

# **INTERIM FINANCIAL STATEMENTS**

**FOR THE ACCOUNTING PERIOD  
FROM 1 JANUARY 2026 TO 30 JUNE 2026**

**TRI VIET EDUCATION GROUP  
JOINT STOCK COMPANY**

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## GENERAL INFORMATION

### Corporate information

Tri Viet Education Group Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0106182582, first registered on 20 May 2013 and amended for the 15<sup>th</sup> time on 26 May 2026, issued by Hanoi Department of Finance.

*The principal business activities of the Company include:* Providing education and training services, including educational programs, skills training, and experiential education.

### Head office

- Address : A15, 1<sup>st</sup> Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam
- Tel. : 033.868.2188

### Affiliates without legal personality applying centralized accounting

| Name                     | Address                                               |
|--------------------------|-------------------------------------------------------|
| Ba Ria – Vung Tau Branch | 170/2 Binh Gia, Tam Thang, Ho Chi Minh City           |
| Phu Tho Branch           | 129 Minh Lang Road, Thanh Mieu Ward, Phu Tho Province |

### Board of Directors ("BOD")

The members of the Board of Directors during the period and up to the date of this statement include:

| Full name              | Position           |                                                        |
|------------------------|--------------------|--------------------------------------------------------|
| Mr. Vo Thai Phong      | Chairman           | Appointed on 15 July 2026                              |
| Ms. Nguyen Thuy Thuong | Chairwoman         | Resigned from the Chairman effective from 15 July 2026 |
|                        | Member             | From 15 July 2026                                      |
| Mr. Tran Thanh Tan     | Vice Chairman      | Appointed on 15 July 2026                              |
|                        | Member             | Appointed on 15 July 2026                              |
| Mr. Tran Kim Long      | Member             | Appointed on 28 April 2026                             |
| Ms. Pham Thi Lam Hong  | Member             | Resigned on 28 April 2026                              |
| Mr. Le Viet Duc        | Independent Member |                                                        |
| Mr. Tran Quoc Bao      | Independent Member | Appointed on 15 July 2026                              |

### Board of Supervisors ("BOS")

The members of the Board of Supervisors during the period and up to the date of this statement include:

| Full name                | Position    |                           |
|--------------------------|-------------|---------------------------|
| Mr. Pham Minh Ngoc       | Head of BOS |                           |
| Ms. Vu Thu Hang          | Member      | Resigned on 15 July 2026  |
| Ms. Le Thi Hoa           | Member      | Appointed on 15 July 2026 |
| Ms. Nguyen Thi Bich Thao | Member      |                           |

### Executive Officers

The Executive Officers during the period and up to the date of this statement include:

| Full name             | Position         |                            |
|-----------------------|------------------|----------------------------|
| Mr. Tran Kim Long     | General Director | Appointed on 28 April 2026 |
| Ms. Pham Thi Lam Hong | General Director | Resigned on 28 April 2026  |
| Ms. Dao Thi Thanh Ha  | Chief Accountant |                            |

### Legal representative

The legal representatives of the Company during the period and up to the date of this statement include:

- Legal representative No. 1 – BOD Chairman: Ms. Nguyen Thuy Thuong. The Company is currently in the process of completing the procedures for amending its enterprise registration in relation to the change of legal representative No. 1 from Ms. Nguyen Thuy Thuong to Mr. Vo Thai Phong.
- Legal representative No. 02 – General Director: Ms. Pham Thi Lam Hong (until 27 April 2026) and Mr. Tran Kim Long (from 28 April 2026).

### Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

## **STATEMENT OF THE LEGAL REPRESENTATIVE**

The legal representative of Tri Viet Education Group Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Interim Financial Statements for the accounting period from 1 January 2026 to 30 June 2026.

### **Responsibilities of the Executive Officers**

The Executive Officers are responsible for the preparation of the Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these Interim Financial Statements, the Executive Officers must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State whether applicable accounting standards have been followed or not, and all the differences subject to any materials departures are disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements of the Company on a going-concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Interim Financial Statements.

The Executive Officers hereby ensure that all the proper accounting books of the Company have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Company, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Executive Officers are also responsible for safeguarding the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

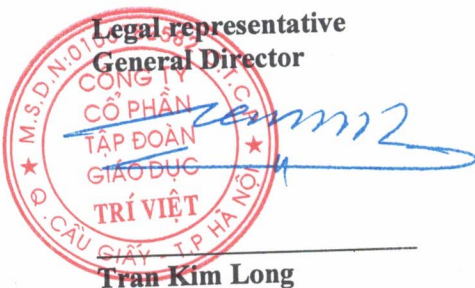
The Executive Officers hereby confirm that the Company has complied with the aforementioned requirements in preparation of the Interim Financial Statements.

### **Statement of the legal representative**

In the opinion of the legal representative, the Interim Financial Statements give a true and fair view of the financial position of the Company as at 30 June 2026 and of its financial performance and cash flows for the accounting period from 1 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Financial Statements.

**Legal representative**

**General Director**



**Tran Kim Long**

14 August 2026

No. 2.0551/26/TC-AC

## **REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE EXECUTIVE OFFICERS  
TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Tri Viet Education Group Joint Stock Company (hereinafter referred to as “the Company”), which were prepared on 14 August 2026, from page 6 to page 35, comprising the Interim Statement of Financial Position as at 30 June 2026, the Interim Statement of Income, the Interim Statement of Cash Flows for the accounting period from 1 January 2026 to 30 June 2026 and the Notes to the Interim Financial Statements.

### **Responsibility of the Executive Officers**

The Company’s Executive Officers are responsible for the preparation, true and fair presentation of the Company’s Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Financial Statements; and responsible for such internal control as the Executive Officers determine necessary to enable the preparation and presentation of the Interim Financial Statements to be free from material misstatement due to fraud or error.

### **Responsibility of Auditors**

Our responsibility is to express a conclusion on the Interim Financial Statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements No. 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 the Vietnamese Standards on Auditing and therefore, it does not enable us to obtain a reasonable assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express our audit opinion.

### **Conclusion of Auditors**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026 and of its financial performance and cash flows for the accounting period from 1 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Financial Statements.



### Other matters

The Company's Interim Financial Statements for the accounting period from 1 January 2025 to 30 June 2025 and the Financial Statements for the fiscal year ended 31 December 2025 were reviewed and audited, respectively, by another audit firm. This Auditor issued a Report on Review of Interim Financial Information on 14 August 2025 with a qualified conclusion and an Independent Auditor's Report on the Financial Statements for the fiscal year ended 31 December 2025 on 30 March 2026 with a qualified opinion.

The Report on review of the Company's Interim Financial Statements for the accounting period from 1 January 2026 to 30 June 2026 has been prepared in both Vietnamese and English. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

### Emphasis of Matter

We draw the reader's attention to Note VII.3 to the Interim Financial Statements, which describes the Company's restatement of the comparative figures as at 1 January 2026. Our review conclusion is not modified in respect of this matter.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.

Hanoi Branch



Le Van Khoa – Partner

Audit Practice Registration Certificate: No. 1794-2023-008-1

Authorized Signatory

Hanoi, 14 August 2026



**TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

**INTERIM FINANCIAL STATEMENTS**

For the accounting period from 1 January 2026 to 30 June 2026

**INTERIM STATEMENT OF FINANCIAL POSITION**

(Full form)

As at 30 June 2026

Unit: VND

| ITEMS                                                                   | Code       | Note | Ending balance        | Beginning balance     |
|-------------------------------------------------------------------------|------------|------|-----------------------|-----------------------|
| <b>A - CURRENT ASSETS</b>                                               | <b>100</b> |      | <b>34,756,298,699</b> | <b>24,710,043,485</b> |
| <b>I. Cash and cash equivalents</b>                                     | <b>110</b> |      | <b>878,903,904</b>    | <b>2,361,856,910</b>  |
| 1. Cash                                                                 | 111        | V.1  | 878,903,904           | 2,361,856,910         |
| 2. Cash equivalents                                                     | 112        |      | -                     | -                     |
| <b>II. Short-term financial investments</b>                             | <b>120</b> |      | <b>185,671,233</b>    | -                     |
| 1. Trading securities                                                   | 121        |      | -                     | -                     |
| 2. Provisions for diminution in value of trading securities             | 122        |      | -                     | -                     |
| 3. Short-term held-to-maturity investments                              | 123        | V.2  | 185,671,233           | -                     |
| 4. Provisions for impairment of short-term held-to-maturity investments | 124        |      | -                     | -                     |
| 5. Other short-term investments                                         | 125        |      | -                     | -                     |
| 6. Provisions for impairment of other short-term investments            | 126        |      | -                     | -                     |
| <b>III. Short-term receivables</b>                                      | <b>130</b> |      | <b>29,953,998,343</b> | <b>14,904,031,727</b> |
| 1. Short-term trade receivables                                         | 131        | V.3  | 8,460,076,681         | 10,640,212,732        |
| 2. Short-term prepayments to suppliers                                  | 132        | V.4  | 20,960,979,902        | 3,074,991,205         |
| 3. Short-term inter-company receivables                                 | 133        |      | -                     | -                     |
| 4. Receivables based on the progress of construction contracts          | 134        |      | -                     | -                     |
| 5. Other short-term receivables                                         | 135        | V.5  | 505,938,908           | 1,161,824,938         |
| 6. Allowance for short-term doubtful debts                              | 136        |      | -                     | -                     |
| 7. Shortage of assets awaiting resolution                               | 137        |      | 27,002,852            | 27,002,852            |
| <b>IV. Inventories</b>                                                  | <b>140</b> |      | <b>804,678,804</b>    | <b>856,586,600</b>    |
| 1. Inventories                                                          | 141        | V.6  | 804,678,804           | 856,586,600           |
| 2. Allowance for devaluation of inventories                             | 142        |      | -                     | -                     |
| <b>V. Short-term biological assets</b>                                  | <b>150</b> |      | -                     | -                     |
| 1. Short-term consumable livestock                                      | 151        |      | -                     | -                     |
| 2. Short-term consumable crops/plants                                   | 152        |      | -                     | -                     |
| 3. Provisions for impairment of short-term biological assets            | 153        |      | -                     | -                     |
| <b>VI. Other current assets</b>                                         | <b>160</b> |      | <b>2,933,046,415</b>  | <b>6,587,568,248</b>  |
| 1. Short-term deferred expenses                                         | 161        | V.7a | 2,145,662,273         | 5,394,806,287         |
| 2. Deductible VAT                                                       | 162        |      | 787,384,142           | 1,192,761,961         |
| 3. Taxes and other receivables from the State                           | 163        |      | -                     | -                     |
| 4. Trading Government bonds                                             | 164        |      | -                     | -                     |
| 5. Other current assets                                                 | 165        |      | -                     | -                     |

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Interim Statement of Financial Position (cont.)

