VIET NAM MEDICINAL MATERIALS JOINT STOCK COMPANY

Financial statements for the Third Quarter, 2025
For the period ended September 30, 2025

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BALANCE SHEET

As of September 30, 2025

	ASSETS	Code	Note	Closing balance (30/09/2025)	Opening balance (01/01/2025)
				VND	*VND*
A.	**SHORT-TERM ASSETS**	**100**		**925.958.621.628**	**940.864.723.951**
I.	**Cash and cash equivalents**	**110**	4.1	**42.207.250.021**	**85.716.381.492**
1.	Cash	111		6.031.239.362	50.049.634.000
2.	Cash equivalents	112		36.176.010.659	35.666.747.492
II.	**Short-term financial investments**	**120**		**52.668.113.926**	**118.906.968.745**
1.	Held-to-maturity investment	123	4.2	52.668.113.926	118.906.968.745
III.	**Short-term receivables**	**130**		**585.300.439.389**	**497.612.779.269**
1.	Short-term trade receivables	131	4.3	488.020.440.381	434.649.297.670
2.	Short-term advances to suppliers	132	4.4	52.883.838.235	57.012.618.899
3.	Other short-term receivables	136	4.5	58.585.090.326	8.647.804.687
4.	Short-term allowance for doubtful debts	137	4.6	(14.188.929.553)	(2.696.941.987)
IV.	**Inventories**	**140**	4.7	**245.571.086.762**	**238.256.494.183**
1.	Inventories	141		245.571.086.762	238.256.494.183
V.	**Other short-term assets**	**150**		**211.731.530**	**372.100.262**
1.	Short-term prepaid expenses	151	4.8	211.731.530	372.100.262
B.	**LONG-TERM ASSETS**	**200**		**674.536.283.887**	**693.705.321.666**
I.	**Long-term receivables**	**210**		**93.577.326.528**	**93.577.326.528**
1.	Other long-term receivables	216	4.5	93.577.326.528	93.577.326.528
II.	**Fixed assets**	**220**		**351.055.227.293**	**369.926.562.095**
1.	Tangible fixed assets	221	4.9	126.560.032.615	137.783.362.447
	- Cost	222		210.955.566.678	210.955.566.678
	- Accummlated depreciation	223		(84.395.534.063)	(73.172.204.231)
2.	Finance lease assets	224	4.10	18.493.119.902	25.151.899.997
	- Cost	225		42.326.474.802	42.326.474.802
	- Accummlated depreciation	226		(23.833.354.900)	(17.174.574.805)
3.	Intangible fixed assets	227	4.11	206.002.074.776	206.991.299.651
	- Cost	228		210.320.174.528	210.320.174.528
	- Accummlated depreciation	229		(4.318.099.752)	(3.328.874.877)
III.	**Investment properties**	**230**		**-**	**-**
IV.	**Long-term assets in progress**	**240**		**207.748.851.127**	**207.741.675.127**
1.	Construction in progress	242	4.12	207.748.851.127	207.741.675.127
V.	**Long-term financial investment**	**250**	4.2	**20.000.000.000**	**20.000.000.000**
1.	1. Investment in joint-ventures, associates	252		20.000.000.000	20.000.000.000
VI.	**Other long-term assets**	**260**		**2.154.878.939**	**2.459.757.916**

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

1.	Long-term prepaid expenses	261	4.8	2.154.878.939	2.459.757.916
	TOTAL ASSETS (270 = 100 + 200)	**270**		**1.600.494.905.515**	**1.634.570.045.617**

BALANCE SHEET (CONTINUED)

As of September 30, 2025

	RESOURCES	Code	Note	Closing balance (30/09/2025)	Opening balance (01/01/2025)
				VND	*VND*
C.	**LIABILITIES**	**300**		**834.542.441.123**	**898.023.038.490**
I.	**Short-term liabilities**	**310**		**817.910.501.340**	**869.787.379.806**
1.	Short-term trade payables	311	4.13	146.337.859.933	92.564.402.663
2.	Short-term advances from customers	312	4.14	477.037.160	67.689.020
3.	Taxes and amounts payable to the State budget	313	4.18	7.636.994.885	5.735.111.838
4.	Payables to employees	314		4.065.508.850	2.981.715.656
5.	Short-term accruued expenses	315	4.16	575.878.669	961.039.745
6.	Short-term unearned revenue	318	4.17	1.413.790.159	2.791.437.590
7.	Other short-term payables	319	4.15	70.635.773.295	20.119.620.050
8.	Short-term borrowing and finance lease liabilities	320	4.19	585.220.834.394	740.666.281.550
9.	Bonus and welfare	322		1:546.823.995	3.900.081.694
II.	**Long-term liabilities**	**330**		**16.631.939.783**	**28.235.658.684**
1	Other long-term payables	337	4.15	1.745.412.900	2.349.412.900
2	Long-term borrowings and finance lease liabilities	338	4.19	14.886.526.883	25.886.245.784
D.	**EQUITY**	**400**	4.20	**765.952.464.392**	**736.547.007.127**
I.	**Owner's equity**	**410**		**765.952.464.392**	**736.547.007.127**
1.	Owner's contributed capital	411		427.799.160.000	427.799.160.000
	- Ordinary shares with voting rights	411a		427.799.160.000	427.799.160.000
2.	Share premium	412		159.200.000.000	159.200.000.000
3.	Investment and development fund	418		47.352.804.805	44.680.804.805
4.	Retained earings	421		131.600.499.587	104.867.042.322
	-Retained earnings accumulated to the prior year end	421a		101.660.642.322	56.992.157.666
	-Retained earnings of the current year	421b		29.939.857.265	47.874.884.656
	TOTAL RESOURCES (440=300+400)	**440**		**1.600.494.905.515**	**1.634.570.045.617**

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

Prepared by	Chief Accountant	General Director
Do Thi Kim Hue	**Nguyen Thi Huong**	**Vu Thanh Trung**
		Phu Tho, Vietnam
		October 20, 2025

INCOME STATEMENTS

As of September 30, 2025

No.	ITEMS	Code	Note	Q3/2025	From 01/01/2025 to 30/09/2025	Q3/2024	From 01/01/2024 to 30/09/2024
1	**Gross revenue from goods sold and services rendered**	**01**	5,1	**330.265.092.379**	**1.028.077.211.832**	**456.745.441.545**	**1.173.121.210.321**
2	Deductions	02	5.2	115.294.000	129.364.000	46.032.000	46.032.000
3	**Net revenue from goods sols and services rendered (10 = 01 - 02)**	**10**		**330.149.798.379**	**1.027.947.847.832**	**456.699.409.545**	**1.173.075.178.321**
4	Cost of goods sold and serviecs rendered	11	5.3	299.399.188.076	921.403.600.048	415.169.510.901	1.070.957.206.333
5	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**30.750.610.303**	**106.544.247.784**	**41.529.898.644**	**102.117.971.988**
6	Financial income	21	5,4	202.324.987	1.790.861.029	1.167.976.683	3.678.652.449
7	Financial expenses	22	5,5	9.641.358.698	31.592.762.697	11.254.356.965	33.952.474.339
	- In which: Interest expense	23		9.641.358.698	31.592.762.697	11.254.356.965	33.952.474.339
8	Selling expense	25	5,6	1.330.598.004	5.617.839.517	2.329.110.760	8.620.480.184
9	General and administration expenses	26	5,7	9.259.237.642	33.220.369.097	7.317.755.916	19.266.680.294
10	**Net operating profit {30=20+(21-22)+24-(25+26)}**	**30**		**10.721.740.946**	**37.904.137.502**	**21.796.651.686**	**43.956.989.620**
11	Other income	31	5,8	26.021.618	137.944.053	66.091.163	722.866.202
12	Other expense	32	5,9	1.016.561.410	3.226.562.082	170.598.819	598.031.803
13	**Other profit/Losses (40=31-32)**	**40**		**(990.539.792)**	**(3.088.618.029)**	**(104.507.656)**	**124.834.399**
14	**Accounting profit before tax (50=30+40)**	**50**		**9.731.201.154**	**34.815.519.473**	**21.692.144.030**	**44.081.824.019**
15.	Non-deductible expenses			1.139.635.750	3.590.599.772	164.751.100	164.751.100
15	Current corporate tax expense	51	5,10	1.654.142.990	4.875.662.208	3.496.932.350	6.311.247.153
16	Deferred corporate tax expense	52		-	-	-	-
17	**Net profit after corporate income tax (60=50-51-52)**	**60**		**8.077.058.164**	**29.939.857.265**	**18.195.211.680**	**37.770.576.866**
18	Basic earnings per share	70	5,11	189	700	425	883
19	Diluted earnings per share	71	5,11	188,80	699,86	425,32	882,90

Prepared by
Do Thi Kim Hue

Chief Accountant
Nguyen Thi Huong

M.S.D.N: 0105196582 - C.T.C.P
CÔNG TY CỔ PHẦN DƯỢC LIỆU VIỆT NAM
TỈNH PHÚ THỌ

General Director
Vu Thanh Trung
Phu Tho, Vietnam
October 20, 2025

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

CASH FLOW STATEMENT

As of September 30, 2025

(According to indirect method)

