciated but still held to earn rental for capital appreciation as at the end of the period was VND 307,494,156 (during the prior period: VND 307,494,156).

During the period, rental income from investment properties was VND 9,730,250,314 (during the prior period: VND 1,062,808,644).

Rental revenue for each period in future is presented in Note 22.

Fair value of investment properties has not been appraised and determined exactly as of 30 June 2026. However, based on leasing activities and market price of these assets, the Board of Management believed that fair value of investment properties is higher than their carrying amount as at the end of period.

Details of the Company's major investment properties as at 30 June 2026 were as follows:

Name of asset	Location	Purpose of use	Historial cost	Net carrying
			VND	VND
Investment properties held for lease				
65 Hoang Van Thu Office Building	Gia Sang Ward, Thai Nguyen	Leased	13,280,722,291	7,808,777,911
Phu Luong Bookstore	Phu Luong District, Thai Nguyen	Leased	3,733,463,889	2,862,322,317

13 CONTRUCSTION IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Procurement of fixed assets	***1,433,319,032***	***1,433,319,032***	-	-
- HEI Schools Concept Curriculum	1,433,319,032	1,433,319,032	-	-
Construction in progress	***200,000,000***	***200,000,000***	***200,000,000***	***200,000,000***
- Children's playground integrated with a zoo	200,000,000	200,000,000	200,000,000	200,000,000
Upgrading and renovation of fixed assets	-	-	***203,058,200***	***203,058,200***
- 65 Hoang Van Thu Office Building	-	-	203,058,200	203,058,200
	1,633,319,032	1,633,319,032	403,058,200	403,058,200

14 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Related parties	***5,961,855,537***	***790,593,468***
Quan Chu Tea JSC	4,725,236,250	-
Thai Hung JSC	565,679,287	579,253,468
Sigma Group Investment JSC	560,940,000	-
Eco Valley Vietnam Education and Training JSC	110,000,000	11,340,000
Le Mont Investment JSC	-	200,000,000
Others	***5,689,949,434***	***1,694,890,031***
UID Thai Nguyen Construction Investment JSC	4,166,058,750	-
Other suppliers	1,523,890,684	1,694,890,031
	11,651,804,971	2,485,483,499

15 PREPAYMENTS FROM CUSTOMERS

	Ending balance VND	Beginning balance VND
a) Short-term		
Related parties	***67,146,955,002***	-
Minh Duc Group Investment JSC (i)	67,146,955,002	-
Others	***11,793,701,881***	***38,209,637,039***
Advances from students for service fees	3,772,211,709	7,921,815,089
Advances from students for tuition fees	8,021,490,172	30,287,821,950
	78,940,656,883	38,209,637,039
b) Long-term		
Others		
Advances from students for tuition fees	6,113,000,000	6,113,000,000
	6,113,000,000	6,113,000,000

(i) Represents the 30% contract value advance payment received from Minh Duc Group Investment Joint Stock Company pursuant to Construction Contract No. 02/2026/HDXD/HTKT-HC2/MD-STH dated 23 January 2026, for technical infrastructure construction works of Ha Chau 2 Industrial Cluster Project.

16 SHORT-TERM TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value-added tax	154,935,002	-	1,275,275,709	-	-	1,120,340,707
Corporate income tax	5,987,756	-	2,562,244,075	-	-	2,556,256,319
Personal income tax	-	124,376,278	552,328,373	419,302,666	-	257,401,985
Land tax and land rental	-	-	583,297,576	80,674,391	-	502,623,185
	160,922,758	**124,376,278**	**4,973,145,733**	**499,977,057**	**-**	**4,436,622,196**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

17 SHORT TERM ACCRUED EXPENSES

	Ending balance VND	Beginning balance VND
Interest expense	1,703,049,980	1,964,668,655
Marketing expenses	-	1,978,713,360
	1,703,049,980	**3,943,382,015**

18 SHORT-TERM DEFERRED REVENUES

	Ending balance VND	Beginning balance VND
Deferred revenue from property leasing	813,894,444	200,000,000
	813,894,444	**200,000,000**