| ITEMS                                                                   | Code       | Note | Ending balance        | Beginning balance     |
|-------------------------------------------------------------------------|------------|------|-----------------------|-----------------------|
| <b>B - NON-CURRENT ASSETS</b>                                           | <b>200</b> |      | <b>30,279,562,025</b> | <b>37,490,411,607</b> |
| <b>I. Long-term receivables</b>                                         | <b>210</b> |      | -                     | -                     |
| 1. Long-term trade receivables                                          | 211        |      | -                     | -                     |
| 2. Long-term prepayments to suppliers                                   | 212        |      | -                     | -                     |
| 3. Working capital in affiliates                                        | 213        |      | -                     | -                     |
| 4. Long-term inter-company receivables                                  | 214        |      | -                     | -                     |
| 5. Other long-term receivables                                          | 215        |      | -                     | -                     |
| 6. Allowance for long-term doubtful debts                               | 216        |      | -                     | -                     |
| <b>II. Fixed assets</b>                                                 | <b>220</b> |      | <b>22,063,635,320</b> | <b>23,580,117,092</b> |
| 1. Tangible fixed assets                                                | 221        | V.8  | 10,538,276,883        | 12,013,091,991        |
| - Historical costs                                                      | 222        |      | 14,846,879,941        | 18,452,170,913        |
| - Accumulated depreciation                                              | 223        |      | (4,308,603,058)       | (6,439,078,922)       |
| 2. Finance lease assets                                                 | 224        |      | -                     | -                     |
| - Historical costs                                                      | 225        |      | -                     | -                     |
| - Accumulated depreciation                                              | 226        |      | -                     | -                     |
| 3. Intangible fixed assets                                              | 227        | V.9  | 11,525,358,437        | 11,567,025,101        |
| - Historical costs                                                      | 228        |      | 13,172,500,000        | 13,172,500,000        |
| - Accumulated amortization                                              | 229        |      | (1,647,141,563)       | (1,605,474,899)       |
| <b>III. Long-term biological assets</b>                                 | <b>230</b> |      | -                     | -                     |
| 1. Bearer livestock                                                     | 231        |      | -                     | -                     |
| a) Immature bearer livestock                                            | 232        |      | -                     | -                     |
| b) Mature bearer livestock                                              | 233        |      | -                     | -                     |
| - Historical costs                                                      | 234        |      | -                     | -                     |
| - Accumulated depreciation                                              | 235        |      | -                     | -                     |
| 2. Long-term consumable livestock                                       | 236        |      | -                     | -                     |
| 3. Long-term consumable crops/plants                                    | 237        |      | -                     | -                     |
| 4. Provisions for impairment of long-term biological assets             | 238        |      | -                     | -                     |
| <b>IV. Investment properties</b>                                        | <b>240</b> |      | -                     | -                     |
| - Historical costs                                                      | 241        |      | -                     | -                     |
| - Accumulated depreciation                                              | 242        |      | -                     | -                     |
| <b>V. Long-term assets in progress</b>                                  | <b>250</b> |      | -                     | -                     |
| 1. Long-term work in progress                                           | 251        |      | -                     | -                     |
| 2. Construction-in-progress                                             | 252        |      | -                     | -                     |
| <b>VI. Long-term financial investments</b>                              | <b>260</b> |      | -                     | -                     |
| 1. Investments in subsidiaries                                          | 261        |      | -                     | -                     |
| 2. Investments in joint ventures and associates                         | 262        |      | -                     | -                     |
| 3. Investments in other entities                                        | 263        |      | -                     | -                     |
| 4. Provisions for impairment of long-term investments in other entities | 264        |      | -                     | -                     |
| 5. Long-term held-to-maturity investments                               | 265        |      | -                     | -                     |
| 6. Provisions for impairment of long-term held-to-maturity investments  | 266        |      | -                     | -                     |
| <b>VII. Other non-current assets</b>                                    | <b>270</b> |      | <b>8,215,926,705</b>  | <b>13,910,294,515</b> |
| 1. Long-term deferred expenses                                          | 271        | V.7b | 8,215,926,705         | 13,910,294,515        |
| 2. Deferred income tax assets                                           | 272        |      | -                     | -                     |
| 3. Long-term components and spare parts                                 | 273        |      | -                     | -                     |
| 4. Other non-current assets                                             | 274        |      | -                     | -                     |
| <b>TOTAL ASSETS</b>                                                     | <b>280</b> |      | <b>65,035,860,724</b> | <b>62,200,455,092</b> |

**TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

**INTERIM FINANCIAL STATEMENTS**

For the accounting period from 1 January 2026 to 30 June 2026

**Interim Statement of Financial Position (cont.)**

| ITEMS                                                         | Code       | Note | Ending balance       | Beginning balance    |
|---------------------------------------------------------------|------------|------|----------------------|----------------------|
| <b>C - LIABILITIES</b>                                        | <b>300</b> |      | <b>6,431,595,048</b> | <b>3,765,662,696</b> |
| <b>I. Current liabilities</b>                                 | <b>310</b> |      | <b>6,431,595,048</b> | <b>3,765,662,696</b> |
| 1. Short-term trade payables                                  | 311        | V.10 | 1,049,231,709        | 774,016,589          |
| 2. Short-term advances from customers                         | 312        |      | 9,000,000            | 30,000,000           |
| 3. Payables for dividends and profit distributions            | 313        |      | 14,079,000           | 14,079,000           |
| 4. Short-term taxes and other obligations to the State Budget | 314        | V.11 | 116,952,722          | 859,271,043          |
| 5. Payables to employees                                      | 315        |      | 307,360,008          | 352,070,400          |
| 6. Short-term accrued expenses                                | 316        | V.12 | 168,782,845          | -                    |
| 7. Short-term inter-company payables                          | 317        |      | -                    | -                    |
| 8. Payables based on the progress of construction contracts   | 318        |      | -                    | -                    |
| 9. Short-term deferred revenue                                | 319        | V.13 | 392,035,990          | 99,603,169           |
| 10. Other short-term payables                                 | 320        | V.14 | 1,661,484,135        | 1,636,622,495        |
| 11. Short-term borrowings and finance leases                  | 321        | V.15 | 2,712,668,639        | -                    |
| 12. Short-term provisions                                     | 322        |      | -                    | -                    |
| 13. Bonus and welfare funds                                   | 323        |      | -                    | -                    |
| 14. Price stabilization fund                                  | 324        |      | -                    | -                    |
| 15. Trading Government bonds                                  | 325        |      | -                    | -                    |
| <b>II. Non-current liabilities</b>                            | <b>330</b> |      | <b>-</b>             | <b>-</b>             |
| 1. Long-term trade payables                                   | 331        |      | -                    | -                    |
| 2. Long-term advances from customers                          | 332        |      | -                    | -                    |
| 3. Long-term taxes and other obligations to the State Budget  | 333        |      | -                    | -                    |
| 4. Long-term accrued expenses                                 | 334        |      | -                    | -                    |
| 5. Inter-company payables for working capital                 | 335        |      | -                    | -                    |
| 6. Long-term inter-company payables                           | 336        |      | -                    | -                    |
| 7. Long-term deferred revenue                                 | 337        |      | -                    | -                    |
| 8. Other long-term payables                                   | 338        |      | -                    | -                    |
| 9. Long-term borrowings and finance leases                    | 339        |      | -                    | -                    |
| 10. Convertible bonds                                         | 340        |      | -                    | -                    |
| 11. Preferred shares                                          | 341        |      | -                    | -                    |
| 12. Deferred income tax liabilities                           | 342        |      | -                    | -                    |
| 13. Long-term provisions                                      | 343        |      | -                    | -                    |
| 14. Science and technology development fund                   | 344        |      | -                    | -                    |

**TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

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**INTERIM FINANCIAL STATEMENTS**

For the accounting period from 1 January 2026 to 30 June 2026

**Interim Statement of Financial Position (cont.)**

| ITEMS                                                             | Code       | Note        | Ending balance        | Beginning balance     |
|-------------------------------------------------------------------|------------|-------------|-----------------------|-----------------------|
| <b>D - OWNERS' EQUITY</b>                                         | <b>400</b> | <b>V.16</b> | <b>58,604,265,676</b> | <b>58,434,792,396</b> |
| 1. Owners' contribution capital                                   | 411        |             | 55,650,040,000        | 55,650,040,000        |
| - Ordinary shares carrying voting rights                          | 411a       |             | 55,650,040,000        | 55,650,040,000        |
| - Preferred shares                                                | 411b       |             | -                     | -                     |
| 2. Share premiums                                                 | 412        |             | (310,890,000)         | (310,890,000)         |
| 3. Bond conversion options                                        | 413        |             | -                     | -                     |
| 4. Other sources of capital                                       | 414        |             | -                     | -                     |
| 5. Treasury shares                                                | 415        |             | -                     | -                     |
| 6. Differences on asset revaluation                               | 416        |             | -                     | -                     |
| 7. Foreign exchange differences                                   | 417        |             | -                     | -                     |
| 8. Investment and development fund                                | 418        |             | -                     | -                     |
| 9. Other funds                                                    | 419        |             | -                     | -                     |
| 10. Retained earnings                                             | 420        |             | 3,265,115,676         | 3,095,642,396         |
| - Retained earnings accumulated to the end of the previous period | 420a       |             | 3,095,642,396         | 3,095,642,396         |
| - Retained earnings of the current period                         | 420b       |             | 169,473,280           | -                     |
| <b>TOTAL RESOURCES</b>                                            | <b>440</b> |             | <b>65,035,860,724</b> | <b>62,200,455,092</b> |

Prepared by

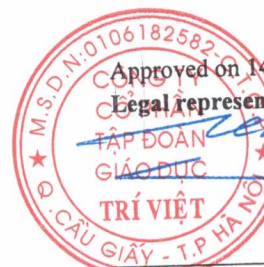


Bui Thi Khanh Huyen

Chief Accountant



Dao Thi Thanh Ha

Approved on 14 August 2026  
Legal representative  
Tran Kim Long

**TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

**INTERIM FINANCIAL STATEMENTS**

For the accounting period from 1 January 2026 to 30 June 2026

**INTERIM STATEMENT OF INCOME**

(Full form)