	ITEMS	Code	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	Proceeds from goods sold, services rendered and other	01	1.027.202.483.669	1.102.299.796.875
2.	Expenditures paid to suppliers	02	(902.507.135.677)	(1.101.413.578.455)
3.	Expenditures paid to employees	03	(1.221.398.726)	(3.101.831.161)
4.	Interest paid	04	(31.499.097.150)	(35.254.218.945)
5.	Corporate income tax paid	05	(5.100.000.000)	(821.533.514)
6.	Other cash inflows from operating activities	06	78.199.124.018	4.246.414.065
7.	Other cash outflows on operating activities	07	(52.808.538.799)	(39.426.259.723)
	Net cash flows from investing activities	**20**	**112.265.437.335**	**(73.471.210.858)**
II.	**II. CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(7.176.000)	(838.830.683)
2.	Proceeds from sale, disposal of assets and other long-term assets	23	(40.110.000.000)	(41.100.000.000)
3.	Cash outflow for lending, buying debt instruments of	24	106.458.372.913	39.770.420.337
4.	Cash recover from lending, selling debt instruments	27	622.489.580	1.965.169.637
	Net cash flows from investing activities	**30**	**66.963.686.493**	**(203.240.709)**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from borrowings	33	804.665.623.671	1.023.256.882.554
2.	Repayments of borrowings	34	(988.022.724.657)	(974.697.678.816)
3.	Payments of finance lease liabilities	35	(3.714.406.821)	(10.243.451.406)
	NET CASH flows from financing activities	**40**	**(187.071.507.807)**	**38.315.752.332**
	Net increase/(decrease) in cash for the year (50 = 20+30+40)	**50**	**(7.842.383.979)**	**(35.358.699.235)**
	Cash and cash equivalents at the beginning of the year	**60**	**50.049.634.000**	**104.847.984.669**
	Effects of changes in foreign exchange rates	61		(352.561)
	Cash and cash equivalents at the end of the year (70 = 50+60+61)			
	NET CASH flows from financing activities	**70**	**42.207.250.021**	**69.488.932.873**

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

Prepared by	Chief Accountant	General Director
Do Thi Kim Hue	Nguyen Thi Huong	Vu Thanh Trung

Phu Tho, Vietnam

October 20, 2025

NOTES TO FINANCIAL STATEMENTS

As of September 30, 2025

These notes form an integral part of and should be read in conjunction with the accompanying interim financial statements.

1. THE BUSINESS OPERATION CHARACTERISTICS

1.1. Form of capital ownership

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The company's charter capital is: 427,799,160,000 VND (In words: Four hundred twenty seven billion seven hundred ninety nine million one hundred sixty thousand dong). Total number of shares is 42,779,916 shares

1.2. Business fields

The Company's business sector is the production and wholesale of pharmaceutical materials.

1.3. Main business line

During the year, the Company's main business lines were: Goods brokerage and auction agency (Details: Goods sales agents; Goods trading brokers); Wholesale of raw agricultural and forestry products (except wood, bamboo, rattan) and live animals (except those prohibited by the State); Wholesale of food (Details: Trading in functional foods; Wholesale of sugar, milk and dairy products, confectionery and products processed from cereals, flour, starch); Wholesale of beverages; Wholesale of other household items (Details: Wholesale of medical equipment; Wholesale of perfumes, cosmetics and hygiene products; Wholesale of drugs (not operating at headquarters); Wholesale of medicinal materials, oriental medicine, and herbal medicines); Wholesale of other machinery, equipment and spare parts (Details: Wholesale of medical machinery and equipment); Other specialized wholesale not elsewhere classified (Details: Wholesale of industrial chemicals such as Essential oils, colorants, perfumes and flavourings, soda, industrial salt; Wholesale of pharmaceuticals (Modern pharmaceutical, vaccines, medical biologicals); Growing spice crops, medicinal plants, perennial aromatic plants; Growing other perennial plants; Propagating and caring for annual plant varieties; Cultivation service activities; Livestock service activities; Post-harvest service activities; Seed treatment for propagation;

Organizing trade introduction and promotion (except press conferences); Other remaining business support service activities not classified elsewhere (Details: Import and export of company's business items); Other education services not classified elsewhere; Education support services; Real estate business, land use rights owned, used or leased (Details: Real estate business); Real estate consulting, brokerage, auction, land use rights auction (Details: Real estate consultancy and brokerage); Scientific research and technological development in the field of natural sciences; Scientific research and technological development in the field of science, engineering and technology; Scientific research and technological development in the field of agricultural sciences; Advertising (excluding tobacco advertising); Other professional, scientific and technological activities not elsewhere classified (Details: Technology transfer consulting); Retail sale of food, foodstuff, beverages, cigarettes, and tobacco accounts with a large proportion in general merchandise stores; Retail sale of beverages in specialized stores; Processing of milk and dairy products; Manufacture of other chemical products not elsewhere classified (Details: Production of natural essential oils); Production of drugs, pharmaceutical chemicals and medicinal materials (Details: Pharmaceutical manufacturing enterprises; Production of raw materials for modern medicine; Production of vaccines

and medical biological products (biological products for human use); Road freight transport; Warehousing and storage of goods (excluding real estate business); Retail sale of drugs, medical equipment, cosmetics and hygiene products in specialized stores (Details: Retail establishments selling oriental medicine and herbal medicines; Retailing medical equipment, cosmetics and hygiene products in specialized stores).

1.4. Normal operating cycle

The Company's normal operating cycle does not exceed 12 months.

1.5. Characteristics of business operations during the period that affect financial statements

During the 9-month accounting period ending September 30, 2025, there were no activities that significantly affected the indicators on the Company's Financial Statements.

1.6. Business structure

Name	Place of incorporation and operation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activities
Joint-ventures, associates				
VIBFA Joint Stock Company	Ha Noi	40.00%	40.00%	product distribution

Subordinate units do not have dependent accounting legal status

Unit name	Address
Headquarters of Viet Nam Medicinal Materials Joint Stock Company	Area 8, Phu Ninh commune, Phu Ninh district, Phu Tho province
Branch of Viet Nam Medicinal Materials Joint Stock Company in Hanoi	No. 139, Hong Tien Street, Bo De Ward, Hanoi City
Branch of Viet Nam Medicinal Materials Joint Stock Company in Hai Phong	No. SB.02 Cau Rao 2 Urban Area, An Vinh Ward, Hai Phong City, Vietnam
Branch of Viet Nam Medicinal Materials Joint Stock Company in Ho Chi Minh	D9-04, D9 street, Manhattan Vinhomes Grand Park townhouse area, Long Binh ward, Ho Chi Minh City

1.7. Information comparability declaration in Financial statements

The figures presented in the financial statements for the period ended Sep tember 30, 2025 are comparable with the corresponding figures for the previous year.

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis of preparation of Financial Statements

The accompanying interim financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations related to the preparation and presentation of financial statements.

The accompanying interim financial statements are not intended to present the interim financial position, Income Statement and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2. Going concern assumption

There have been no events which cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or necessity to cease operations or to reduce the scale of its operations significantly.

2.3. Fiscal year

The fiscal the Company year begins on the first of January and end on the thirty-first of December of each year.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Accounting estimates

The preparation of this interim financial statements in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of interim financial statements requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and the presentation of contingent liabilities and assets at the date of the interim financial statements as well as the reported amounts of revenue and expenses during the interim financial year. Although these accounting estimates are made based on the best knowledge of the Board of Management, actual results may differ from these estimates and assumptions.

3.2. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (USD) is accounted for at the actual transaction exchange rate on the date of transaction according to the following principles:

- Transactions giving rise to receivables are accounted for at the purchasing rate of the commercial bank where the Company designates the customer to make payment;
- Transactions giving rise to payables are accounted for at the selling exchange rate of the commercial bank where the Company intends to conduct transactions; and
- Asset purchases or expenses paid immediately in foreign currency (not through accounts payable) are accounted for at the buying rate of the commercial bank where the enterprise makes the payment.

The exchange rate used to re-evaluate the balance of foreign currency monetary items at the end of the fiscal year is determined according to the following principles:

- Monetary items classified as assets are accounted for at the buying exchange rate of the commercial bank where the Company regularly conducts transactions; and
- Monetary items classified as debts are accounted for at the selling exchange rate of the commercial bank where the Company regularly conduct transactions; and

All actual exchange differences arising during the year and differences arising from the revaluation of foreign currency balances at the end of the period are taken to the income statement.

3.3. Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

3.4. Financial investment

Trading securities

Trading securities are securities held by the Company for trading purposes.

Trading securities are initially recorded at cost, which includes purchase price and any costs directly attributable to the acquisition of the trading securities. The Board of Directors then conducts a review of all investments to record provisions at the end of the accounting period. Provision for diminution in value of trading securities is made when the book value is higher than the market value of these trading securities. The fair value of an investment in shares traded on the market of unlisted public companies (UPCoM) is determined by the average reference price in the 30 most recent consecutive trading days prior to the interim balance sheet date. The difference between the provision made at the end of this accounting period and the provision made at the end of the previous accounting period is recorded as an increase or decrease in financial expenses in the accounting period. The amount of the provision reversed does not exceed the original carrying amount.