19 OTHER PAYABLES

		Ending balance VND	Beginning balance VND
a)	**Short-term**		
	Trade union fee	110,068,510	17,432,000
	Social insurance	14,079,610	3,807,000
	Payable for share repurchase (i)	111,500,000,000	121,500,000,000
	- *Mr Le Hong Khue*	*67,750,000,000*	*67,750,000,000*
	- *Mr Le Dang Khoa*	*43,750,000,000*	*53,750,000,000*
	Other payables	54,149,297	158,155,497
		111,678,297,417	**121,679,394,497**
b)	**Long-term**		
	Long-term deposits, collateral received	663,808,285	65,500,000
		663,808,285	**65,500,000**
c)	**Overdue amounts unpaid**		
	Payables for share repurchase (i)	111,500,000,000	121,500,000,000
		111,500,000,000	**121,500,000,000**
d)	**In which: Other payables to related parties**		
	Mr Le Hong Khue	67,750,000,000	67,750,000,000
	Mr Le Dang Khoa	43,750,000,000	43,750,000,000
		111,500,000,000	**111,500,000,000**

(i) Represents the remaining payables to Mr. Le Hong Khue and Mr. Le Dang Khoa relating to the share acquisition of Le Premium Investment Joint Stock Company under the share transfer contracts dated 26 September 2025. Pursuant to the contracts, the share transfer consideration is payable within 90 days from the contract execution date.

20 BORROWINGS

		Beginning balance	During the period Increase	During the period Decrease	Ending balance
		VND	VND	VND	VND
a)	**Short-term borrowings**				
	Short-term debts (i)	4,467,242,000	16,709,189,611	11,180,122,654	9,996,308,957
	Current portion of long-term debts	3,000,000,000	5,968,605,418	2,000,000,000	6,968,605,418
		7,467,242,000	**22,677,795,029**	**13,180,122,654**	**16,964,914,375**
b)	**Long-term borrowings**				
	Long-term debts (ii)	144,080,000,000	5,183,926,417	2,000,000,000	147,263,926,417
		144,080,000,000	**5,183,926,417**	**2,000,000,000**	**147,263,926,417**
	Amount due for settlement within 12 months	(3,000,000,000)	(5,968,605,418)	(2,000,000,000)	(6,968,605,418)
	Amount due for settlement after 12 months	**141,080,000,000**			**140,295,320,999**

(i) Details of short-term borrowings and current portion of long-term debt were as follows:

	Currency	Interest Rate	Maturity	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
						VND	VND
Others							
Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Thai Nguyen Branch	VND	Loan agreement	10 months	Working capital replenishment for business operations	Mortgaged by land use rights and land-attached assets at bookstores (*)	9,996,308,957	4,467,242,000
						9,996,308,957	**4,467,242,000**

(*) Bank borrowings secured by collateral have been duly registered as secured transactions.

(ii) Details of long-term borrowings were as follows:

	Currency	Interest Rate	Maturity	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
						VND	VND
Others							
Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Thai Nguyen Branch							
- *Credit Contract No. 01/2025/12504695/HDTD*	*VND*	*6.8% per annum for the first 18 months, then applying a floating interest rate*	*120 months*	*Working capital replenishment for business operations*	*Mortgaged by land use rights and land-attached assets of the School Complex (*)*	*143,080,000,000*	*144,080,000,000*
- *Credit Contract No. 01/2026/12504695/HDTD*	*VND*	*8.5% per annum for the first 6 months, then applying a floating interest rate*	*60 months*	*Repairs and renovation of the system across 9 town locations*	*Mortgaged by land use rights and land-attached assets at 65 Hoang Van Thu (*)*	*3,439,926,417*	-
- *Credit Contract No. 02/2026/12504695/HDTD*	*VND*	*Floating interest rate*	*60 months*	*Asset investment in 01 Hyundai Solati D-E5 bus*	*Mortgaged by asset of 01 Hyundai Solati D-E5 bus (*)*	*744,000,000*	-
						147,263,926,417	**144,080,000,000**
Amount due for settlement within 12 months						(6,968,605,418)	(3,000,000,000)
Amount due for settlement after 12 months						**140,295,320,999**	**141,080,000,000**

(*) Bank borrowings secured by collateral have been duly registered as secured transactions.