For the accounting period from 1 January 2026 to 30 June 2026

Unit: VND

| ITEMS                                                                       | Code | Note | Accumulated from the beginning of the year<br>to the end of the current period |                |
|-----------------------------------------------------------------------------|------|------|--------------------------------------------------------------------------------|----------------|
|                                                                             |      |      | Current year                                                                   | Previous year  |
| 1. Revenue from sales of merchandise and rendering of services              | 01   | VI.1 | 18,047,902,647                                                                 | 19,392,622,282 |
| 2. Revenue deductions                                                       | 02   |      | -                                                                              | -              |
| 3. Net revenue from sales of merchandise and rendering of services          | 10   |      | 18,047,902,647                                                                 | 19,392,622,282 |
| 4. Cost of sales                                                            | 11   | VI.2 | 13,717,421,527                                                                 | 13,262,477,654 |
| 5. Gross profit/ (loss) from sales of merchandise and rendering of services | 20   |      | 4,330,481,120                                                                  | 6,130,144,628  |
| 6. Gain/(loss) on disposal, liquidation of investment properties            | 21   |      | -                                                                              | -              |
| 7. Financial income                                                         | 22   | VI.3 | 185,966,077                                                                    | 3,063,555      |
| 8. Financial expenses                                                       | 23   |      | 224,880,881                                                                    | 113,856,379    |
| In which: Borrowing costs                                                   | 24   |      | 224,880,881                                                                    | 113,856,379    |
| 9. Selling expenses                                                         | 25   | VI.4 | 1,635,260,967                                                                  | 2,620,828,616  |
| 10. General and administration expenses                                     | 26   | VI.5 | 2,340,231,475                                                                  | 2,990,348,805  |
| 11. Net operating profit/ (loss)                                            | 30   |      | 316,073,874                                                                    | 408,174,383    |
| 12. Other income                                                            | 31   | VI.6 | 78,160,169                                                                     | 241,299        |
| 13. Other expenses                                                          | 32   | VI.7 | 160,287,355                                                                    | 108,047,903    |
| 14. Other profit/ (loss)                                                    | 40   |      | (82,127,186)                                                                   | (107,806,604)  |
| 15. Total accounting profit/ (loss) before tax                              | 50   |      | 233,946,688                                                                    | 300,367,779    |
| 16. Current income tax                                                      | 51   | V.11 | 64,473,408                                                                     | 66,216,909     |
| 17. Deferred income tax                                                     | 52   |      | -                                                                              | -              |
| 18. Profit/ (loss) after tax                                                | 60   |      | 169,473,280                                                                    | 234,150,870    |
| 19. Basic earnings per share                                                | 70   | VI.8 | 30                                                                             | 42             |
| 20. Diluted earnings per share                                              | 71   | VI.8 | 30                                                                             | 42             |

Prepared by

Chief Accountant

Bui Thi Khanh Huyen

Dao Thi Thanh Ha

Approved on 14 August 2026

Legal representative



Tran Kim Long

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### INTERIM STATEMENT OF CASH FLOWS

(Full form)

(Indirect method)

For the accounting period from 1 January 2026 to 30 June 2026

| ITEMS                                                                              | Code | Note     | Unit: VND                                                                                      |                        |
|------------------------------------------------------------------------------------|------|----------|------------------------------------------------------------------------------------------------|------------------------|
|                                                                                    |      |          | Accumulated from the beginning of the year<br>to the end of the current period<br>Current year | Previous year          |
| <b>I. Cash flows from operating activities</b>                                     |      |          |                                                                                                |                        |
| 1. Profit/ (loss) before tax                                                       | 01   |          | 233,946,688                                                                                    | 300,367,779            |
| 2. Adjustments:                                                                    |      |          |                                                                                                |                        |
| - Depreciation and amortization of fixed assets and investment properties          | 02   | V.8, V.9 | 1,003,572,718                                                                                  | 1,791,332,289          |
| - Provisions and allowances                                                        | 03   |          | -                                                                                              | -                      |
| - Exchange (gain)/ loss due to revaluation of monetary items in foreign currencies | 04   |          | -                                                                                              | -                      |
| - (Gain)/ loss from investing and financing activities                             | 05   |          | (210,057,023)                                                                                  | 74,289,582             |
| - Borrowing costs                                                                  | 06   |          | 224,880,881                                                                                    | 113,856,379            |
| - Others                                                                           | 07   |          | -                                                                                              | -                      |
| 3. Operating profit/ (loss) before changes in working capital                      | 08   |          | 1,252,343,264                                                                                  | 2,279,846,029          |
| - (Increase)/ decrease in receivables                                              | 09   |          | 5,892,411,202                                                                                  | (1,576,444,610)        |
| - (Increase)/ decrease in inventories                                              | 10   |          | 51,907,796                                                                                     | (5,338,176,601)        |
| - Increase/ (decrease) in payables                                                 | 11   |          | 445,012,011                                                                                    | (264,247,949)          |
| - Increase/ (decrease) in deferred expenses                                        | 12   |          | 8,943,511,824                                                                                  | (1,067,524,664)        |
| - (Increase)/ decrease in trading securities                                       | 13   |          | -                                                                                              | -                      |
| - Borrowing costs paid                                                             | 14   |          | (213,533,332)                                                                                  | (113,856,379)          |
| - Corporate income tax paid                                                        | 15   | V.11     | (567,569,255)                                                                                  | (986,485,792)          |
| - Other cash inflows from operating activities                                     | 16   |          | -                                                                                              | -                      |
| - Other cash outflows from operating activities                                    | 17   |          | -                                                                                              | -                      |
| <b>Net cash flows from operating activities</b>                                    | 20   |          | <u>15,804,083,510</u>                                                                          | <u>(7,066,889,966)</u> |
| <b>II. Cash flows from investing activities</b>                                    |      |          |                                                                                                |                        |
| 1. Purchases and construction of fixed assets and other non-current assets         | 21   |          | -                                                                                              | (2,353,956,000)        |
| 2. Proceeds from disposals of fixed assets and other non-current assets            | 22   |          | -                                                                                              | 260,000,000            |
| 3. Cash outflows for lending, buying debt instruments of other entities            | 23   |          | (6,500,000,000)                                                                                | -                      |
| 4. Cash recovered from lending, selling debt instruments of other entities         | 24   |          | 6,500,000,000                                                                                  | -                      |
| 5. Investments in other entities                                                   | 25   |          | (19,999,999,999)                                                                               | -                      |
| 6. Proceeds from divestment of investments in other entities                       | 26   |          | -                                                                                              | -                      |
| 7. Interests earned, dividends and profits received                                | 27   |          | 294,844                                                                                        | 3,063,555              |
| <b>Net cash flows from investing activities</b>                                    | 30   |          | <u>(19,999,705,155)</u>                                                                        | <u>(2,090,892,445)</u> |

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

Address: A15, 1st Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Interim Statement of Cash Flows (cont.)

| ITEMS                                                                            | Code | Note | Accumulated from the beginning of the year<br>to the end of the current period |                         |
|----------------------------------------------------------------------------------|------|------|--------------------------------------------------------------------------------|-------------------------|
|                                                                                  |      |      | Current year                                                                   | Previous year           |
| <b>III. Cash flows from financing activities</b>                                 |      |      |                                                                                |                         |
| 1. Proceeds from share issuance and capital contributions from owners            | 31   |      | -                                                                              | -                       |
| 2. Repayment for capital contributions and re-purchases of stocks already issued | 32   |      | -                                                                              | -                       |
| 3. Proceeds from borrowings                                                      | 33   | V.15 | 4,627,288,485                                                                  | 9,120,184,041           |
| 4. Repayment for borrowings                                                      | 34   | V.15 | (1,914,619,846)                                                                | (7,575,823,962)         |
| 5. Repayments for finance lease principal                                        | 35   |      | -                                                                              | -                       |
| 6. Dividends and profits paid to the owners                                      | 36   |      | -                                                                              | (2,529,549,000)         |
| <i>Net cash flows from financing activities</i>                                  | 40   |      | <u>2,712,668,639</u>                                                           | <u>(985,188,921)</u>    |
| <i>Net cash flows during the period</i>                                          | 50   |      | <u>(1,482,953,006)</u>                                                         | <u>(10,142,971,332)</u> |
| <i>Beginning cash and cash equivalents</i>                                       | 60   | V.1  | 2,361,856,910                                                                  | 12,649,502,081          |
| <i>Effects of fluctuations in foreign exchange rates</i>                         | 61   |      | -                                                                              | -                       |
| <i>Ending cash and cash equivalents</i>                                          | 70   | V.1  | <u>878,903,904</u>                                                             | <u>2,506,530,749</u>    |

Prepared by



Bui Thi Khanh Huyen

Chief Accountant



Dao Thi Thanh Ha

Approved on 14 August 2026

Legal representative



Tran Kim Long

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

Address: A15, 1<sup>st</sup> Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### I. GENERAL INFORMATION

#### 1. Form of ownership

Tri Viet Education Group Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

#### 2. Operating fields

The Company operates in the fields of education, training and educational support services.

#### 3. Business activities

The principal business activities of the Company include: Providing education and training services, including educational programs, skills training, and experiential education.

#### 4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

#### 5. Effects of the Company’s operations during the period on the Financial Statements

The Company is implementing a plan to expand its scale and restructure, through the acquisition of 2 additional subsidiaries and a share issue to raise capital after the end of the accounting period (see Notes V.4 and V.16).

#### 6. Structure of the Company

*Affiliates without legal personality applying centralized accounting*

| Name                     | Address                                               |
|--------------------------|-------------------------------------------------------|
| Ba Ria – Vung Tau Branch | 170/2 Binh Gia, Tam Thang, Ho Chi Minh City           |
| Phu Tho Branch           | 129 Minh Lang Road, Thanh Mieu Ward, Phu Tho Province |

These branches are operational but have not yet generated any revenue or incurred any costs.

#### 7. Number of employees

As at 30 June 2026, the Company had 55 employees (as at 1 January 2026: 72 employees).

#### 8. Statement on information comparability in the Financial Statements

The corresponding figures of the previous period are comparable to those of the current period.

During the period, the Company first adopted the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance (“Circular 99”) in place of Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”). Accordingly, certain line items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the “Beginning balance of the previous year” and “Previous period” columns in the Interim Financial Statements have been restated in accordance with the new classifications and terminology of Circular 99 to ensure comparability. These changes do not affect the Company’s total assets, total liabilities, owners’ equity, or profit after tax.

#### 9. Other information

The Company’s shares have been listed on the Hanoi Stock Exchange (HNX) under the stock code “CAR” pursuant to Decision No. 988/QĐ-SGDHN dated 16 September 2024 issued by the Hanoi Stock Exchange. The date of transaction was 23 October 2024. The number of listed shares at the end of the accounting period was 5,565,004 shares, with a face value of VND 10,000 per share.

# **TRI VIET EDUCATION GROUP JOINT STOCK COMPANY**

Address: A15, 1<sup>st</sup> Floor, Home City Building, No. 177 Trung Kinh, Yen Hoa Ward, Hanoi, Vietnam

## **INTERIM FINANCIAL STATEMENTS**

For the accounting period from 1 January 2026 to 30 June 2026

### **Notes to the Interim Financial Statements (cont.)**

## **II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY**

### **1. Accounting period**

The Company's accounting period begins on 01 January and ends on 31 December annually.

### **2. Accounting currency**

The accounting currency is the Vietnamese Dong (VND), as transactions are primarily conducted in VND.

## **III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**

### **1. Applicable Accounting System**

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), as well as the Ministry of Finance's guiding circulars on the implementation of accounting standards in the preparation and presentation of Interim Financial Statements.

#### ***Adoption of the New Enterprise Accounting System***

The fiscal year ended 31 December 2026 is the first year in which the Company adopts the Enterprise Accounting System under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 is carried out using the following methods:

- For changes in accounting policies for which Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Company applies the non-retrospective method.