The time of recording trading securities is the time when the Company has ownership, specifically as follows:

Listed securities are recorded at the time of order matching; and

Unlisted securities are recorded at the time of official ownership as prescribed by law.

Gains or losses from the liquidation or sale of trading securities are recognized in the interim income statement. Cost of goods sold is determined using the moving average method.

Investment in an associates

Associated companies are all companies in which the Company has significant influence but not control, generally demonstrated through holding between 20% and 50% of the voting rights in that company.

Investments in associates are initially recognized at cost, which includes purchase price plus any costs directly attributable to the acquisition. Then, The Board of Directors then conducts a review of all investments to record provisions at the end of the accounting period.

3.5. Receivables

Receivables represent the amounts recoverable from customers or other parties. Receivables are presented at its carrying amount less allowance for doubtful receivables.

Provision for doubtful receivables is made for each doubtful receivables based on the aging analysis of overdue debts or the estimated potential loss, or for receivables where the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

3.6. *Inventories*

Inventories are measured at the lower of original cost and net realizable value. The original cost of inventories includes direct materials, direct labor and, where applicable, those overheads incurred in bringing the inventories to their present location and condition.

Inventories are valued using the weighted average cost method and are accounted for using the perpetual inventory method.

Net realizable value is determined as the estimated selling price less the estimated costs necessary to make the sale.

The Company's inventory impairment provision is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, or substandard inventories and in cases where the original cost of inventories is higher than their net realizable value at the end of the accounting period.

3.7. Tangible fixed assets

Fixed tangible fixed assets are stated at original cost less accumulated depreciation.

The cost of purchased tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use. For fixed assets formed by basic construction investment by contracting or self-construction and production, the cost is the final settlement price of the construction project according to current investment and construction management regulations, other directly related costs and registration fees (if any). In case the project has been completed and put into use but the final settlement has not been approved, the cost of fixed assets is recognized at the estimated cost based on the actual cost incurred to acquire the fixed assets. The estimated cost will be adjusted according to the settled cost approved by the competent authorities.

Depreciation

Depreciation is recognized using the straight-line method based on the estimated useful life, in compliance with the regulations set forth in Circular 45/2013/TT-BTC dated April 25, 2013, as amended and supplemented by Circular 147/2016/TT-BTC dated October 13, 2016, and Circular 28/2017/TT-BTC dated April 12, 2017, guiding the regime for management, use, and depreciation of fixed assets, specifically as follows:

	Current year	Previous year
Buildings and structures	05 – 25	05 – 25
Machinery and and equipment	03 – 10	03 – 10
Means of transportation and transmission	04 – 07	04 – 07
Management tools and equipment	04 – 06	04 – 06
Other tangible fixed assets	03 – 15	03 - 15

3.8. Leased Assets

The Company recognizes finance leased assets as its own assets at the fair value of the leased asset at the inception of the lease or at the present value of the minimum lease payments, whichever is lower. The corresponding liability to the lessor is recorded on the Balance Sheet as a finance lease liability. Lease payments are split into finance charges and principal repayment to achieve a constant periodic rate of interest on the remaining balance of the lease. Finance lease costs are recognized in

the income statement, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's policy on borrowing costs (see below).

A lease is classified as an operating lease when the lessor retains a majority of the rewards and is subject to the risks of ownership of the asset. Operating lease costs are recognized in the Income Statement on a straight-line basis over the lease term. Any upfront payments received or receivable to facilitate the execution of an operating lease are also recognized on a straight-line basis over the lease term.

Finance leased assets are depreciated over their estimated useful lives in the same manner as the Company's own assets. However, if it is not reasonably certain that the lessee will obtain ownership of the asset at the end of the lease term, the leased asset is depreciated over the shorter of the lease term or the asset's useful life:

	[Years]
Machinery and equipment	05 - 10

3.9. Intangible fixed assets

Intangible fixed are stated at cost less accumulated depreciation.

The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use. Expenditures relating to intangible fixed assets incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless they are associated with a specific intangible fixed asset and result in an increase in the economic benefits derived from the asset.

Depreciation is recognized using the straight-line method based on the estimated useful life, in compliance with the regulations set forth in Circular 45/2013/TT-BTC dated April 25, 2013, as amended and supplemented by Circular 147/2016/TT-BTC dated October 13, 2016, and Circular 28/2017/TT-BTC dated April 12, 2017, guiding the regime for management, use, and depreciation of fixed assets, specifically as follows:

Land use rights with a finite useful life are amortized over the remaining useful life. Land use rights with an indefinite useful life are recognized at cost and are not amortized.

Computer software is amortized over 2-4 years.

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

3.10. Construction-in-progress costs

Construction in progress represents the value of assets in the process of installation or construction for business, rental or administrative purposes, or for any other purposes, recorded at original cost, including all costs necessary for new construction or repair, renovation, expansion or technical re-equipment of works such as construction costs, equipment costs, construction investment consulting costs; and other expenses that have not been completed and handed over. Depreciation of these assets, like other fixed assets, will begin when the assets are ready for use.

3.11. Business cooperation contract

Jointly controlled assets

The Company recognizes in its Financial Statements business cooperation contracts in the form of jointly controlled assets as follows:

- The Company's share in jointly controlled assets is classified according to the nature of the assets.
- The Company's own separately incurred liabilities.
- The portion of the liability arising jointly with other joint venture partners from the operations of the joint venture.
- Income from the sale or use of the portion of products/services shared from joint ventures, together with the portion of expenses incurred and shared from the joint venture's operations.
- The expenses of Company incurred capital contributions to joint ventures.

Fixed assets and investment properties contributed to business cooperation contracts without transferring ownership to the joint ownership of the joint venture parties are not derecognized In the case where the Company receives contributed assets to a joint venture, these are monitored as assets held in custody and are not recorded as an increase in assets and business capital.

Fixed assets and investment real estate contributed as capital to a business cooperation contract with ownership transfer and in the process of construction of jointly controlled assets are recorded as a decrease in assets in the accounting books and the asset value is recorded in the cost of unfinished basic construction. Upon completion and handover for use of the jointly controlled assets, based on the value of the assets allocated, the Company recognizes an increase in its own assets in accordance with their intended use.

Jointly Controlled Operations

The Company recognizes the following items in its Financial Statements for business cooperation contracts in the form of jointly controlled operations:

- The value of the property currently under the Company's ownership
- Liabilities borne by the Company
- Revenue shared from the sale of goods or or provision of services of the joint venture;

Expenses borne by the Company.

3.12. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. Prepaid expenses of Company includes the following costs:

Pre-Operating Costs

Pre-operating costs include training, advertising and promotion costs prior to Company officially commenced its production and operations. These costs are allocated to expenses using the straight-line method over 36 months since Company commenced its production and operations.

Tools and Equipment

Tools and equipment put into use are allocated to expenses using the straight-line method with an allocation period not exceeding 36 months

Costs for fixed assets repair

Significant one-off fixed asset repair costs are amortized to expenses using the straight-line method over 36 months.

Prepaid Land Lease

Prepaid land lease represents the land rental fees paid in advance for the land the Company is currently using. Prepaid land rental is allocated to expenses using the straight-line method over the lease term.

3.13. Payables and Accrued Expenses

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

Classification of payables as trade payables, accrued expenses, and other payables is based on the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the Company.
- Payable expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and amounts payable to employees for leave wages, production and business expenses that must be accrued in advance. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.
- Other payables reflect non-commercial payables unrelated to transactions of purchasing, selling, and providing goods and services.

3.14. Borrowings and Finance Lease Liabilities

Borrowings are tracked for each lender, each loan agreement, and the repayment term of the loans. In the case of foreign currency borrowings, detailed tracking is maintained in the original currency.

3.15. Borrowing Costs

Borrowing costs are recognized as an expense in the period in which they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs Accordingly, borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income arising from temporary investment of loans is recorded as a reduction in the original cost of related assets. For separate loans for the construction of fixed assets or investment real estate, interest is capitalized even if the construction period is less than 12 months.

3.16. Unearned revenue

Unearned revenue is revenue received in advance for one or more financial years, consisting primarily of rental revenue from business premises. The Company records unearned revenue corresponding to the portion of the obligation that the Company will have to perform in the future. When the revenue recognition conditions are met, unearned revenue will be recorded in the income statement in the accounting period corresponding to the portion that satisfies the revenue recognition conditions.

3.17. *Equity*

Owner's equity is recorded at the actual capital contributed by shareholders.

3.18. Profit Distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.
The distribution of profits to shareholders takes into account non-monetary items in undistributed profits after tax that may affect cash flow and the ability to pay dividends such as interest on revaluation of contributed assets, interest on revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders, and the list of shareholders entitled to receive the dividend is finalized

The Company establishes the fund subsequently:

Reward and welfare funds

The Reward and Welfare Fund is appropriated from the Company's profit after corporate income tax according to the plan of the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a liability on the balance sheet. The fund is used for rewards, material incentives, serving public welfare needs, improving and enhancing the material and spiritual life of workers.