21 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Other capital	Development and investment	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Beginning balance of previous year	**195,000,000,000**	**29,736,000**	**205,199,847**	**464,211,628**	**3,482,216,524**	**199,181,363,999**
Profit for previous period	-	-	-	-	1,471,956,855	1,471,956,855
Ending balance of previous period	**195,000,000,000**	**29,736,000**	**205,199,847**	**464,211,628**	**4,954,173,379**	**200,653,320,854**
Beginning balance of current year	**195,000,000,000**	**29,736,000**	**205,199,847**	**464,211,628**	**4,401,469,206**	**200,100,616,681**
Profit for this period	-	-	-	-	10,214,864,445	10,214,864,445
Ending balance of this period	**195,000,000,000**	**29,736,000**	**205,199,847**	**464,211,628**	**14,616,333,651**	**210,315,481,126**

b) Details of Contributed capital

	Ending balance VND	Rate	Beginning balance VND	Rate
STH Gateway JSC	79,550,000,000	40.80%	79,550,000,000	40.80%
Sigma Group Investment JSC	41,660,000,000	21.36%	41,660,000,000	21.36%
Mrs Nguyen Thi Vinh	19,695,000,000	10.10%	19,695,000,000	10.10%
Thai Hung Trading JSC	15,603,000,000	8.00%	15,603,000,000	8.00%
Others	38,492,000,000	19.74%	38,492,000,000	19.74%
	195,000,000,000	**100%**	**195,000,000,000**	**100%**

c) Capital transactions with owners and distribution of dividends and profits

	Current period VND	Prior period VND
Owner's contributed capital		
- At the beginning of the year	195,000,000,000	195,000,000,000
- At the end of the period	195,000,000,000	195,000,000,000

d) Share

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	19,500,000	19,500,000
Quantity of issued shares	19,500,000	19,500,000
- *Common shares*	*19,500,000*	*19,500,000*
Quantity of outstanding shares in circulation	19,500,000	19,500,000
- *Common shares*	*19,500,000*	*19,500,000*

Par value per share: VND 10,000/ share

e) Company's reserves

	Ending balance VND	Beginning balance VND
Development and investment funds	464,211,628	464,211,628
	464,211,628	**464,211,628**

22 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 30 June 2026, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	Ending balance VND	Beginning balance VND
Under 1 year	17,827,867,680	601,356,000
From 1 year to 5 years	76,435,258,400	916,356,000
Over 5 years	57,080,574,720	-

b) Operating leased assets

As at 30 June 2026, the Company entered into State land lease contracts under annual rental payment method and full one-off rental payment method for the whole lease term to serve its business and production activities as follows:

No.	Land Plot	Lessor	Area (m2)	Purpose	Land Use Term	Rental payment method
1	IRIS School, Gia Sang Ward, Thai Nguyen Province (ii)	Thai Nguyen PPC	12,822.46	Construction of educational and training facilities	Land use term until 23 November 2077	One-off payment for the entire lease period
2	65 Hoang Van Thu Street, Phan Dinh Phung Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	1,014.00	Construction of office premises	Land use term until 30 July 2047	Annual payment
3	Huong Son Bookstore, Gia Sang Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	179.00	Construction of a bookstore	Land use term until 30 July 2047	Annual payment
4	Phan Dinh Phung Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	289.50	Business and production establishment	Land use term until 30 July 2047	Annual payment
5	Thinh Dan Bookstore, Quyet Thang Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	82.50	Construction of a bookstore	Land use term until 30 July 2047	Annual payment
6	Pho Yen Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	200.00	Construction of a bookstore	Land use term until 30 July 2047	Annual payment
7	Linh Son Ward, Thai Nguyen Province (i)	Thai Nguyen PPC	133.00	Business and production establishment	Land use term until 30 July 2047	Annual payment
8	Vo Nhai Commune, Thai Nguyen Province (i)	Thai Nguyen PPC	118.00	Business and production establishment	Land use term until 30 July 2047	Annual payment
9	Phu Luong Bookstore, Phu Luong Commune, Thai Nguyen Province (i)	Thai Nguyen PPC	423.30	Construction of a bookstore	Land use term until 30 July 2047	Annual payment
10	Dai Tu Bookstore, Dai Phuc Commune, Thai Nguyen Province (i)	Thai Nguyen PPC	92.80	Construction of a bookstore	Land use term until 30 July 2047	Annual payment
11	Phu Binh Bookstore, Phu Binh Commune, Thai Nguyen Province (i)	Thai Nguyen PPC	101.70	Construction of a bookstore	Land use term until 30 July 2047	Annual payment