### **2. Statement on the compliance with the Accounting Standards and System**

The Company's Executive Officers ensure the compliance with all the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, as well as the Ministry of Finance's circulars guiding the implementation of accounting standards in the preparation and presentation of Financial Statements.

## **IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL PROVISIONS**

### **1. Basis of preparation of the Financial Statements**

The Financial Statements are prepared on the accrual basis accounting (except for information related to cash flows), in accordance with the historical cost convention and on the going-concern basis.

The Interim Financial Statements have been prepared in both Vietnamese and English, in which the Interim Financial Statements in Vietnamese are the official statutory financial statements of the Company. The Interim Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

### **2. Cash**

The Company's cash comprises only cash on hand and demand deposits, which are not subject to any restrictions on use.

### **3. Receivables**

Receivables are presented at their carrying amount less allowance for doubtful debts.

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

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Receivables are classified as trade receivables or other receivables based on the following principles:

- Trade receivables represent amounts of a commercial nature arising from purchase and sale transactions between the Company and customers that are independent of the Company.
- Other receivables represent amounts of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in detail by debtor, maturity, and original currency.

Trade receivables and other receivables are classified as short-term or long-term in the Statement of Financial Position based on their remaining maturity at the end of the accounting period.

An allowance for doubtful debts is made for each doubtful receivable after offsetting against the corresponding payable, if any. The amount of the allowance is determined based on the ageing of overdue receivables or the estimated loss that may be incurred, as follows:

- For overdue receivables:
  - 30% of the receivable amount overdue from 6 months to less than 1 year;
  - 50% of the receivable amount overdue from 1 year to less than 2 years;
  - 70% of the receivable amount overdue from 2 years to less than 3 years; and
  - 100% of the receivable amount overdue from 3 years or more.
- For receivables that are not yet overdue but are considered unlikely to be recovered, the allowance is made based on the estimated loss.

Increases or decreases in allowance for doubtful debts at the end of the accounting period are recognized in "General and administration expenses".

#### 4. Inventories

Inventories are recognized at the lower of cost and net realizable value.

The Company's inventories consist primarily of teaching materials, models and tools used to organize training courses. The cost of inventories comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale.

An allowance for devaluation of inventories is made for each inventory item or work-in-progress service whose original costs exceed its net realizable value. Increases or decreases in the allowance at the end of the accounting period are recognized in "Costs of sales".

#### 5. Deferred expenses

Deferred expenses represent actual expenses incurred, including both prepaid and non-prepaid expenses, that relate to the results of production and business activities over multiple accounting periods and are allocated to the production and business expenses of the relevant accounting periods.

Deferred expenses are classified in the Statement of Financial Position as short-term when the allocation period does not exceed 12 months or falls within one normal operating cycle, and as long-term when the allocation period exceeds 12 months or is longer than one normal operating cycle.

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

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Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing the Financial Statements.

Allocation for deferred expenses to production and business expenses is performed for each period based on the nature and extent of each type of expense to select the appropriate allocation method and criteria. The timing and methods for allocating the Company's deferred expenses are as follows:

#### *Tools*

Expenses for tools in use are amortized on a straight-line basis over a maximum period of 36 months.

#### *Expenses for fixed asset repairs*

For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the resulting expenses are recognized as deferred expenses and amortized to production and operating expenses on a straight-line basis, starting from the period in which the repairs and maintenance are completed and the assets resume operations until the next scheduled repair or maintenance (typically 36 months).

#### *Costs of research into the Tri Viet digital STEM education program*

These are costs incurred for the research and design of scientific management computer software and the development of teaching applications for lecturers; and are allocated to costs on a straight-line basis over an allocation period not exceeding 36 months.

#### *Costs of promoting training program*

These are the costs of organizing conferences, training sessions and the promotion of the Company's program and courses, in support of the rendering of services at schools. The promotion of these program will be organized annually at the start of the new academic year. These costs are amortized on a straight-line basis over a period not exceeding 12 months.

#### *Other deferred expenses*

Other expenses that have been incurred and relate to multiple accounting periods are recognized as deferred expenses and amortized to production and operating expenses according to criteria appropriate to the characteristics and nature of each expense item.

## 6. **Tangible fixed assets**

Tangible fixed assets are stated at historical costs less accumulated depreciation.

The historical costs of a tangible fixed asset include all costs incurred by the Company to acquire the asset up to the date it is ready for use.

Subsequent expenditures are capitalized as part of the cost of fixed assets only when it can be clearly demonstrated that the expenditures will result in future economic benefits expected to flow to the entity from the use of such assets. Those that do not meet these criteria are recognized as operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, significant periodic repair and maintenance costs are recognized as deferred expenses and amortized to production and operating expenses until the next scheduled repair and maintenance.

When a tangible fixed asset is sold or disposed of, its historical costs and accumulated depreciation are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted if necessary.

The number of years for various classes of tangible fixed assets are as follows:

| <u>Class of fixed assets</u> | <u>Number of years</u> |
|------------------------------|------------------------|
| Buildings and structures     | 05 – 30                |
| Office equipment             | 05                     |

#### 7. Intangible fixed assets

Intangible fixed assets are stated at historical costs less accumulated amortization.

The historical costs of an intangible fixed asset include all costs incurred by the Company to acquire the asset up to the date it is ready for use.

Expenses relating to intangible fixed assets incurred subsequent to initial recognition are recognized as production and operating expenses during the period, unless such expenses are directly attributable to a specific intangible fixed asset and increase the future economic benefits generated by that asset.

When an intangible fixed asset is sold or disposed of, its historical costs and accumulated amortization are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

The useful life and amortization period are reviewed at least at the end of each fiscal year and adjusted if necessary.

The Company's intangible fixed assets include:

##### *Land use right*

Land use rights includes all the actual expenses incurred by the Company directly attributable to the land being used such as expenses to obtain the land use right, registration fees and etc. Indefinite land use right is not amortized.

##### *Computer software*

Costs related to computer software that is not an integral part of the related hardware are capitalized. The historical costs of computer software are the total of all costs that the Company has incurred up to the date the software is put in use. Computer software is amortized on a straight-line basis over a period from 3 to 5 years.

#### 8. Business cooperation contract ("BCC")

A business cooperation contract ("BCC") is a contractual arrangement between two or more parties to jointly undertake an economic activity without establishing a separate legal entity. The accounting method applied is determined based on the substance of each contract, particularly whether joint control exists. Joint control exists when decisions about the relevant activities of the BCC require the unanimous consent of all parties sharing control, regardless of their capital contribution ratios or the legal form of the contract.

In all cases, when the Company is the party receiving cash or other assets contributed by the other parties to the BCC, the amounts received are recognized as liabilities and are not recognized as equity.

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

BCCs in which the Company participates comprise only:

*BCCs in the form of sharing post-tax profit*

The parties are entitled to share in the profits only when the BCC is profitable and are required to bear the losses when the BCC incurs losses.

When the Company is designated as the party responsible for accounting and tax finalization for the BCC, it records all revenue and expenses arising from the BCC in its accounting records in order to determine the BCC's operating results and tax obligations. However, in its Statement of Income, the Company recognizes only the portion of revenue and expenses corresponding to the share to which it is entitled or the losses it is required to bear under the BCC.

*Accounting treatment upon termination of a jointly controlled BCC or withdrawal of the Company from the BCC*

For BCCs in the form of post-tax profit sharing, the accounting party settles and closes out all assets and liabilities of the BCC in the accounting records, determines the gain or loss on liquidation, and allocates it to the participating parties in accordance with the proportions agreed in the contract. The Company's allocated share of the gain or loss on liquidation is recognized as income or expenses during the period.

#### 9. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses, or other payables based on the following principles:

- Trade payables represent payables of a commercial nature arising from purchases of merchandise, services and assets from suppliers that are independent of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid because the supporting accounting documents and records are not yet complete; amounts payable to employees for vacation pay; and other operating expenses to be accrued, such as expenses incurred during seasonal production shutdowns and accrued interest expenses.
- Other payables represent payables of a non-commercial nature that do not arise from purchases, sales or the provision of merchandise and services.

Payables and accrued expenses are classified as current and non-current in the Statement of Financial Position based on their remaining settlement periods at the end of the accounting period.

#### 10. Deferred revenue

Deferred revenue includes: amounts prepaid by customers for one or more accounting periods in respect of courses provided by the Company.

Deferred revenue does not include advance payments received from customers for which the Company has not yet delivered products, merchandise or services; nor does it include revenue from asset leasing or services provided over multiple accounting periods for which payment has not yet been received.

#### 11. Owners' equity

##### *Owners' contribution capital*

Owners' contribution capital is recorded according to the actual amounts invested by the shareholders.

##### *Capital surplus*

Capital surplus are recognized based on the difference between the issuance price and the par value of shares in an initial public offering or an additional issue, the difference between the re-issuance

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity date. Expenses directly attributable to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

#### 12. Profit distribution

Profit after tax is distributed to the shareholders after appropriation to funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The profit distribution to the owners takes into account non-monetary items included in retained earnings after tax that may affect cash flows and the ability to pay dividends, such as: gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments and other non-monetary items.

#### 13. Recognition of revenue and income

##### *Revenue from rendering of services*

Revenue from rendering of services shall be recognized when the Company satisfies its performance obligation under the contract and all of the following conditions are satisfied:

- Revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered;
- It is probable that the economic benefits associated with the rendering of services will flow to the Company;
- The stage of completion of the transaction at the end of reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion at the end of the accounting period.

##### *Interest income*

Interest income is recognized on a time-proportion basis using the effective interest rate for each period.

#### 14. Borrowing costs

Borrowing costs include interest expenses and other expenses incurred directly in connection with the borrowings.

Borrowing costs are recognized as expenses when incurred, unless they qualify for capitalization. The Company did not incur any capitalized borrowing costs during the period.

#### 15. Expenses

Expenses are decreases in economic benefits and are recognized when transactions occur or when it is probable that they will arise in the future, regardless of whether payment has been made. Expenses are recognized even when they are not yet due for payment, provided that it is probable that they will be incurred, in order to comply with the principles of prudence and capital maintenance.

When the Company recognizes revenue, it also recognizes the corresponding expenses incurred in generating that revenue. Such expenses include expenses incurred during the period in which the revenue is generated, expenses incurred in prior periods, and accrued expenses attributable to the revenue of that period. When the matching principle conflicts with the principle of prudence, expenses are recognized based on the substance of the transaction and the Vietnamese Accounting Standards to ensure that the transaction is presented faithfully and fairly.

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## INTERIM FINANCIAL STATEMENTS

For the accounting period from 1 January 2026 to 30 June 2026

### Notes to the Interim Financial Statements (cont.)

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#### 16. Corporate income tax

The Company's corporate income tax accounting policy is applied in accordance with Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 December 2025 issued by the Government, providing detailed guidance on the implementation of certain articles of the Corporate Income Tax Law, relevant guidance issued by the Ministry of Finance, and other applicable laws and regulations.