Fund for investment and development

The Fund for investment and development is appropriated from the Company's profit after corporate income tax according to the plan of the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a liability on the balance sheet and is used for investment in expanding production and business scale or in-depth investment of the enterprise.

3.19. Revenue and income recognition

Revenue from sales of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are simultaneously satisfied:

- The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer.
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined relatively reliably.
- The company has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be determined.

Revenue from providing services

Revenue from service transactions is recognized when the outcome of such transactions can be reliably estimated. When services are performed over multiple periods, revenue is recognized in the period in which the services are rendered, based on the stage of completion of the transaction at the

end of the reporting period. The outcome of a service transaction is determined when all of the following conditions are satisfied:

- Revenue is determined relatively reliably.
- It is possible to obtain economic benefits from the service provision transaction.
- Determined the completed works as of the end of the fiscal year
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined

Processing revenue

Revenue from processing activities for materials and goods is the actual processing fee earned, excluding the value of the materials and goods received for processing.

Financial income

Interest

Interest is recognized on an accrual basis, determined by the balances of the deposit and loan accounts and the effective interest rate for each period.

3.20. Cost of goods sold and services rendered

Cost of goods sold includes the cost of products, goods and services provided during the year and is recorded in accordance with revenue consumed during the year. For direct material costs that exceed normal levels, labor costs, and fixed general production costs that are not allocated to the value of products in stock, accountants must immediately calculate it into cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

3.21. Financial expenses

Financial expenses reflect financial operating expenses incurred during the fiscal year, mainly including provisions for devaluation of trading securities; provisions for losses on investments in other entities; time value of cash flows discounted from provisions; borrowing costs; losses incurred when selling foreign currencies and exchange rate losses.

3.22. Selling expenses

Selling expenses reflect costs incurred in the process of selling goods, and providing services.

3.23. Administration expenses

Administration expenses reflect actual costs incurred in the general management process of the Company, mainly including costs for salaries of management staff; social insurance, health insurance, union fees, unemployment insurance of management staff; office materials costs; depreciation costs; taxes, fees and charges; provision costs; outsourced services and other costs.

3.24. Tax

Corporate income tax represents the sum of current and deferred tax liabilities.

Current tax payable is based on taxable income for the year. Taxable income differs from profit before tax as reported in the Interim Income Statement because between concepts and As a it excludes items of income or expense that are deductible in other years (including losses carried forward, if any) and further excludes items that are not taxable or deductible.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets or liabilities in the interim financial statements and is recorded under the interim Balance Sheet method. Deferred income tax liabilities are recognized for all taxable temporary differences, while deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change over time, and the final determination of corporate income tax is subject to the results of inspections by the competent tax authorities.

Other taxes are applied according to current tax laws in Vietnam.

3.25. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recorded at cost plus that are directly attributable to the acquisition of the financial assets. The Company's financial assets include cash, cash equivalents, trade receivables, other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities At the date of initial recognition, financial liabilities are recorded at cost plus that are directly attributable to the issuance of the financial liabilities. The Company's financial liabilities 1 include trade payables, other payables, accrued expenses, finance lease liabilities, borrowings, and derivative financial instruments

Re-evaluate after initial recognition

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

3.26. Stakeholders

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

In considering related party relationships, the substance of the relationship is given more emphasis than the legal form.

4. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN INTERIM THE BALANCE SHEET

4.1. Cash and cash equivalents

	Closing balance (30/09/2025) *VND*	Opening balance (01/01/2025) *VND*
Cash	5,030,320,921	4,806,201,036
Non-term bank deposits	1,000,918,441	45,243,432,964
Cash equivalents	36,176,010,659	35,666,747,492
	42,207,250,021	**85,716,381,492**

4.2. Financial investment

	Closing balance		Opening balance	
	Original cost *VND*	Book value *VND*	Original cost *VND*	Book value *VND*
Short-term				
Term bank deposits (i)	52,668,113,926	52,668,113,926	118,906,968,745	118,906,968,745
Long-term				
	52,668,113,926	**52,668,113,926**	**118,906,968,745**	**118,906,968,745**

(i) Deposits at commercial banks and foreign bank branches in Vietnam with terms from 03 to 06 months, interest rates from 1.5%/year to 4.8%/year.

4.3. Current receivables from customers

	Closing balance (30/09/2025) *VND*	Opening balance (01/01/2025) *VND*
Hanoi Pharmaceuticals Joint Stock Company	11,856,256,019	6,184,307,597
Phu Tho Provincial General Hospital	19,692,021,636	15,825,677,084
Vitamec Joint Stock Company	4,401,827,982	26,122,076,635
DP EUPHAR JOINT STOCK COMPANY	874,612,581	8,060,656,290
BAC LIEU 333 JOINT STOCK COMPANY	61,785,860,621	45,876,419,693
EXPOS JOINT STOCK COMPANY	12,621,507,125	39,501,416,797
ROMAS JOINT STOCK COMPANY	66,471,930,640	53,779,839,068
UNESFA Joint Stock Company	68,091,463,394	42,660,512,694
NO 9 CENTRAL JOINT STOCK COMPANY	46,599,247,004	40,958,721,906
NO 5 CENTRAL JOINT STOCK COMPANY	18,251,281,010	39,073,907,418
Other customer receivables	177,374,432,369	116,605,762,488
	488,020,440,381	**434,649,297,670**

4.4. *Current advances to suppliers*

	Closing balance *VND*	Opening balance *VND*
Saigonfa Joint Stock Company		3,738,385,509
B. PHARMA Co., Ltd	48,565,345,525	48,565,345,525
Ngoc Duy Phu Tho One Member Co., Ltd	2,405,906,860	2,405,906,860
Upfront payments to other sellers	1,912,585,850	2,302,981,005
	52,883,838,235	**57,012,618,899**

(i) According to contracts No. VM10 between Viet Nam Medicinal Materials Joint Stock Company (The buyer) and B-Pharm Vn Co., LTD (seller) signed on May 10, 2021 on the purchase and sale of machinery and equipment to serve the production of products.

4.5. Other current receivables

4.5.1. Other short-term receivables

	Value VND	Provision VND	Value VND	Provision VND
Deposits and collaterals	1,545,126	-	2,450,745	-
Interest receivables from deposits	575,878,669	-	788,731,065	-
VAT on finance-leased assets	1,413,790,159		856,622,877	-
Deposit for purchase of real estate	-	-	7,000,000,000	-
Other receivables	56,593,876,372			
	58,585,090,326	**-**	**8,647,804,687**	**-**

4.5.2. Other long-term receivables

	Closing balance		Opening balance	
	Value VND	Provision VND	Value VND	Provision VND
Deposits and collaterals	2,257,076,528	-	2,257,076,528	-
Central Pharmaceutical Joint Stock Company Govamec (i)	40,665,250,000	-	40,665,250,000	-
Tuyen Quang Biotechnology Joint Stock Company (ii)	40,655,000,000	-	40,655,000,000	-
Minh Khang Pharmaceutical and Herbal Joint Stock Company (iii)	10,000,000,000	-	10,000,000,000	-
	93,577,326,528	**-**	**93,577,326,528**	**-**

(i) Receivables from Investment Cooperation Contract No. 26/2023/HDHT/VIETMEC-GOVAMEC dated November 26, 2023 between Viet Nam Medicinal Materials Joint Stock Company and Govamec Central Pharmaceutical Materials Joint Stock Company on investment cooperation in the Project for Investment and Support for the Development of Precious Medicinal Herb Areas in Sapa Town, Lao Cai Province; The capital for cooperation is 81,330,500,000 VND, representing 35% of the total investment capital of the project; Method of after-tax profit distribution

(ii) Receivables from Investment Cooperation Contract No. 25/2023/HDHT/VM-SHTQ dated October 25, 2023 between Viet Nam Medicinal Materials Joint Stock Company and Tuyen Quang Biological Joint Stock Company on investment cooperation in the Project for Investment and Support for the development of precious medicinal herb area in Na Hang district, Tuyen Quang province; The capital for cooperation is 81,310,000,000 VND, accounting for 35% of the total investment of the project; Method of after-tax profit distribution

(iii) According to the investment cooperation contract 0312/2024/HDDT/DLVN.MK on the project "Investment and support for the development of precious medicinal herb growing areas" in Bac Ai district, Ninh Thuan

province signed on December 3, 2024 between Viet Nam Medicinal Materials Joint Stock Company (VIETMEC) (Party A) and Minh Khang Pharmaceutical And Herbal Joint Stock Company (Party B):

- General Objective: Forming a value chain system for developing precious medicinal herbs; forming awareness of cultivating medicinal herbs according to the value chain and preserving medicinal herb genetic resources to ensure quality management processes and standards; combining protection and sustainable forest development.
- Project implementation location. The locations are distributed in the communes of Phuoc Tien, Phuoc Tan, Phuoc Binh, and Phuoc Hoa. These areas are invested and renovated to produce precious medicinal herbs in the project.
- Project duration: 25 years from the date of acceptance of the completed construction put into use (investment carried out from: 01/2025; estimated date of putting the project into operation: 04/2025)
- Total investment: 250,000,000,000 VND (Two hundred and fifty billion VND)
- Capital contribution ratio: Party A invested 50,000,000,000 (Fifty billion VND) equivalent to 27% of the total project; Party B invested 132,000,000,000 (One hundred thirty-two billion VND) equivalent to 73% of the total project capital contribution.