(i) Land plots are pledged/mortgaged as collateral for short-term borrowings at Joint Stock Commercial Bank for Investment and Development of Vietnam (Note 20).

(ii) The land plot is pledged/mortgaged as collateral for long-term borrowings at Joint Stock Commercial Bank for Investment and Development of Vietnam (Note 20).

Under the provisions of the land lease contracts and prevailing land laws, the Company is obligated to relocate and dismantle assets attached to the land to hand back the site to the State upon the expiry of the land use term. However, the Board of General Directors does not have sufficient basis to reliably estimate the necessary costs to fulfil this obligation. Accordingly, this obligation is presented as a contingent liability in these Interim Separate Financial Statements.

23 REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	Current period VND	Prior period VND
Revenue from sales of goods	-	*19,970,123,805*
Revenue from rendering of services	*51,752,117,901*	*1,577,606,889*
- *Revenue from real estate leasing services*	*9,730,250,314*	*1,062,808,644*
- *Revenue from education and training services*	*30,035,850,242*	-
- *Revenue from other services*	*11,986,017,345*	*514,798,245*
Revenue from construction services	*14,437,806,374*	-
	66,189,924,275	**21,547,730,694**
In which: Revenue from related parties (Detailed in Note 36)	33,558,895,559	13,257,615,578

24 COST OF GOODS SOLD AND PROVISION OF SERVICES

	Current period VND	Prior period VND
Cost of goods sold	-	17,494,434,627
Cost of services rendered	23,298,895,598	221,403,636
- *Cost of real estate leasing services*	*4,790,685,568*	*221,403,636*
- *Cost of education and training services*	*16,562,901,566*	-
- *Cost of other services*	*1,945,308,464*	-
Cost of construction services	13,638,506,202	-
	36,937,401,800	**17,715,838,263**
In which: Purchase from related parties Total purchase value: (Detailed in Note 36)	9,880,831,202	11,568,559,879

25 FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income	15,489,187	138,134,720
Gain on disposal of financial investments	-	4,241,781,171
	15,489,187	**4,379,915,891**
In which: Financial income received from related parties (Detailed in Note 36)	-	4,003,590,000

26 FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expenses	5,283,054,231	233,362,205
Loss on disposal of financial investments	-	1,712,415,395
Reductions in financial expenses	-	(197,879,798)
- *Reversal of allowances*	-	*(197,879,798)*
	5,283,054,231	**1,747,897,802**
In which: Financial expenses paid to related parties (Detailed in Note 36)	-	65,358,903

27 SELLING EXPENSES

	Current period VND	Prior period VND
Labour expenses	108,505,000	1,702,844,192
Tools, instruments and supplies expenses	909,913,126	-
Depreciation expenses	-	69,600,174
Expenses of outsourcing services	1,313,961,427	510,658,750
Other expenses	4,624,400	75,745,279
	2,337,003,953	**2,358,848,395**
In which: Expenses purchased from related parties (Detailed in Note 36)	1,121,460,000	-

28 GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
Raw materials	5,077,923	-
Labour expenses	5,166,121,759	808,273,050
Tools, instruments and supplies expenses	80,560,540	-
Depreciation expenses	409,830,243	361,145,658
Tax, Charge, Fee	592,181,993	107,362,252
Expenses of outsourcing services	1,463,298,738	251,076,691
Other expenses	1,141,353,177	783,637,810
	8,858,424,373	**2,311,495,461**
In which: Expenses purchased from related parties (Detailed in Note 36)	407,818,228	495,433,334