The Company's corporate income tax expense comprises only current corporate income tax, which is the amount of corporate income tax payable calculated based on taxable income for the year and the current corporate income tax rate. The difference between taxable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

Each quarter, the Company determines and records the estimated corporate income tax payable based on its provisional corporate income tax return. At the end of the accounting period, the Company determines the actual corporate income tax payable based on its annual corporate income tax finalization return and adjusts for any differences from the amounts provisionally recorded during the year.

#### 17. Related parties

Parties are considered to be related when one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered to be related when they are subject to common control.

Related parties of the Company include:

- Institutional shareholders with direct or indirect voting rights that result in significant influence over the Company.
- Individuals with direct or indirect voting rights that result in significant influence over the Company, including the members of Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, direct, and control the Company's operations, including the General Director, other management personnel, and their close family members.
- Enterprises in which individuals belonging to the above groups directly or indirectly hold a sufficiently large voting interest to exercise significant influence over those enterprises, including enterprises owned by key management personnel or major shareholders of the Company and enterprises that have key management personnel in common with the Company.

Close family members of an individual are those who can influence or be influenced by that individual when transacting with the Company, including their parents, spouse, children, and siblings.

Transactions between related parties are transfers of resources or obligations between such parties, regardless of whether they involve consideration.

In considering related party relationships, the substance of the relationship is given greater consideration than its legal form.

#### 18. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in producing or providing an individual product or service, or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

# TRI VIET EDUCATION GROUP JOINT STOCK COMPANY

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### Notes to the Interim Financial Statements (cont.)

A geographical segment is a distinguishable component of the Company that is engaged in producing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of business segments operating in other economic environments.

The nature of risks and returns is the primary basis for determining whether the primary segment reporting format is based on business segments or geographical segments. If risks and rates of return are affected mainly by differences in products and services, the primary segment reporting format is based on business segments and the secondary segment reporting format is based on geographical segments. Conversely, if risks and rates of return are affected mainly by differences in geographical areas, the primary segment reporting format is based on geographical segments and the secondary segment reporting format is based on business segments. The Company's organizational and management structure and internal financial reporting system are the principal basis for determining the primary and secondary segment reporting formats.

A segment is required to be reported if the majority of its revenue is derived from sales of merchandise and rendering of services to external customers and it meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments; or
- The segment result accounts for 10% or more of the combined results of all profitable segments or the combined losses of all loss-making segments, whichever is greater in absolute amount; or
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applied for the preparation and presentation of the Company's Financial Statements.

## V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM STATEMENT OF FINANCIAL POSITION

### 1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in their use, including:

|                                                                         | <u>Ending balance</u>     | <u>Beginning balance</u>    |
|-------------------------------------------------------------------------|---------------------------|-----------------------------|
| Cash on hand                                                            | 817,760,833               | 1,998,684,545               |
| Demand deposits                                                         | 61,143,071                | 363,172,365                 |
| - Vietnam Prosperity Joint Stock Commercial Bank – Pham Van Dong Branch | 44,071,646                | 354,515,548                 |
| - Military Commercial Joint Stock Bank – Hoai Duc Branch                | 6,643,219                 | -                           |
| - Other banks                                                           | 10,428,206                | 8,656,817                   |
| <b>Total</b>                                                            | <b><u>878,903,904</u></b> | <b><u>2,361,856,910</u></b> |

### 2. Held-to-maturity investments

This represents the accrued interest income on a loan under Contract dated 1 April 2026 with Mr. Nguyen Vinh Quan, with a total principal amount of VND 6.5 billion and an interest rate of 18% per annum, which was settled on 24 June 2026. At the reporting date, the accrued interest income had been settled.

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## INTERIM FINANCIAL STATEMENTS

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### Notes to the Interim Financial Statements (cont.)

#### 3. Short-term trade receivables

|                                                                    | Ending balance       |           | Beginning balance     |           |
|--------------------------------------------------------------------|----------------------|-----------|-----------------------|-----------|
|                                                                    | Book value           | Allowance | Book value            | Allowance |
| Tam Tin Thanh Education and Event Organization Joint Stock Company | 1,573,014,080        | -         | 1,521,085,921         | -         |
| Centre for the Prevention and Control of Child Injuries            | -                    | -         | 2,632,741,750         | -         |
| Receivables for course sales from agents <sup>(i)</sup>            | 2,422,216,000        | -         | 5,046,846,000         | -         |
| FTA Consulting Services Co., Ltd. <sup>(ii)</sup>                  | 3,848,040,000        | -         | -                     | -         |
| Other customers                                                    | 616,806,601          | -         | 1,439,539,061         | -         |
| <b>Total</b>                                                       | <b>8,460,076,681</b> | <b>-</b>  | <b>10,640,212,732</b> | <b>-</b>  |

(i) These represent receivables from agents for course fees collected by the agents from customers.

(ii) These represents receivables arising from the liquidation of fixed assets and tools and equipment pursuant to the Contract dated 16 June 2026, with a term of 90 days from 30 June 2026 (see Notes V.8 and VI.6).

#### 4. Short-term prepayments to suppliers

|                                       | Ending balance        | Beginning balance    |
|---------------------------------------|-----------------------|----------------------|
| <i>Prepayments to other suppliers</i> |                       |                      |
| Ms. Vo Thi Thu Huyen <sup>(*)</sup>   | 12,115,000,000        | -                    |
| Ms. Vu Thi Hoa <sup>(*)</sup>         | 2,885,000,000         | -                    |
| Mr. Dang Thai Duong <sup>(*)</sup>    | 4,999,999,999         | -                    |
| FTA Consulting Services Co., Ltd.     | 254,439,294           | 1,844,995,919        |
| Mr. Nguyen Duc Quang                  | -                     | 521,640,052          |
| Other suppliers                       | 706,540,609           | 708,355,234          |
| <b>Total</b>                          | <b>20,960,979,902</b> | <b>3,074,991,205</b> |

*Of which:*

Advances for the acquisition of fixed assets and investment properties

(\*) Pursuant to Resolution No. 156/2026/NQ-HDQT/TV dated 15 June 2026 of the Board of Directors, during the period, the Company entered into contracts to acquire investments and made advance payments to the Transferor as follows:

| Transferor           | Issuing entity                     | Number of shares | Proportion of ownership interest | Purchase price (VND) | Contract date | Outstanding balances    |
|----------------------|------------------------------------|------------------|----------------------------------|----------------------|---------------|-------------------------|
| Ms. Vo Thi Thu Huyen | Moli Group Joint Stock Company     | 1,346,334        | 42.00%                           | 13,463,340,000       | 22 June 2026  | Settled on 29 July 2026 |
| Ms. Vu Thi Hoa       | Moli Group Joint Stock Company     | 288,500          | 9.00%                            | 2,885,000,000        | 22 June 2026  | Settled on 29 July 2026 |
| Mr. Dang Thai Duong  | House of Deera Joint Stock Company | 510,000          | 51.00%                           | 5,100,000,000        | 22 June 2026  | Settled on 29 July 2026 |

The Company was issued with a Certificate of Ownership for the above shares on 29 July 2026.

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Moli Group Joint Stock Company and House of Deera Joint Stock Company will be consolidated into the Company's Consolidated Financial Statements from 29 July 2026.

#### 5. Other short-term receivables

|              | Ending balance     |           | Beginning balance    |           |
|--------------|--------------------|-----------|----------------------|-----------|
|              | Book value         | Allowance | Book value           | Allowance |
| Deposits     | 294,132,900        | -         | 294,132,900          | -         |
| Advances     | 211,806,008        | -         | 867,692,038          | -         |
| <b>Total</b> | <b>505,938,908</b> | <b>-</b>  | <b>1,161,824,938</b> | <b>-</b>  |

#### 6. Inventories

|                                   | Ending balance     |           | Beginning balance  |           |
|-----------------------------------|--------------------|-----------|--------------------|-----------|
|                                   | Original cost      | Allowance | Original cost      | Allowance |
| Materials and supplies            | -                  | -         | 48,552,400         | -         |
| Tools                             | 804,678,804        | -         | 808,034,200        | -         |
| Learning materials <sup>(i)</sup> | 481,933,804        | -         | 148,736,435        | -         |
| Classroom equipment               | 322,745,000        | -         | 707,850,165        | -         |
| <b>Total</b>                      | <b>804,678,804</b> | <b>-</b>  | <b>856,586,600</b> | <b>-</b>  |

(i) These represent tools, toys, models, etc., used for teaching and learning purposes.

#### 7. Deferred expenses

##### 7a. Short-term deferred expenses

|                                       | Ending balance       | Beginning balance    |
|---------------------------------------|----------------------|----------------------|
| Tools                                 | 1,037,453,878        | 1,645,965,973        |
| Costs of introducing training program | 886,008,750          | 2,272,038,750        |
| Other expenses                        | 222,199,645          | 1,476,801,564        |
| <b>Total</b>                          | <b>2,145,662,273</b> | <b>5,394,806,287</b> |

##### 7b. Long-term deferred expenses

|                               | Ending balance       | Beginning balance     |
|-------------------------------|----------------------|-----------------------|
| Tools                         | 2,830,869,792        | 7,386,298,813         |
| Repair expenses               | 3,016,754,453        | 3,042,267,047         |
| Tri Viet Digital STEM Program | 308,406,946          | 372,215,278           |
| ATK Project Equipment         | 1,443,371,765        | 2,115,278,891         |
| Other expenses                | 616,523,749          | 994,234,486           |
| <b>Total</b>                  | <b>8,215,926,705</b> | <b>13,910,294,515</b> |

#### 8. Tangible fixed assets

|                          | Buildings and structures | Office equipment     | Total                 |
|--------------------------|--------------------------|----------------------|-----------------------|
| Historical costs         |                          |                      |                       |
| Beginning balance        | 15,525,825,000           | 2,926,345,913        | 18,452,170,913        |
| Liquidation and disposal | (3,277,675,000)          | (327,615,972)        | (3,605,290,972)       |
| <b>Ending balance</b>    | <b>12,248,150,000</b>    | <b>2,598,729,941</b> | <b>14,846,879,941</b> |
| Of which:                |                          |                      |                       |

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### Notes to the Interim Financial Statements (cont.)

|                                           | Buildings and structures | Office equipment     | Total                 |
|-------------------------------------------|--------------------------|----------------------|-----------------------|
| Assets fully depreciated but still in use | -                        | 1,016,747,450        | 1,016,747,450         |
| Assets waiting for liquidation (*)        | 8,500,000,000            | -                    | 8,500,000,000         |
| <b>Accumulated depreciation</b>           |                          |                      |                       |
| Beginning balance                         | 4,994,087,654            | 1,444,991,268        | 6,439,078,922         |
| Depreciation during the period            | 771,128,236              | 190,777,818          | 961,906,054           |
| Liquidation and disposal                  | (2,977,898,321)          | (114,483,597)        | (3,092,381,918)       |
| <b>Ending balance</b>                     | <b>2,787,317,569</b>     | <b>1,521,285,489</b> | <b>4,308,603,058</b>  |
| <b>Net book value</b>                     |                          |                      |                       |
| Beginning balance                         | 10,531,737,346           | 1,481,354,645        | 12,013,091,991        |
| <b>Ending balance</b>                     | <b>9,460,832,431</b>     | <b>1,077,444,452</b> | <b>10,538,276,883</b> |
| <i>Of which:</i>                          |                          |                      |                       |
| Assets waiting for liquidation (*)        | 7,217,383,519            | -                    | 7,217,383,519         |