4.6. Bad debts

	Closing balance			Opening balance		
	Overdue period	Original cost *VND*	Provision *VND*	Time	Original cost *VND*	Provision *VND*
Các tổ chức và cá nhân khác						
Quang Nam Medical College General Hospital	More than 3 years	916,989,150	(916,989,150)	More than 3 years	916,989,150	(916,989,150)
Phu Tho General Hospital	Under 1 years	579,002,323	(209,251,117)		1,036,731,048	-
Huong Khe District General Hospital	More than 3 years	306,218,650	(306,218,650)	More than 3 years	306,218,650	(306,218,650)
Bim Son Town General Hospital	More than 3 years	456,277,500	(375,879,000)	More than 3 years	375,879,000	(375,879,000)
Thu Duc City Hospital	More than 3 years			More than 3 years	203,733,600	(203,733,600)
Nghe An Traditional Medicine Hospital	Under 1 years	1,205,998,500	(355,894,560)		1,050,981,750	-
Quang Nam General Hospital	More than 3 years	584,653,180	(249,891,061)	More than 3 years	516,108,130	(344,764,930)
Duy Tien Town Medical Center	More than 3 years	109,249,350	(109,249,350)	More than 3 years	109,249,350	(109,249,350)
DP Euphar Joint Stock Company	More than 3 years	8,060,656,290	(8,060,656,290)	More than 3 years	8,060,656,290	-
Ha Nam General Hospital	From 2-3 years					-
Other partners		16,144,011,660	(3,604,900,375)		6,437,216,816	(440,107,307)
		28,363,056,603	**(14,188,929,553)**		**19,013,763,784**	**(2,696,941,987)**

4.7. Inventories

	Closing balance		Opening balance	
	Original cost	Provision	Original cost	Provision
	VND	*VND*	*VND*	*VND*
Raw materials	113,975,742,931	-	114,612,902,897	-
Work-in-progress costs	9,744,195,065	-	9,227,046,875	-
Finished products	119,395,712,649	-	84,864,073,866	-
Goods	2,455,436,117	-	29,552,470,545	-
	245,571,086,762	**-**	**238,256,494,183**	**-**

4.8. Prepaid expenses

4.8.1. Current prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Expenses for tools and equipment used	-	714,587
Insurance purchase expenses	145,117,902	136,109,163
Others	66,613,628	235,276,512
Expenses for tools and equipment used		
	211,731,530	**372,100,262**
	-	-

4.8.2. Non-current prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Expenses for tools and equipment used	633,348,623	1,091,620,763
Insurance purchase expenses	44,845,924	59,794,564
Land rental expenses	378,515,154	371,821,477
Other expenses	1,098,169,238	936,521,112
	2,154,878,939	**2,459,757,916**

4.9. Status of decrease and Increase of Tangible fixed assets

	Houses and architectural structures	Machinery and equipment	Means of transport	Management equipment and instruments	Other tangible fixed assets	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
ORIGINAL COST						
Opening balance	107,066,114,168	76,927,478,487	10,495,018,300	8,647,549,804	7,819,405,919	210,955,566,678
Increase during the period	-	-	-	-	-	-
Decrease during the period	-	-	-	-	-	-
Closing balance	107,066,114,168	76,927,478,487	10,495,018,300	8,647,549,804	7,819,405,919	210,955,566,678
ACCUMULATED DEPRECIATION						
Opening balance	27,049,576,481	33,037,197,777	5,046,811,430	5,053,066,630	2,985,551,913	73,172,204,231
Increase during the period	3,530,117,073	5,250,741,168	1,203,369,169	694,350,377	544,752,045	11,223,329,832
- Depreciation during the period	*3,530,117,073*	*5,250,741,168*	*1,203,369,169*	*694,350,377*	*544,752,045*	*11,223,329,832*
Decrease during the period	-	-	-	-	-	-
Closing balance	30,579,693,554	38,287,938,945	6,250,180,599	5,747,417,007	3,530,303,958	84,395,534,063
RESIDUAL VALUE						
At the beginning of the period	**80,016,537,687**	**43,890,280,710**	**5,448,206,870**	**3,594,483,174**	**4,833,854,006**	**137,783,362,447**
At the end of the period	**76,486,420,614**	**38,639,539,542**	**4,244,837,701**	**2,900,132,797**	**4,289,101,961**	**126,560,032,615**
Original price of tangible fixed assets that have been fully depreciated but are still in use:						
- At the beginning of the period	3,605,548,427	2,250,790,500	372,932,845	39,090,909	769,970,681	7,038,333,362
- At the end of the period	9,274,882,618	12,409,658,702	502,332,845	2,428,114,302	1,498,014,318	26,113,002,785

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

Residual value of tangible fixed assets used as mortgages and pledges to secure loans:						
- At the beginning of the period	80,016,537,687	43,890,280,710	5,448,206,870	-	-	129,355,025,267
- At the end of the period	80,016,537,687	43,890,280,710	5,448,206,870	-	-	129,355,025,267

4.10. Financial leased assets

	Machinery and equipment	Total
	VND	*VND*
ORIGINAL COST		
Opening balance	**42,326,474,802**	**42,326,474,802**
Increase during the period		-
Decrease during the period		-
Closing balance	**42,326,474,802**	**42,326,474,802**
ACCUMULATED DEPRECIATION		
Opening balance	**17,174,574,805**	**17,174,574,805**
Increase during the period	**6,658,780,095**	**6,658,780,095**
- Depreciation during the period	6,658,780,095	6,658,780,095
Closing balance	**23,833,354,900**	**23,833,354,900**
RESIDUAL VALUE		
At the beginning of the period	**25,151,899,997**	**25,151,899,997**
At the end of the period	**18,493,119,902**	**18,493,119,902**

4.11. Intangible fixed assets

	Land use rights	Other assets	Total
	VND	*VND*	*VND*
ORIGINAL COST			
Opening balance	210,141,494,528	178,680,000	210,320,174,528
Increase during the period	-	-	-
Decrease during the period	-	-	-
Closing balance	210,141,494,528	178,680,000	210,320,174,528
ACCUMULATED DEPRECIATION			
Opening balance	3,161,669,472	167,205,405	3,328,874,877
Depreciation during the period	977,750,280	11,474,595	989,224,875
Disposals	-	-	-
Closing balance	4,139,419,752	178,680,000	4,318,099,752
RESIDUAL VALUE			
At the beginning of the period	**206,979,825,056**	**11,474,595**	**206,991,299,651**
At the end of the period	**206,002,074,776**	**-**	**206,002,074,776**

4.12. Construction-in-progress costs

	Closing balance *VND*	Opening balance *VND*
Machinery and equipment for cancer treatment drug production factory	79,275,269,136	79,275,269,136
Machinery, equipment and testing research systems	9,408,670,786	9,408,670,786
Smoke exhaust system for 5-storey building at Phu Tho Factory	602,742,536	602,742,536
Land purchase cost for the Project of Center for conservation of precious medicinal materials and Medicinal Plant Development under Forest Canopy (i)	88,000,000,000	88,000,000,000
IPO project investment costs	13,982,407,027	13,982,407,027
Investment costs for Pharmacy at Ngo Gia Tu	424,468,000	424,468,000
Landfill costs at Phu Tho Factory	6,954,850,000	6,954,850,000
Other investment costs	9,100,443,642	9,093,267,642
	207,748,851,127	**207,741,675,127**

(i) Pursuant to Resolution No. 05A/2022/NQ-HĐQT/DLVN dated May 13, 2022 of the Board of Directors of Viet Nam Medicinal Materials Joint Stock Company on approving the Project to establish a Center for conservation of precious medicinal materials and development of medicinal materials under forests in Yen Son commune, Thanh Son district, Phu Tho province, the Company purchased 02 plots of land with a total area of 571,000 m2 in Yen Son commune, Thanh Son district, Phu Tho province with a transfer price of VND 88,000,000,000; Purpose of use: RTs; Expiry date: By 2054, the Company is converting the land use term to 50 years.