29 OTHER INCOME

	Current period VND	Prior period VND
Gain on liquidation, disposal of fixed assets	4,500,000	-
Gain on liquidation, disposal of tools and supplies	-	207,626,262
Others	17,191,269	20,630,622
	21,691,269	**228,256,884**

30 OTHER EXPENSES

	Current period VND	Prior period VND
Expenses from liquidation, disposal of fixed assets	-	2,419,286
Expenses from liquidation, disposal of tools and supplies		184,953,579
Interest on late payment of tax	4,111,854	521,256
Others	30,000,000	74,262
	34,111,854	**187,968,383**

31 CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Total profit before tax	12,777,108,520	1,833,855,165
Increase	34,111,854	521,256
- *Fines and tax late payment penalties*	*4,111,854*	*521,256*
- *Other non-deductible expenses*	*30,000,000*	-
Tax losses carried forward	-	(24,884,870)
Taxable income	12,811,220,374	1,809,491,551
Current CIT expense (tax rate 20%)	**2,562,244,075**	**361,898,310**
Tax payable at the beginning of the year	(5,987,756)	(240,000,000)
Tax paid in the period	-	-
Corporate income tax payable at the end of the period	**2,556,256,319**	**121,898,310**

32 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period VND	Prior period VND
Cost of purchased goods sold	392,018,239	17,494,434,627
Raw materials	13,643,584,125	-
Labour expenses	16,912,345,676	2,511,117,242
Tools, instruments and supplies	990,473,666	-
Depreciation expenses	4,915,214,111	652,149,468
Taxes, fees and charges	592,181,993	107,362,252
Expenses of outsourcing services	9,541,034,739	761,735,441
Other expenses	1,145,977,577	859,383,089
	48,132,830,126	**22,386,182,119**

33 ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM SEPARATE STATEMENT OF CASH FLOWS

	Current period VND	Prior period VND
Proceeds from borrowings during the period		
Proceeds from loans under loan contracts	21,893,116,028	3,647,501,152
Actual repayments on principal during the period		
Repayments of principal under standard loan agreements	13,180,122,654	12,146,045,208

34 EVENTS AFTER THE REPORTING PERIOD

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

35 SEGMENT REPORTING

a) Under business fields

	Education and training	Real estate business	Construction	Others	Grand total
	VND	VND	VND	VND	VND
Net revenue	30,035,850,242	9,730,250,314	14,437,806,374	11,986,017,345	66,189,924,275
Cost of goods sold	16,562,901,566	4,790,685,568	13,638,506,202	1,945,308,464	36,937,401,800
Profit from business activities	**13,472,948,676**	**4,939,564,746**	**799,300,172**	**10,040,708,881**	**29,252,522,475**
The total cost of acquisition of fixed assets	**2,383,899,032**	**4,696,757,852**	**-**	**-**	**7,080,656,884**
Segment assets	202,104,851,780	288,592,773,591	73,837,787,159	13,519,859,955	578,055,272,485
Unallocated assets					7,760,198,187
Total assets	**202,104,851,780**	**288,592,773,591**	**73,837,787,159**	**13,519,859,955**	**585,815,470,672**
Segment liabilities	165,280,628,298	1,477,702,729	76,038,250,002	-	242,796,581,029
Unallocated liabilities					132,703,408,517
Total liabilities	**165,280,628,298**	**1,477,702,729**	**76,038,250,002**	**-**	**375,499,989,546**

b) Under geographical areas

The Company's business activities are principally carried out in Thai Nguyen Province, Vietnam; therefore, the Company does not prepare segment reporting by geographical area.