At the end of the accounting period, the list of tangible fixed assets is as follows:

|                                                                                  | Historical cost       | Accumulated depreciation | Net book value        |
|----------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|
| Buildings on land in the Xuan Phuong Urban Area (assets waiting for liquidation) | 8,500,000,000         | (1,282,616,481)          | 7,217,383,519         |
| Other tangible fixed assets                                                      | 6,346,879,941         | (3,025,986,577)          | 3,320,893,364         |
| <b>Total</b>                                                                     | <b>14,846,879,941</b> | <b>(4,308,603,058)</b>   | <b>10,538,276,883</b> |

Details of the liquidation of tangible fixed assets during the period are as follows:

|                                      | Historical cost      | Accumulated depreciation | Net book value     | Liquidation value  |
|--------------------------------------|----------------------|--------------------------|--------------------|--------------------|
| Project in Sydney, Nam Dinh          | 1,079,675,000        | (989,102,246)            | 90,572,754         | 94,000,000         |
| Interior fit-out in Sydney, Nam Dinh | 2,198,000,000        | (1,988,796,075)          | 209,203,925        | 218,000,000        |
| Other assets                         | 327,615,972          | (114,483,597)            | 213,132,375        | 225,000,000        |
| <b>Total</b>                         | <b>3,605,290,972</b> | <b>(3,092,381,918)</b>   | <b>512,909,054</b> | <b>537,000,000</b> |

#### (\*) Fixed assets waiting for liquidation and investment plans:

Board of Directors' Resolution No. 246/2026/NQ-HDQT/TV dated 24 June 2026 approved the Company's asset disposal policy, comprising: the transfer of land use rights, ownership of residential properties and assets attached to land in the Xuan Phuong Urban Area; and, simultaneously, to seek suppliers to acquire real estate in Ho Chi Minh City for the purpose of office or branch construction for the Company.

Resolution No. 157/2026/NQ-DHDCD of the General Meeting of Shareholders dated 15 July 2026 approved the valuation of the proposed consideration receivable for the aforementioned assets as follows:

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### Notes to the Interim Financial Statements (cont.)

|                                                 | Historical cost       | Accumulated depreciation | Net book value        | Proposed consideration receivable |
|-------------------------------------------------|-----------------------|--------------------------|-----------------------|-----------------------------------|
| Buildings on land in the Xuan Phuong Urban Area | 8,500,000,000         | (1,282,616,481)          | 7,217,383,519         | 800,000,000                       |
| Land use right in the Xuan Phuong Urban Area    | 11,487,500,000        | -                        | 11,487,500,000        | 18,700,000,000                    |
| <b>Total</b>                                    | <b>19,987,500,000</b> | <b>(1,282,616,481)</b>   | <b>18,704,883,519</b> | <b>19,500,000,000</b>             |

## 9. Intangible fixed assets

|                                               | Land use right        | Computer software    | Total                 |
|-----------------------------------------------|-----------------------|----------------------|-----------------------|
| <b>Historical costs</b>                       |                       |                      |                       |
| Beginning balance                             | 11,487,500,000        | 1,685,000,000        | 13,172,500,000        |
| <b>Ending balance</b>                         | <b>11,487,500,000</b> | <b>1,685,000,000</b> | <b>13,172,500,000</b> |
| <i>Of which:</i>                              |                       |                      |                       |
| Assets fully amortized but still in use       | -                     | 1,435,000,000        | 1,435,000,000         |
| Assets waiting for liquidation (see Note V.8) | 11,487,500,000        | -                    | 11,487,500,000        |
| <b>Accumulated amortization</b>               |                       |                      |                       |
| Beginning balance                             | -                     | 1,605,474,899        | 1,605,474,899         |
| Amortization during the period                | -                     | 41,666,664           | 41,666,664            |
| <b>Ending balance</b>                         | <b>-</b>              | <b>1,647,141,563</b> | <b>1,647,141,563</b>  |
| <b>Net book value</b>                         |                       |                      |                       |
| Beginning balance                             | 11,487,500,000        | 79,525,101           | 11,567,025,101        |
| <b>Ending balance</b>                         | <b>11,487,500,000</b> | <b>37,858,437</b>    | <b>11,525,358,437</b> |
| <i>Of which:</i>                              |                       |                      |                       |
| Assets waiting for liquidation (see Note V.8) | 11,487,500,000        | -                    | 11,487,500,000        |

At the end of the accounting period, the list of intangible fixed assets is as follows:

|                                                                                | Historical cost       | Accumulated amortization | Net book value        |
|--------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|
| Land use rights in the Xuan Phuong Urban Area (assets waiting for liquidation) | 11,487,500,000        | -                        | 11,487,500,000        |
| Web software                                                                   | 400,000,000           | (400,000,000)            | -                     |
| CRM software                                                                   | 300,000,000           | (300,000,000)            | -                     |
| E-learning software                                                            | 400,000,000           | (400,000,000)            | -                     |
| Other intangible fixed assets                                                  | 585,000,000           | (547,141,563)            | 37,858,437            |
| <b>Total</b>                                                                   | <b>13,172,500,000</b> | <b>(1,647,141,563)</b>   | <b>11,525,358,437</b> |

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### Notes to the Interim Financial Statements (cont.)

#### 10. Short-term trade payables

|                                                       | <u>Ending balance</u> | <u>Beginning balance</u> |
|-------------------------------------------------------|-----------------------|--------------------------|
| Hoang Ngan General Trading & Services Co., Ltd.       | 200,075,768           | -                        |
| Vietnam Centre for Cinema, Culture, Sport and Tourism | 212,200,000           | 205,900,000              |
| Vietnam Education Support and Consultancy Co., Ltd.   | 124,505,500           | 184,505,500              |
| Other suppliers                                       | 512,450,441           | 383,611,089              |
| <b>Total</b>                                          | <b>1,049,231,709</b>  | <b>774,016,589</b>       |

*Of which:*

Trade payables for the acquisition of fixed assets and construction of investment properties

#### 11. Short-term taxes and other payables to the State Budget

|                      | <u>Beginning balance</u> | <u>Amount payable during the period</u> | <u>Amount already paid during the period</u> | <u>Ending balance</u> |
|----------------------|--------------------------|-----------------------------------------|----------------------------------------------|-----------------------|
| Corporate income tax | 567,569,255              | 64,473,408                              | (567,569,255)                                | 64,473,408            |
| Personal income tax  | 291,701,788              | 93,072,434                              | (332,294,908)                                | 52,479,314            |
| <b>Total</b>         | <b>859,271,043</b>       | <b>157,545,842</b>                      | <b>(899,864,163)</b>                         | <b>116,952,722</b>    |

#### *Value added tax ("VAT")*

The Company has to pay VAT in accordance with the deduction method. The VAT rates are as follows:

- Training activities : Non-taxable
- Experiential activities : 8%

#### *Corporate income tax ("CIT")*

The Company has to pay CIT for other taxable income at the rate of 20% (previous year: 20%).

Estimated CIT payable is as follows:

|                                                                                 | <u>Accumulated from the beginning of the year to the end of the current period</u> | <u>Previous year</u> |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------|
|                                                                                 | <u>Current year</u>                                                                |                      |
| Total accounting profit before tax                                              | 233,946,688                                                                        | 300,367,779          |
| Increases/ (decreases) of accounting profit to determine income subject to tax: | 88,420,350                                                                         | 30,716,766           |
| • <i>Increases</i>                                                              | 88,420,350                                                                         | 30,716,766           |
| • <i>Decreases</i>                                                              | -                                                                                  | -                    |
| Taxable income                                                                  | 322,367,038                                                                        | 331,084,545          |
| CIT rate                                                                        | 20%                                                                                | 20%                  |
| <b>Total CIT to be paid</b>                                                     | <b>64,473,408</b>                                                                  | <b>66,216,909</b>    |

The CIT liability of the Company is determined based on the prevailing regulations on taxes. However, these regulations may change from time to time and regulations applicable to variety of transactions can be interpreted differently. Therefore, the tax amount presented in the Interim Financial Statements could change when being inspected by the Tax Authorities.

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**Notes to the Interim Financial Statements (cont.)****12. Short-term accrued expenses**

|                                | <u>Ending balance</u> | <u>Beginning balance</u> |
|--------------------------------|-----------------------|--------------------------|
| Accrued loan interest expenses | 11,347,549            | -                        |
| Office rental                  | 76,435,296            | -                        |
| Experiential training expenses | 81,000,000            | -                        |
| <b>Total</b>                   | <b>168,782,845</b>    | <b>-</b>                 |

**13. Short-term deferred revenue**

This represents cash received in advance for tuition fees from students.

**14. Other short-term payables**

|                                                                     | <u>Ending balance</u> | <u>Beginning balance</u> |
|---------------------------------------------------------------------|-----------------------|--------------------------|
| Trade Union's expenditure                                           | 52,142,000            | 52,142,000               |
| Social insurance premiums                                           | 60,020,041            | 35,158,400               |
| Receipt of capital contributed under BCC (*)                        | 1,548,040,869         | 1,548,040,869            |
| ATK Asia Joint Stock Company                                        | 684,600,000           | 684,600,000              |
| Minh An Construction Investment and Development Joint Stock Company | 863,440,869           | 863,440,869              |
| Other short-term payables                                           | 1,281,225             | 1,281,226                |
| <b>Total</b>                                                        | <b>1,661,484,135</b>  | <b>1,636,622,495</b>     |

- (\*) Pursuant to Joint Venture Agreement dated 22 June 2021 regarding the establishment of the joint venture for the ATK Project – Dinh Hoa Historical and Ecological Site, Thai Nguyen Province, the joint venture comprises three parties: the Company, ATK Asia Joint Stock Company and Minh An Construction Investment and Development Joint Stock Company, with a proportion of capital contribution of VND 3.2 billion, VND 2.4 billion and VND 2.4 billion, respectively. The total project investment is VND 8 billion, with capital contributed in July, September and December 2021; project profits and losses are shared among the parties in proportion to their capital contributions. The project was registered for a term of 5 years, from 22 June 2021 to 30 June 2026, and was extended to 30 June 2027 pursuant to Appendix dated 25 June 2026.

At the end of the accounting period, the parties had not yet contributed the full capital as agreed in Agreement. The Company has invested in equipment for this project, the net book value of which as at 30 June 2026 was VND 1,443,371,765 (beginning balance: VND 2,115,278,891).

The project has been in operation since 22 April 2024, with revenue and expenses recognized for the current period amounting to VND 753,100,000 and VND 671,907,126, respectively (The accumulated amounts recognized in previous periods were VND 3,282,010,000 and VND 3,268,648,504, respectively).