4.13. Current payables to suppliers

	Closing balance		Opening balance	
	Value *VND*	Amounts capable of debt repayment *VND*	Value *VND*	Amounts capable of debt repayment *VND*
Hai Minh Pharmacy Company Limited	2,648,497,268	2,648,497,268	2,687,697,268	2,687,697,268
Benovas Pharmaceutical. Jsc - Hanoi Branch	4,030,926,039	4,030,926,039	4,054,183,839	4,054,183,839
VENZOR. Jsc	10,589,325,440	10,589,325,440	15,235,699,387	15,235,699,387
Pham Thi Duong	3,350,405,852	3,350,405,852	3,248,491,802	3,248,491,802
Nhat Minh Pharma.,Jsc	524,603,000	524,603,000	10,496,455,900	10,496,455,900
Fisamec Central Joint Stock Company	24,624,175,843	24,624,175,843	4,350,691,776	4,350,691,776
Other entities	100,569,926,491	100,569,926,491	52,491,182,691	52,491,182,691
	146,337,859,933	**146,337,859,933**	**92,564,402,663**	**92,564,402,663**

4.14. *Paid in advance from the buyer*

	Closing balance	Opening balance
VIMED Company Limited		9,999,520
PA International High Technology Pharmaceutical Research Institute Joint Stock Company	9,114,000	
7B Military Hospital	17,472,000	17,472,000
An Xuan Organic Herb CO., LTD	98,446,760	30,000,000
Le Gia Pharmaceutical and Trading Joint Stock Company	10,000,000	10,000,000
Vinh Phuc Oriental Pharmaceutical Joint Stock Company	258,004,400	-
Other prepayments by the buyer	84,000,000	217,500
	477,037,160	**67,689,020**

4.15. Other payables

4.15.1. Other short-term payables

	Closing balance *VND*	Opening balance *VND*
Union Fees	175,136,550	119,620,050
Social Insurance	570,305,241	-
Health Insurance	101,162,250	-
Unemployment Insurance	56,248,000	-
Pham Thu Trang - Accepting deposits for land sales	-	20,000,000,000
Current deposits	-	-
Nguyen Thi Bich Thuy - Receive deposits for land sale	70,000,000,000	-
	70,902,852,041	**20,119,620,050**

4.15.2. Other non-current payables

	Closing balance *VND*	Opening balance *VND*
Payables related to collecting funds for employees' share purchases		1,133,042,000
Payables related to staff's responsibility retention money	1,745,412,900	1,216,370,900
Other payables		
	1,745,412,900	**2,349,412,900**

4.16. Accrued expenses

4.16.1. Short-term accrued expenses

	Closing balance *VND*	Opening balance *VND*
Advance provision for interest expense	575,878,669	961,039,745
Other amounts		-

	575,878,669	**961,039,745**

4.17. Unearned revenue

4.17.1. Short-term unearned revenue

	Closing balance *VND*	Opening balance *VND*
Rental income received in advance from the sale of finance leased assets	1,413,790,159	2,791,437,590
	1,413,790,159	**2,791,437,590**

4.18. Taxes and receivables and payables to the State

	Closing balance		Arise during the period		Opening balance	
	Receivables	Payables	Receivables	Payables	Receivables	Payables
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
VAT on domestic sales	-	1,855,807,397	50,637,842,049	52,289,123,959	-	204,525,487
Import and export tax	-	-	1,593,144,632	1,593,144,632	-	-
Corporate Income Tax	-	4,808,585,251	4,875,662,208	5,100,000,000	-	5,032,923,043
Personal income tax	-	972,602,237	1,337,580,233	862,641,304	-	497,663,308
Housing tax and land rental fee	-	-	1,141,375	1,141,375	-	-
Environmental Protection tax	-	-	9,000,000	9,000,000	-	-
	-	**7,636,994,885**	**58,454,370,497**	**59,855,051,270**	**-**	**5,735,111,838**

The Company's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions can be subject to varying interpretations, the tax amounts presented in the Interim Financial Statements may be subject to change at the discretion of the tax authorities.

4.19. Loans and Finance Leases

4.19.1. Current Loans and Finance Leases

	Opening balance		During the period		Closing balance	
	Value	Amounts capable of debt repayment	Increase	Decrease	Value	Số có khả năng trả nợ
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Current loans	**723,090,443,226**	**723,090,443,226**	**825,291,965,421**	**979,499,276,970**	**568,883,131,677**	**568,883,131,677**

Vietnam Prosperity Joint Stock Commercial Bank (1)	67,701,620,318	67,701,620,318	144,337,229,717	140,551,914,397	71,486,935,638	71,486,935,638
Genfive Company Limited (2)	-	-	2,000,000,000	2,000,000,000	-	-
Shinhan Vietnam Bank Limited (3)	-	-	139,781,443,472	69,875,732,979	69,905,710,493	69,905,710,493
EVF General Finance Joint Stock Company (4)	-	-	1,000,000,000	-	1,000,000,000	1,000,000,000
Mirae Asset Finance Company (Viet Nam) Limited (5)	-	-	5,000,000,000	5,000,000,000	-	-
Saigon Thuong Tin Commercial Joint Stock Bank (6)	-	-	48,210,000,000	-	48,210,000,000	48,210,000,000
Tien Phong Commercial Joint Stock Bank (7)	-	-	31,187,187,808	1,400,000,000	29,787,187,808	29,787,187,808
Viet Nam Joint Stock Commercial Bank For Industry And Trade (8)	39,991,700,891	39,991,700,891	40,774,255,708	40,821,700,891	39,944,255,708	39,944,255,708
Joint Stock Commercial Bank for Investment and Development of Vietnam (9)	355,660,950,296	355,660,950,296	225,578,852,038	355,730,950,296	225,508,852,038	225,508,852,038
Prosperity and Growth Commercial Joint Stock Bank (10)	8,000,000,000	8,000,000,000	8,000,000,000	8,000,000,000	8,000,000,000	8,000,000,000
INDOVINA BANK LIMITED (11)	56,795,646,257	56,795,646,257	57,608,433,515	56,795,646,257	57,608,433,515	57,608,433,515
Sinopac Bank	44,873,196,206	44,873,196,206	-	44,873,196,206	-	-
Hong Leong Bank Vietnam Limited	29,301,270,498	29,301,270,498	-	29,301,270,498	-	-
Woori Bank Vietnam Limited (12)	39,883,104,425	39,883,104,425	51,587,141,673	91,470,246,098	-	-
Hua Nan Commercial Bank,Ltd (12)	72,981,599,774	72,981,599,774	46,912,233,944	119,893,833,718	-	-
Ho Chi Minh City Development Joint Stock Commercial Bank (13)	7,901,354,561	7,901,354,561	15,992,187,546	13,784,785,630	10,108,756,477	10,108,756,477
Southeast Asia Commercial Joint Stock Bank (14)			7,323,000,000		7,323,000,000	7,323,000,000
Non-current debt due (see Note 4.18.2)	***10,923,076,920***	***10,923,076,920***	***8,192,307,690***	***8,192,307,690***	***10,923,076,920***	***10,923,076,920***
Non-current finance lease debt due (see Note 4.18.2)	***6,652,761,404***	***6,652,761,404***	***2,476,271,214***	***3,714,406,821***	***5,414,625,797***	***5,414,625,797***

The accompanying notes are an integral part of the Financial Statements dated September 30, 2025.

Current loans and financial leases	740,666,281,550	740,666,281,550	835,960,544,325	991,405,991,481	585,220,834,394	585,220,834,394

Additional information for current loans:

(1) The current loans at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch according to Credit Limit Contract No. CLC-27890-01 signed on 10/1/2024, credit limit: 190,000,000,000 VND, credit term 12 months. The loan was for the purpose of supplementing working capital, issuing guarantees, issuing LCs, issuing guarantees (bidding, contract performance, guarantees, advances, payment guarantees) to serve the business activities of pharmaceuticals, medical equipment and functional foods. Loan terms and interest rates were specified in each debt agreement. The loan was secured by:

- Certificate of House ownership and other assets attached to land No DP 999201, number recorded in the certificate issuance book: VP 02700 issued by Hanoi Land Registration Office on August 13, 2024 at Address: TB-25, Business Villa Area, An Khanh Commune, Hoai Duc District, Hanoi City; with a value of 24,971,274,252 corresponding to an area of 297m2;
- Certificate of House ownership and other assets attached to land No CO 250935, number recorded in the certificate issuance book: VP 2872 due issued by Viet Tri City People's Committee on May 9, 2019; October 19, 2020; Land plot No. 122 Map sheet No. 14 Address: Zone 9, Gia Cam ward, Viet Tri city, Phu Tho province, with an area of 91.4m2, with the value of: 2,700,555,000;
- Certificate of Land and House ownership and other assets attached to land No CX 432394, number recorded in the certificate issuance book: CT16020 issued by the Department of Natural Resources and Environment of Hai Phong City

(2) Secured loan contract No. L-VAR-963 dated February 25, 2025 at Genfive Company Limited, loan amount: 2,000,000,000, VND loan term: 4 months, interest rate: 19%/year; collateral: Office furniture set under mortgage contract number PL-VAR-963, loan for development purposes and marketing expenses.

(3) Loan Agreement No. 810600093565 dated March 14, 2025 at Shinhan Bank Vietnam Limited - Hoan Kiem Branch for the purpose of supplementing working capital for production and business activities. The credit limit is 70,000,000,000 VND, the loan term is 12 months, the interest rate is specified in each debt acknowledgment contract, the loan is secured by term deposit accounts, other security measures: Personal guarantee of Mr. Vu Thanh Trung (General Director) with a minimum value of 70,000,000,000 VND.

(4) Credit Contract No. 0105196582 dated June 9, 2025 at EVN Finance Joint Stock Company, loan term: 09 months, interest rate is specified in each debt agreement, loan purpose is to supplement working capital for pharmaceutical production and business activities.