36 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Company were as follows:

Related parties	Relation
Thai Hung Trading JSC	Major shareholders
Mrs Nguyen Thi Vinh	Major shareholders
Sigma Group Investment JSC	Major shareholders
Mr Le Hong Khue	Major shareholder of the subsidiary
Mr Le Dang Khoa	General Director of the subsidiary
Le Premium Investment JSC	The subsidiary
Le Mont Investment JSC	Related parties of major shareholders
Eco Valley Vietnam Investment JSC	Related parties of major shareholders
Eco Valley Vietnam Education and Training JSC	Related parties of major shareholders
Quan Chu Tea JSC	Related parties of major shareholders
Minh Duc Group Investment JSC	Related parties of major shareholders
Cao Duong Phat JSC	Related parties of major shareholders
Cao Bac Trading JSC	Related parties of major shareholders
IMUS Development Investment JSC	Related parties of major shareholders
Members of the Board of Directors, Board of Management, Board of Supervisors, other managers of the Company	Key management member of the Company

In addition to the related party information presented in the above notes, the Company had the following transactions with related parties during the period:

	Current period VND	Prior period VND
Sales of goods and rendering of services	**33,558,895,559**	**13,257,615,578**
Thai Hung Trading JSC	-	4,817,898,363
Cao Duong Phat JSC	-	8,329,655,144
Cao Bac Trading JSC	-	45,679,222
Le Mont Investment JSC	-	28,732,720
Eco Valley Vietnam Investment JSC	-	10,502,274
Eco Valley Vietnam Education and Training JSC	-	25,147,855
Minh Duc Group Investment JSC	14,437,806,374	-
Quan Chu Tea JSC	7,135,071,840	-
Le Premium Investment JSC	11,986,017,345	-
Purchases of goods and services	**11,410,109,430**	**12,063,993,213**
Le Mont Investment JSC	2,124,561,617	23,154,695
Quan Chu Tea JSC	4,691,917,000	-
Eco Valley Vietnam Investment JSC	3,256,044,585	7,980,291
Sigma Group Investment JSC	1,121,460,000	-
Thai Hung Trading JSC	11,922,228	3,925,471,629
Cao Duong Phat JSC	94,204,000	7,957,021,120
Eco Valley Vietnam Education and Training JSC	110,000,000	22,233,621
Cao Bac Trading JSC	-	127,931,857
IMUS Development Investment JSC	-	200,000
Proceeds from disposal of investments	-	**20,020,700,000**
Cao Bac Trading JSC	-	20,020,700,000
Gain on disposal of investments	-	**4,003,590,000**
Cao Bac Trading JSC	-	4,003,590,000

	Current period VND	Prior period VND
Loan interest income	**-**	**65,358,903**
Thai Hung Trading JSC	-	65,358,903
Advance payment for the acquisition of IRIS School	**-**	**44,081,000,000**
Thai Hung Trading JSC	-	44,081,000,000
Offsetting of obligations	**-**	**135,400,000,000**
Thai Hung Trading JSC	-	135,400,000,000

Manager's income

Remuneration, salaries and other income of members of the Board of Directors, General Director, Supervisory Board and other managers were as follows:

	Position	Current period VND	Prior period VND
Mrs Nguyen Thi Vinh	Chairman of the BOD (Appointed on 26 July 2025)	85.417.000	-
Mr Nguyen Nam Tien	Chairman of the BOD (Resigned on 26 July 2025)	-	-
Mr Le Tuan Dung	Member of the BOD cum General Director (Appointed on 26 July 2025)	596.260.000	-
Mrs Nguyen Thi Hoai Thu	Member of the BOD	71.111.000	-
Mrs Nguyen Thi Quy	Member of the BOD (Resigned on 26 July 2025)	-	-
Mr Nguyen Phu Son	Member of the BOD (Resigned on 26 July 2025)	-	-
Mrs La Thi Mai Lien	Deputy General Director (Resigned on 01 July 2026)	-	99.348.925
Mr Nguyen Cap Tien Dat	Head of Supervisory Board (Appointed on 26 July 2025)	35.556.000	-
Mrs Hoang Thi Lan	Head of Supervisory Board (Resigned on 26 July 2025)	-	62.989.760
Mrs Nguyen Thi Hong Tham	Member of Supervisory Board (Appointed on 26 July 2025)	18.333.333	-
Mrs Nguyen Thi Kim Hue	Member of Supervisory Board (Appointed on 26 July 2025)	18.333.333	-
Mrs Nguyen Thi Minh	Member of Supervisory Board (Resigned on 26 July 2025)	-	46.688.542
Mrs Nguyen Thi Lan Huong	Member of Supervisory Board (Resigned on 15 April 2025)	-	-
Mrs Nguyen Thi Nhu Thuy	Member of Supervisory Board (Resigned on 15 April 2025)	-	43.932.937