The parties entered into a written agreement on 13 August 2026, in which they agreed not to allocate profits, losses and risks in accordance with the proportion of capital contribution.

**15. Short-term borrowings**

|                                                                        | <u>Ending balance</u> | <u>Beginning balance</u> |
|------------------------------------------------------------------------|-----------------------|--------------------------|
| Vietnam Prosperity Joint Stock Commercial Bank <sup>(i)</sup>          | 2,299,046,543         | -                        |
| Military Commercial Joint Stock Bank – Hoai Duc Branch <sup>(ii)</sup> | 413,622,096           | -                        |
| <b>Total</b>                                                           | <b>2,712,668,639</b>  | <b>-</b>                 |

- (i) These represents loans from Vietnam Prosperity Joint Stock Commercial Bank under the following agreements:

- Limit Loan Agreement dated 5 March 2026 and Limit Loan Agreement dated 7 May 2026 to provide additional capital used for business purposes, with a term of 6 months, interest rates during

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the period ranging from 18.40% to 18.50% per annum, and secured by all assets under the use and ownership of Ms. Nguyen Thuy Thuong – BOD Member.

- Overdraft Limit Agreement dated 7 May 2026 to provide working capital used for business purposes, with an overdraft limit of VND 1,500,000,000, with an overdraft limit validity period of 12 months from the date of the Agreement; the applicable in-due interest rate is 14.0% per annum, fixed for the entire duration of the overdraft limit. This loan is secured by all assets under the use and ownership of Ms. Nguyen Thuy Thuong – BOD Member.

- (ii) These represents loans from Military Commercial Joint Stock Bank – Hoai Duc Branch under the Credit Facility Agreement dated 10 March 2026 to support the Company's educational activities, with a credit limit of VND 10,000,000,000, of which the overdraft limit is VND 2,000,000,000.

- For loans under the limit, the maximum term for each individual loan shall not exceed 06 months; the interest rate shall be applied in accordance with the relevant loan agreement; no loans have been made under the limit during the period.

- For overdraft loans, the maximum term for each individual loan is within 12 months; the in-due interest rate is referenced against the 6-month loan interest rate applicable to SME customers as published by the Bank, plus a margin of 5.93% per annum, resulting in an in-due interest rate of 12.13% per annum. This loan has no collateral.

Details of short-term borrowings are as follows:

|                                      | <u>Current period</u>       | <u>Previous period</u>      |
|--------------------------------------|-----------------------------|-----------------------------|
| Beginning balance                    | -                           | -                           |
| Amount of loans incurred             | 5,809,319,617               | 9,120,184,041               |
| Amount of loan repaid <sup>(i)</sup> | <u>(3,096,650,978)</u>      | <u>(7,575,823,962)</u>      |
| <b>Ending balance</b>                | <b><u>2,712,668,639</u></b> | <b><u>1,544,360,079</u></b> |

- (i) Of which, the amount of loans repaid within three months is VND 1,182,031,132.

**16. Owners' equity****16a. Statement of changes in owners' equity**

|                                             | <u>Owners'<br/>contribution<br/>capital</u> | <u>Capital surplus</u>      | <u>Retained earnings</u>    | <u>Total</u>                 |
|---------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------|------------------------------|
| <b>Previous period</b>                      |                                             |                             |                             |                              |
| Beginning balance                           | 50,590,980,000                              | (310,890,000)               | 8,164,908,824               | 58,444,998,824               |
| Profit of the period                        | -                                           | -                           | 234,150,870                 | 234,150,870                  |
| Profit distribution for the previous period | 5,059,060,000                               | -                           | (7,588,609,000)             | (2,529,549,000)              |
| <b>Ending balance</b>                       | <b><u>55,650,040,000</u></b>                | <b><u>(310,890,000)</u></b> | <b><u>810,450,694</u></b>   | <b><u>56,149,600,694</u></b> |
| <b>Current period</b>                       |                                             |                             |                             |                              |
| Beginning balance                           | 55,650,040,000                              | (310,890,000)               | 3,095,642,396               | 58,434,792,396               |
| Profit of the period                        | -                                           | -                           | 169,473,280                 | 169,473,280                  |
| <b>Ending balance</b>                       | <b><u>55,650,040,000</u></b>                | <b><u>(310,890,000)</u></b> | <b><u>3,265,115,676</u></b> | <b><u>58,604,265,676</u></b> |

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**Notes to the Interim Financial Statements (cont.)****16b. Details of owners' contribution capital**

|                                                       | <u>Ending balance</u> | <u>Beginning balance</u> |
|-------------------------------------------------------|-----------------------|--------------------------|
| FIBO Invest Joint Stock Company                       | 10,137,600,000        | 10,137,600,000           |
| Ms. Nguyen Thuy Thuong                                | 8,849,500,000         | 8,849,500,000            |
| IB Plus Investment and Consulting Joint Stock Company | 6,916,000,000         | 8,536,000,000            |
| Other shareholders                                    | 29,746,940,000        | 28,126,940,000           |
| <b>Total</b>                                          | <b>55,650,040,000</b> | <b>55,650,040,000</b>    |

**16c. Shares**

|                                          | <u>Ending balance</u> | <u>Beginning balance</u> |
|------------------------------------------|-----------------------|--------------------------|
| Number of shares registered to be issued | 5,565,004             | 5,565,004                |
| Number of shares already issued          | 5,565,004             | 5,565,004                |
| Number of shares repurchased             | -                     | -                        |
| Number of outstanding shares             | 5,565,004             | 5,565,004                |

Face value per outstanding share: VND 10,000.

**16d. Capital increase plan**

Resolution No. 157/2026/NQ-DHDCD of the General Meeting of Shareholders dated 15 July 2026 approved a private placement of shares for the following purposes: To purchase real estate for the construction of an office headquarters, capital contributed in the subsidiary and to supplement the Company's working capital for production and business operations, to be implemented in 2026. The proposed number of shares to be offered is 10,000,000 ordinary shares, with a face value of VND 10,000 per share.

**17. Off-Interim Statement of Financial Position items****17a. Leased assets**

Total minimum future lease payments under irrevocable operating leases with the following terms:

|                        | <u>Ending balance</u> | <u>Beginning balance</u> |
|------------------------|-----------------------|--------------------------|
| Within 1 year          | 325,905,600           | 455,500,200              |
| Over 1 year to 5 years | 329,600,000           | 440,000,000              |
| <b>Total</b>           | <b>655,505,600</b>    | <b>895,500,200</b>       |

The above operating rent payments comprise:

- Office rental at Homecity Trung Kinh Shopping Centre, pursuant to Lease Agreement No. 37/HD-TTMM-HOMECITY signed on 16 December 2022. The lessor is Van Phu Investment Development Trading Joint Stock Company with a lease term of 24 months. Appendix No. 9 extends the lease term until 31 October 2026. Rental rates for the entire lease term: Office rental: VND 48,703,200 per month; Service fees: VND 18,732,000 per month.
- Office rental at Flat B8 – Building B9, My Dinh 1 New Urban Area, pursuant to the tenancy agreement with Ms. Tran Thi Thu Hien. The lease term is 4 years and 10 months from 1 May 2025. The rental rate is subject to adjustment by the lessor every 2 years, with each adjustment not exceeding 10% of the most recent rental rate; the rate at the time of signing the contract is VND 10,300,000 per month.

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**Notes to the Interim Financial Statements (cont.)****VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM STATEMENT OF INCOME****1. Revenue from sales of merchandise and rendering of services**

This represents revenue from rendering of educational and training services, as well as educational support services.

**2. Costs of sales**

These represent costs of services rendered in providing educational, training and educational support services.

**3. Financial income**

|                              | Accumulated from the beginning of the year<br>to the end of the current period |                  |
|------------------------------|--------------------------------------------------------------------------------|------------------|
|                              | Current year                                                                   | Previous year    |
| Interests from bank deposits | 294,844                                                                        | 3,063,555        |
| Loan interest income         | 185,671,233                                                                    | -                |
| <b>Total</b>                 | <b>185,966,077</b>                                                             | <b>3,063,555</b> |

**4. Selling expenses**

|                                           | Accumulated from the beginning of the year<br>to the end of the current period |                      |
|-------------------------------------------|--------------------------------------------------------------------------------|----------------------|
|                                           | Current year                                                                   | Previous year        |
| Labor costs                               | 852,081,270                                                                    | 845,209,190          |
| Materials, packaging                      | -                                                                              | 114,905,302          |
| Expenses for tools                        | 52,430,299                                                                     | -                    |
| Depreciation/amortization of fixed assets | -                                                                              | 10,050,768           |
| Expenses for external services            | 713,885,002                                                                    | 1,072,037,651        |
| Other expenses                            | 16,864,396                                                                     | 578,625,705          |
| <b>Total</b>                              | <b>1,635,260,967</b>                                                           | <b>2,620,828,616</b> |

**5. General and administration expenses**

|                                           | Accumulated from the beginning of the year<br>to the end of the current period |                      |
|-------------------------------------------|--------------------------------------------------------------------------------|----------------------|
|                                           | Current year                                                                   | Previous year        |
| Labor costs                               | 1,158,935,757                                                                  | 1,480,610,278        |
| Office supplies                           | 171,901,299                                                                    | 130,728,070          |
| Depreciation/amortization of fixed assets | -                                                                              | 217,296,416          |
| Taxes, fees and legal fees                | -                                                                              | 8,000,000            |
| Expenses for external services            | 228,710,802                                                                    | 267,969,538          |
| Other expenses                            | 780,683,617                                                                    | 885,744,503          |
| <b>Total</b>                              | <b>2,340,231,475</b>                                                           | <b>2,990,348,805</b> |

**6. Other income**

|                                            | Accumulated from the beginning of the year<br>to the end of the current period |               |
|--------------------------------------------|--------------------------------------------------------------------------------|---------------|
|                                            | Current year                                                                   | Previous year |
| Gain on liquidation of fixed assets (*)    | 24,090,946                                                                     | -             |
| Of which: Proceeds from liquidation        | 537,000,000                                                                    | -             |
| Net book value and liquidation costs       | (512,909,054)                                                                  | -             |
| Proceeds from selling scraps and tools (*) | 49,539,223                                                                     | -             |
| Of which: Proceeds from liquidation        | 3,026,000,000                                                                  | -             |
| Net book value and liquidation costs       | (2,976,460,777)                                                                | -             |

These Notes form an integral part of and should be read in conjunction with the Interim Financial Statements

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### Notes to the Interim Financial Statements (cont.)

|              | Accumulated from the beginning of the year<br>to the end of the current period |                |
|--------------|--------------------------------------------------------------------------------|----------------|
|              | Current year                                                                   | Previous year  |
| Other income | 4,530,000                                                                      | 241,299        |
| <b>Total</b> | <b>78,160,169</b>                                                              | <b>241,299</b> |

- (\*) Pursuant to the General Director's Decision No. 1506/QD-TVE dated 15 June 2026, the Company carried out the liquidation of certain fixed assets and tools, and handed them over on 30 June 2026.