(5) Credit Contract No. 6629453/HDTD-MAFC dated June 17, 2025 at Mirae Asset Finance Company (Viet Nam) Limited, loan amount: 5,000,000,000 VND, loan term: 03 months, interest rate: 17% per annum, purpose of the loan is to supplement working capital for pharmaceutical production and business activities.

(6) Credit limit contract No. 202528062698 dated June 13, 2025 at Saigon Thuong Tin Commercial Joint Stock Bank - Nam Tu Liem Branch, credit limit is: 319,000,000,000 VND (in which the loan limit is: 189,000,000,000 VND), term: 12 months, interest rate is specified in each debt agreement, collateral includes:

- House ownership rights and other assets attached to land No. CD 730816, Certificate of Land Use Right Registration No. CT-DA 00411 issued by Hanoi People's Committee on June 9, 2016, map sheet No. 7 at Address: Land lot No. AD09-59, Vinhomes Riverside ecological urban area, Phuc Loi ward, Long Bien district, Hanoi city; with a value of 24,971,274,252 corresponding to an area of 297m2;
- House ownership rights and other assets attached to land No. CV 516128; Certificate of Land Use Rights Registration No. CS 19573 issued by the Department of Natural Resources and Environment of Hanoi City on May 28, 2020 to Ms. Bui Thi Thu Trang. On May 27, 2025, transferred to Mr. Vu Thanh Trung, born in 1981, ID card No. 010081000097, permanent address: AĐ 09-59 Vinhomes Riverside, Phuc Loi Ward, Long Bien District, Hanoi City according to the Contract for transfer of land use rights and assets attached to land No. 3063 established on May 15, 2025 at Tran Minh Huong Notary Office; file No. H26.103.25-250517-0089;
- House ownership and land use rights number CV 70137150243; original file number: 258/2001 issued by Hoc Mon District People's Committee on September 6, 2001;
- Land use rights, house ownership rights and other assets attached to land No. DD 888523, certificate issuance number: CS 66297 issued by the Department of Natural Resources and Environment of Hanoi City on November 17, 2021;
- Land use rights, house ownership rights and other assets attached to land No. CU 380912, certificate issuance number: CS 05500 issued by the Department of Natural Resources and Environment of Nghe An Province on November 10, 2020;
- Certificate of Land and House ownership and other assets attached to land No CO 150979, number recorded in the certificate issuance book: CTs 169603 issued by the Department of Natural Resources and Environment of Da Nang City on September 14, 2018;
- Certificate of Land and House ownership and other assets attached to land No CL 691912, number recorded in the certificate issuance book: CS 26799/DA issued by the Department of Natural Resources and Environment of Ho Chi Minh City on August 13, 2018 to Ms. Nguyen Thi Nhu Quynh. On February 28, 2020, transferred to Mr. Vu Thanh Trung, year of birth: 1981, ID card: 013030181, address: 517 A10 Dam Trau Area, Bach Dang Ward, Hai Ba Trung District, Hanoi City. According to contract No. 002262 dated February 20, 2020 certified by Mai Viet Cuong Notary Office (According to file No.: 038041.CN.001);
- Housing Sale and Purchase Contract No. M2-87/VHGP/HĐMBNO signed on August 28, 2020 between Green City Development Joint Stock Company and Ms. Nguyen Thi Thu Thuy and the Document of Transfer of Housing Sale and Purchase Contract between Ms. Nguyen Thi Thu Thuy - Mr. Pham Khac Phuong and Mr. Vu Thanh Trung certified by Dang Van Khanh Notary Office in Ho Chi Minh City on November 20, 2020, Notarization number: 022514, Book number: 04 TP/CC-SCC/HĐGD

(7) Credit limit contract No. 428/2025/HDTD/KDO dated May 26, 2025 at Tien Phong Commercial Joint Stock Bank - Thang Long Branch, credit limit is: 150,000,000,000 VND (of which loan limit is: 100,000,000,000 VND), term: 12 months, interest rate is specified in each debt acknowledgment contract, collateral: guarantee deposit according to each debt acknowledgment.

(8) Loan Agreement No. 01/2024-HDCVHM/NHCT224-VIETMEC kg dated August 23, 2024 between Viet Nam Joint Stock Commercial Bank For Industry And Trade - Luu Xa Branch for the purpose of supplementing working capital for production and business activities. The loan term was 12 months, the interest rate was specified in each debt agreement, the loan was secured by the Land Use Rights and all other assets attached to the land at plot number 10 on map sheet number 39, address: No. 324 Minh Khai Street, Group 30A, Minh Khai Ward, Hai Ba Trung District, Hanoi City, area 102.6m2 according to Certificate of house ownership and other assets attached to land No. DB513041, number recorded in the certificate issuance book: CS-HBT 14117 Issued by the Hanoi Department of Natural Resources and Environment on February 17, 2022, with value at the time of mortgage: 37,570,000,000.

(9) They were current loans at the Joint Stock Commercial Bank For Investment And Development of Vietnam - Hanoi Branch under credit limit contract No. 01/2023/3990765/HDTD signed on August 8, 2023 for the purpose of supplementing working capital, guaranteeing, opening L/C to serve production and business activities. Credit limit was 450,000,000,000 VND. Loan terms and interest rates were specified in each debt agreement. This The loan was secured by:

- Real estate at Land plot No. 1(6), map sheet No. 03, address at Group 10, Bo De ward, Long Bien district, Hanoi city, area of 142.0 m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. CN 999011, number recorded in the certificate issuance book: CT-DA 01480 Issued by the Hanoi Department of Natural Resources and Environment on July 25, 2018, to Viet Nam Medicinal Materials Joint Stock Company;
- Real estate at Land plot No. 1(7), map sheet No. 03, address at Group 10, Bo De ward, Long Bien district, Hanoi city, area of 136.0 m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. CN 999012, number recorded in the certificate issuance book: CT-DA 01481 Issued by the Hanoi Department of Natural Resources and Environment on July 25, 2018, to Viet Nam Medicinal Materials Joint Stock Company;
- Real estate at Land No. 15, map sheet No. 03, address at Group 10, Bo De ward, Long Bien district, Hanoi city, area of 175,8m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. CD 858870, number recorded in the certificate issuance book: CT-DA 00883 Issued by the Hanoi Department of Natural Resources and Environment on 9/15/2016, to Viet Nam Medicinal Materials Joint Stock Company;
- Real estate at Land plot No. 124, map sheet No. 111, address at Bieu Khe hamlet, Thuy Lam Commune, Dong Anh District, Hanoi city, area of 300.0 m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. DD 710372, number recorded in the certificate issuance book: CS 66506 Issued by the Hanoi Department of Natural Resources and Environment on November 18, 2021, to Mr. Vu Trung Thanh (The Company General Director);
- Real estate at Land No. 30, map sheet No. 03-84/PA-CL, address at Sap Mai Hamlet, Vong La Commune, Dong Anh District, Hanoi city, area of 80.0,m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. DD 888523, number recorded in the certificate issuance book: CS 66297 Issued by the Hanoi Department of Natural Resources and Environment on 11/17/2021, to Mr. Vu Trung Thanh (The Company General Director);
- Certificate of land Use Rights and and other assets attached to land at address AD09-76, Vinhomes Riverside Ecological Urban Area, area 304.0 m2, recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. CN 742082, number recorded in the certificate issuance book: DA 24966 Issued by the Hanoi Department of Natural Resources and Environment on June 01, 2018, of the third party;
- Term deposit contract of the Company, Mr. Vu Thanh Trung (General Director of the Company) and the Third Party;

(10) The overdraft limit contract number 0471/2025/HDHMTC/PGB between Prosperity and Growth Commercial Joint Stock Bank and Viet Nam Medicinal Materials Joint Stock Company with overdraft limit: 8,000,000,000 VND, term of 6 months corresponding to interest rate of 12.4%/year for the purpose of performing payment services on payment accounts serving production and business activities.