	Position	Current period VND	Prior period VND
Mrs Phung Thi Ha	Chief Accountant (Resigned on 15 June 2026)	130,347,000	98,956,894
Mrs Bui Thanh Ha	Chief Accountant (Appointed on 15 June 2026)	107,097,003	-

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

37 COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flows of Company during the previous period.

The comparative figures in the Interim Separate Statement of Financial Position and related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025, which was audited by Nhan Tam Viet Auditing Company Limited - Hanoi Branch. The comparative figures in the Interim Separate Statement of Income, Interim Separate Statement of Cash flows and related notes is that of the Interim Separate Financial Statements for the accounting period from 01 January 2025 to 30 June 2025, which were reviewed by NVA Auditing Company Limited.

The Company's Board of Management has decided to retrospectively adjust certain items in the separate financial statements for the financial year ended 31 December 2025 for comparability with the current period's figures, specifically as follows:

	Code	Figures in the Separate Financial Statements of previous year VND	Adjusted figures VND	Difference VND	Note
Separate Statement of Financial position					
Short-term trade receivables	131	27,376,599,437	18,980,978,999	(8,395,620,438)	(i)
Short-term prepaid expenses	151	404,010,146	438,092,354	34,082,208	(v)
Tangible fixed assets	221	184,922,728,508	176,950,217,492	(7,972,511,016)	(ii)
Intangible fixed assets	227	24,358,947,594	1,364,918,552	(22,994,029,042)	(iii)
Investment properties	230	-	7,938,428,808	7,938,428,808	(ii)
Long-term prepaid expenses	261	2,319,847,300	25,313,876,342	22,994,029,042	(iii)
TOTAL ASSETS	270	533,772,044,947	525,376,424,509	(8,395,620,438)	
Short-term prepayments from customers	312	7,940,107,089	38,209,637,039	30,269,529,950	(iv)
Short-term unearned revenue	318	44,978,150,388	200,000,000	(44,778,150,388)	(iv)
Long-term prepayments from	332	-	6,113,000,000	6,113,000,000	(iv)
TOTAL CAPITAL	440	533,772,044,947	525,376,424,509	(8,395,620,438)	

(i): Adjustment to decrease Short-term trade receivables and Unearned revenue to align with cash collection progress under property lease contracts;
(ii): Reclassification of leased properties from fixed assets to investment properties;
(iii): Reclassification of the upfront land rental paid for the School Area;
(iv): Reclassification of advance payments received for tuition and school service fees;
(v): Adjustment for certain equipment items failing to meet the recognition criteria for fixed assets.

As disclosed in Note 2.3, certain comparative figures as at 01 January 2026 have been adjusted to conform to the presentation requirements of the financial statements under Circular No. 99/2025/TT-BTC. The details are as follows:

Figures are based on the Separate Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC			
Code	**Items**	**Amount**	**Code**	**Items**	**Amount**	**Change**
SEPARATE STATEMENT OF FINANCIAL POSITION						
112	Cash equivalents	1,026,000,000	112	Cash equivalents	1,026,881,079	881,079
123	Held-to-maturity investments	15,000,000,000	123	Short-term held-to-maturity investments	15,264,328,767	264,328,767
136	Other short-term receivables	5,426,969,846	135	Other short-term receivables	5,161,760,000	(265,209,846)

In addition to the line items with changes in numerical figures upon transition to Circular 99/2025/TT-BTC as presented in the table above, certain other line items have undergone changes in their item codes and nomenclature.

M.S.D.N: 4600346889
CÔNG TY CỔ PHẦN STH HOLDINGS
TỈNH THÁI NGUYÊN

Tran Ngoc My
Preparer

Bui Thanh Ha
Chief Accountant

Le Tuan Dung
General Director
Legal Representative
Approved, 28 August 2026