#### 7. Other expenses

|                                                    | Accumulated from the beginning of the year<br>to the end of the current period |                    |
|----------------------------------------------------|--------------------------------------------------------------------------------|--------------------|
|                                                    | Current year                                                                   | Previous year      |
| Tax fines and tax collected in arrears             | 1,910,347                                                                      | 23,802,285         |
| Loss on liquidation of fixed assets                | -                                                                              | 77,353,137         |
| Cost of settling allocation schedule discrepancies | 86,510,003                                                                     | -                  |
| Other expenses                                     | 71,867,005                                                                     | 6,892,481          |
| <b>Total</b>                                       | <b>160,287,355</b>                                                             | <b>108,047,903</b> |

#### 8. Earnings per share ("EPS")

##### 8a. Basic/diluted EPS

|                                                                                                                    | Accumulated from the beginning of the year<br>to the end of the current period |               |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------|
|                                                                                                                    | Current year                                                                   | Previous year |
| Accounting profit after corporate income tax                                                                       | 169,473,280                                                                    | 234,150,870   |
| Appropriation to bonus and welfare funds                                                                           | -                                                                              | -             |
| Appropriation to BOD's bonuses                                                                                     | -                                                                              | -             |
| Increases/ (decreases) in accounting profit used to<br>determine profit distributed to ordinary equity<br>holders: | -                                                                              | -             |
| Profit used to calculate basic/diluted EPS                                                                         | 169,473,280                                                                    | 234,150,870   |
| Weighted average number of ordinary shares<br>outstanding during the period                                        | 5,565,004                                                                      | 5,565,004     |
| <b>Basic/diluted EPS</b>                                                                                           | <b>30</b>                                                                      | <b>42</b>     |

##### 8b. Other information

There have not been any transactions of ordinary shares or potential transactions of ordinary shares from the end of the accounting period to the disclosure date of these Interim Financial Statements.

#### 9. Operating costs by factors

|                                           | Accumulated from the beginning of the year<br>to the end of the current period |                       |
|-------------------------------------------|--------------------------------------------------------------------------------|-----------------------|
|                                           | Current year                                                                   | Previous year         |
| Materials and supplies                    | 1,750,399,756                                                                  | 2,077,848,372         |
| Labor costs                               | 4,451,178,007                                                                  | 4,477,967,328         |
| Depreciation/amortization of fixed assets | 1,003,572,718                                                                  | 1,791,332,289         |
| Expenses for external services            | 9,225,478,419                                                                  | 8,821,246,659         |
| Other expenses                            | 1,262,285,069                                                                  | 1,705,260,427         |
| <b>Total</b>                              | <b>17,692,913,969</b>                                                          | <b>18,873,655,075</b> |

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**Notes to the Interim Financial Statements (cont.)****VII. OTHER DISCLOSURES****1. Transactions and balances with the related parties**

The related parties of the Company include only the key management personnel and the key management personnel's related individuals.

The key management personnel comprise the members of the Board of Directors ("BOD"), the Board of Supervisors ("BOS") and the General Director. The key management personnel's related individuals are their close family members.

The Company has no transactions or outstanding balances with the key management personnel or their related individuals.

*Guarantee commitment*

Ms. Nguyen Thuy Thuong – BOD Member – has undertaken to use all her rights of use and ownership of her personal assets to guarantee the Company's loans with Vietnam Prosperity Joint Stock Commercial Bank (see Note V.15).

*Compensation of the key management personnel*

|                        | Position                                                             | Salary             | Remuneration      | Total compensation |
|------------------------|----------------------------------------------------------------------|--------------------|-------------------|--------------------|
| <b>Current period</b>  |                                                                      |                    |                   |                    |
| Ms. Nguyen Thuy Thuong | BOD Chairman (until 15 July 2026) cum BOD Member (from 15 July 2026) | 297,000,000        | 32,400,000        | 329,400,000        |
| Mr. Le Viet Duc        | BOD Member                                                           | -                  | 16,200,000        | 16,200,000         |
| Ms. Pham Thi Lam Hong  | BOD Member cum General Director (until 28 April 2026)                | 44,000,000         | 12,150,000        | 56,150,000         |
| Ms. Dao Thi Thanh Ha   | Chief Accountant                                                     | 198,000,000        | -                 | 198,000,000        |
| <b>Total</b>           |                                                                      | <b>539,000,000</b> | <b>60,750,000</b> | <b>599,750,000</b> |
| <b>Previous period</b> |                                                                      |                    |                   |                    |
| Ms. Nguyen Thuy Thuong | BOD Chairman                                                         | 297,000,000        | -                 | 297,000,000        |
| Ms. Pham Thi Lam Hong  | General Director                                                     | 82,869,412         | -                 | 82,869,412         |
| Ms. Dao Thi Thanh Ha   | Chief Accountant                                                     | 50,000,000         | -                 | 50,000,000         |
| <b>Total</b>           |                                                                      | <b>429,869,412</b> | <b>-</b>          | <b>429,869,412</b> |

**2. Segment information**

The Company's principal business activity during the period includes education and training services within the territory of Vietnam. Therefore, the Company does not present segment reporting by business segments or geographical segments.

**3. Comparative figures**

Comparative figures are presented in accordance with the Interim Financial Statements for the accounting period from 1 January 2025 to 30 June 2025 and the Financial Statements for the fiscal year ended 31 December 2025, which were reviewed and audited, respectively.

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**Notes to the Interim Financial Statements (cont.)**

Certain figures have been adjusted and restated due to: (i) the application of the provisions of Circular 99 relating to the presentation of Financial Statements (see Note III.1); and (ii) retrospective adjustments to the 2025 figures resulting from reclassification, detailed are as follows:

The impact of adopting the new accounting system and the reclassification of comparative figures on the Interim Financial Statements is as follows:

|                                                     | Code | Figures before adjustments | Adjustments      | Adjusted figures | Notes       |
|-----------------------------------------------------|------|----------------------------|------------------|------------------|-------------|
| <b>Interim Statement of Financial Position</b>      |      |                            |                  |                  |             |
| Short-term trade receivables                        | 131  | 5,593,366,732              | 5,046,846,000    | 10,640,212,732   | (i)         |
| Other short-term receivables                        | 135  | 6,208,670,938              | (5,046,846,000)  | 1,161,824,938    |             |
| Short-term deferred expenses                        | 161  | 4,877,045,706              | 517,760,581      | 5,394,806,287    | (ii)        |
| Historical costs of tangible fixed assets           | 222  | 42,694,759,016             | (24,242,588,103) | 18,452,170,913   | (iii), (iv) |
| Accumulated depreciation of tangible fixed assets   | 223  | (26,738,810,334)           | 20,299,731,412   | (6,439,078,922)  |             |
| Historical costs of intangible fixed assets         | 228  | 11,872,500,000             | 1,300,000,000    | 13,172,500,000   | (iii)       |
| Accumulated amortization of intangible fixed assets | 229  | (305,474,899)              | (1,300,000,000)  | (1,605,474,899)  |             |
| Long-term deferred expenses                         | 271  | 10,485,198,405             | 3,425,096,110    | 13,910,294,515   | (ii), (iv)  |
| Payable for dividends and profit distributions      | 313  | -                          | 14,079,000       | 14,079,000       | (v)         |
| Other short-term payables                           | 320  | 1,650,701,495              | (14,079,000)     | 1,636,622,495    |             |

(i) Restating trade receivables through agents from the item "Other short-term receivables" to the item "Short-term trade receivables".

(ii) Restating deferred expenses from the item "Long-term deferred expenses" to the item "Short-term deferred expenses".

(iii) Restating software from the item "Tangible fixed assets" to the item "Intangible fixed assets".

(iv) Restating construction and repair work that does not meet the criteria for recognition as an asset from the item "Tangible fixed assets" to the item "Long-term deferred expenses".

(v) Restating payables for dividends to the shareholders from the item "Other short-term payables" to the item "Payable for dividends and profit distributions".

#### 4. Significant assumptions and estimates

In preparing these Interim Financial Statements, the Executive Officers have made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated by the Executive Officers on an ongoing basis based on historical experience and other relevant factors.

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### Notes to the Interim Financial Statements (cont.)

The estimates described below have been identified by the Executive Officers as those that could have a material effect on the Financial Statements for the subsequent financial year should the underlying assumptions change.

#### *Allowance for doubtful debts*

The Company estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises primarily from forecasting customers' future ability to settle outstanding balances, particularly under changing economic conditions.

As at 30 June 2026, the total balance of trade receivables was VND 8,460,076,681. Based on an assessment of the age of the receivables, the financial position, collateral and payment history of each customer, the Executive Officers determined that there were no indications of a decline in recoverability at the reporting date; therefore, no allowance for doubtful debts was made.

The Executive Officers assess that this is not a material accounting estimate likely to result in a significant adjustment in the next accounting period, as the majority of receivables have short-term payment terms and/or arise from customers with a stable payment history.

The Company continues to implement the following control measures to maintain the quality of its trade receivables:

- Performing regular monitoring and collection of outstanding receivables;
- Requiring collateral or third-party guarantees for significant credit exposures;
- Reviewing customer credit limits on a quarterly basis; and
- Re-assessing recoverability when there are signs of irregularities in a customer's financial situation.

#### *Estimated useful lives and residual values of tangible fixed assets*

The Company estimates the useful lives of tangible fixed assets based on technical assessments and actual operating experience, with the depreciation periods applicable to each asset category set out in Note IV.8. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

As at 30 June 2026, the total historical costs of tangible fixed assets were VND 14,846,879,941, with a net book value of VND 10,538,276,883.

The impact of changes in estimates of useful lives depends on the technical characteristics, operating conditions, the level of wear and tear of each asset group, the extent of the adjustment to the estimate, and the time they arise. As these factors vary among asset classes, the Board of Management does not have a suitable basis for applying a general assumption to reliably determine the impact of the change in estimate at the end of the accounting period. The specific impact will be determined when the Company has sufficient grounds to adjust the estimate.

A change in the useful life of a group of assets will alter the depreciation of fixed assets for the period in which the change occurs and for future periods affected during the remaining useful life of those assets. This change (if any) will be recognized on a non-retrospective basis in accordance with the provisions on changes in accounting estimates.

The Executive Officers assess that the likelihood of the actual useful life differing significantly from the estimate is low for the majority of assets.

The Executive Officers have adopted the following measures:

- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date in accordance with applicable accounting standards; and
- Planning timely replacement of assets to minimize disruptions to business operations.

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### Notes to the Interim Financial Statements (cont.)

#### 5. Subsequent events

Apart from the events described in Notes V.4, V.8 and V.16d, there have been no material events arising after the end of the accounting period to the date of approval on the Financial Statements, which need to make adjustments on the figures or to be disclosed in the Interim Financial Statements.

Approved on 14 August 2026

Prepared by



Bui Thi Khanh Huyen

Chief Accountant



Dao Thi Thanh Ha

Legal representative



Tran Kim Long