(11) The current loan at Indovina Bank according to each debt commitment paper with the limit: 100,000,000,000 VND, loan term not exceeding 8 months for the purpose of financing working capital, issuing and guaranteeing and opening Letters of Credit of the Borrower. This loan was secured by the following collateral:

- Land use rights for plot number 451, map sheet number 33 at address Trung Chanh commune, Hoc Mon district, Ho Chi Minh city according to "Certificate of land use rights, house ownership rights and other assets attached to land" No BE 711913, number recorded in the certificate issuance book: CH 00740 issued by the People's Committee of Hoc Mon District, Ho Chi Minh City on November 11, 2011, transferred to Mr. Vu Hoang Anh and confirmed by the Branch of the Hoc Mon District Land Registration Office on January 27, 2022, with a value of 56,602,000,000 VND (In words: Fifty-six billion six hundred and two million dong) according to the Minutes of collateral valuation dated August 14, 2024, established by the Land Use Rights Mortgage Contract notarized number 011517, book number 08/2024 TP/CC-SCC/HĐGD dated August 20, 2024, appendices, contracts amending and supplementing the Mortgage Contract and other related documents
- Property rights of Viet Nam Medicinal Materials Joint Stock Company arise from the Housing Sale and Purchase Contract No. D9-04/VHGP/HĐMBNO dated August 7, 2020 signed between the Buyer, Ms. Bui Thi My Duyen, and the Seller, Green City Development Joint Stock Company (hereinafter referred to as "Investor"); The document transferring the Commercial Housing Sale and Purchase Contract signed between the Transferor, Ms. Bui Thi My Duyen, and the Transferee, Ms. Nguyen Thi Hai, was certified by the notary of Chau A Notary Office, Ho Chi Minh City on October 27, 2020, notarization number -26120, book number 10 TP/CC-SCC/HĐGD, Confirmation of the Investor on November 17, 2020; The document of assignment of the Housing Sale and Purchase Contract between the Transferor, Ms. Nguyen Thi Hai, and the Transferee, Viet Nam Medicinal Materials Joint Stock Company, was certified by the Notary Public of Chau A Notary Office, Ho Chi Minh City on July 11, 2022. Notarization number 015956, book number 7/2022 TP/CC-SCC/HĐGD, Confirmation of the Investor on July 26, 2022. The value was 17,617,000,000.
- Deposits at Indovina Bank Hanoi Branch.

(12) The current loans at Hua Nan Commercial Bank,Ltd - Ho Chi Minh City Branch under credit contract No. HNHCMCFL-S/76/2023 dated October 23, 2023 for the purpose of supplementing working capital for purchasing raw materials/medicines and medical equipment and financing international payment activities. The credit limit was 3,000,000 USD. The loan term and interest rate were specified in each debt agreement. This loan was secured by the Company's term deposit contract at Hua Nan Commercial Bank,Ltd - Ho Chi Minh City Branch.

(13) Credit limit contract No. 27016/24MB/HDTD dated September 11, 2024 between Ho Chi Minh City Developmentjoint Stock Commercial Bank, Ba Dinh branch with credit limit of: 30,000,000,000 VND (Thirty billion Vietnamese dong) with a loan term of 12 months for the purpose of supplementing working capital to pay salaries to employees through HDbank.

(14) Limit contract No. REF2512993169 dated July 17, 2025 between Southeast Asia Commercial Joint Stock Bank (**SeAbank))** with a credit limit of: 70,000,000,000 VND (Seventy billion Vietnamese dong), for the purpose of supplementing working capital. The loan term and interest rate are specified in each debt acknowledgment contract. This loan is secured by the Company's term deposit contract at Southeast Asia Commercial Joint Stock Bank (**SeAbank)**

4.19.2. Long-term Loans and Finance Leases

	Opening balance		During the period		Closing balance	
	Value	Amount likely to be paid	Increase	Decrease	Value	Amount likely to be paid
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Bank Loans	**34,113,632,573**	**34,113,632,573**	**-**	**8,523,447,687**	**25,590,184,886**	**25,590,184,886**
Joint Stock Commercial Bank for Investment and Development of Vietnam	32,680,345,902	32,680,345,902		8,192,307,690	24,488,038,212	24,488,038,212
Vietnam Prosperity Joint Stock Commercial Bank	1,433,286,671	1,433,286,671	-	331,139,997	1,102,146,674	1,102,146,674
Non-current finance leases	**9,348,451,535**	**9,348,451,535**	**-**	**3,714,406,821**	**5,634,044,714**	**5,634,044,714**
Chailease International Leasing Co., Ltd	9,348,451,535	9,348,451,535		3,714,406,821	*5,634,044,714*	5,634,044,714
Non-current borrowings and finance leases	**43,462,084,108**	**43,462,084,108**	**-**	**12,237,854,508**	**31,224,229,600**	**31,224,229,600**
"Of which: Amount payable within 12 months:"	**17,575,838,324**	**17,575,838,324**			**16,337,702,717**	**16,337,702,717**
Non-current debt due	10,923,076,920	10,923,076,920			10,923,076,920	10,923,076,920
Non-current finance leases	6,652,761,404	6,652,761,404			5,414,625,797	5,414,625,797
Non-current borrowings and finance leases	**25,886,245,784**	**25,886,245,784**			**14,886,526,883**	**14,886,526,883**

Additional information for non- current loans:

(1) Non- current loans at the Joint Stock Commercial Bank For Investment And Development Of Vietnam - Hanoi Branch under the Credit Limit Contract No. 02/2020/3990765/HDTD signed on December 15, 2020 for the purpose of paying reasonable investment costs for the GMP-WHO Phase 2 Pharmaceutical and Medical Products Factory project in Zone 8, Phu Ninh Commune, Phu Ninh District, Phu Tho Province. Loan term was 84 months, loan interest rate was equal to personal savings interest rate payable after 24-month term plus 3%/year and adjusted every 6 months. The loan was secured by:

- All shares and all rights arising from the number of shares owned, including: the right to receive dividends in cash or in shares, the right to buy additional shares issued at a preferential price and other benefits, the total number of guaranteed shares was 950,000 shares of Mr. Vu Thanh Trung (General Director of the company);
- All machinery and equipment formed in the future of the Project "Investment in GMP-WHO Phase 2 Pharmaceutical and Medical Products Factory project in Zone 8, Phu Ninh commune, Phu Ninh district, Phu Tho province" of Viet Nam Medicinal Materials Joint Stock Company;

(2) Non- current loans at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch:

- According to loan contract No. 140720-2751778-01-SME signed on July 15, 2020 for the purpose of partial payment for the purchase of 01 car. Loan term was 78 months, loan interest rate at the time of disbursement was 8.8%/year and adjusted periodically at the beginning of each quarter. The loan was secured by the Company's Vinfast brand car, model number Lux SA, BSX 30G-444.36;
- According to loan contract No. CLC-7758-01 signed on July 15, 2020 for the purpose of partial payment for the purchase of 01 car. Loan term was 60 months, loan interest rate at the time of disbursement was 9.8%/year and adjusted periodically at the beginning of each quarter. The loan was secured by the Company's Kia brand car, model number CARNIVAL KA4 23.5 AFH7, license plate No 30K-718.25;

(3) The financial leasing debts of Chailease International Leasing Company Limited - Hanoi branch under the following contracts:

- Finance lease contract No. C241001312 dated October 9, 2024. Lease term 36 months, rental interest rate 9.5%/year;
- Finance lease contract No. C211235212 dated December 28, 2021. Lease term 42 months, rental interest rate 12.17%/year;

4.19.3. Schedule for paying financial leasing debts

	Closing balance *VND*	Opening balance *VND*	Closing balance *VND*	Opening balance *VND*
Finance Lease Liabilities:				
Within a year	5,414,625,797	6,652,761,404	5,414,625,797	6,652,761,404
From the second year to the fifth year	219,418,917	2,695,690,131	219,418,917	2,695,690,131
From the second year to the fifth year	-			
More than five years				
	5,634,044,714	**9,348,451,535**	**5,634,044,714**	**9,348,451,535**
Excluding: Future finance charges			-	-

Present value of finance lease liabilities	5,634,044,714	9,348,451,535
Excluding: Amount payable within 12 months	5,414,625,797	6,652,761,404
Amount payable within 12 months	**219,418,917**	**2,695,690,131**

4.19.4. Schedule for paying non- current loans

	Closing balance *VND*	Opening balance *VND*
Within a year	10,923,076,920	10,923,076,920
In the second year	8,874,430,509	11,364,596,916
From the third year to the fifth year	5,792,677,457	11,825,958,737
More than five years	-	-
	25,590,184,886	**34,113,632,573**
Excluding: Amount payable within 12 months	10,923,076,920	10,923,076,920
Amount payable after 12 months	**14,667,107,966**	**23,190,555,653**

4.20. Equity

	Owner's capital contribution	Additional paid-in capital	Fund for investment and development	Undistributed Post-tax profit	Total
	VND	*VND*	*VND*	*VND*	*VND*
Opening balance trước	**356,500,000,000**	**159,200,000,000**	**12,607,975,389**	**160,364,147,082**	**688,672,122,471**
Increase during the period	71,299,160,000	-	-	-	71,299,160,000
- Capital increase during the period	*71,299,160,000*	-	-	-	*71,299,160,000*
- Profit during the period				*47,874,884,656*	*47,874,884,656*
- Fund allocation			*32,072,829,416*	-	*32,072,829,416*
Decrease during the period	-	-	-	(103,371,989,416)	(103,371,989,416)
- Fund allocation	-	-	-	*(32,072,829,416)*	*(32,072,829,416)*
- Dividend Payment	-	-	-	*(71,299,160,000)*	*(71,299,160,000)*
Closing balance trước	**427,799,160,000**	**159,200,000,000**	**44,680,804,805**	**104,867,042,322**	**736,547,007,127**
Opening balance này	**427,799,160,000**	**159,200,000,000**	**44,680,804,805**	**104,867,042,322**	**736,547,007,127**
Increase during the period	-	-	2,672,000,000	8,077,223,164	10,749,223,164
- Profit during the period	-	-	-	*8,077,223,164*	*8,077,223,164*
- Fund allocation (i)	-		*2,672,000,000*	-	*2,672,000,000*
Decreases in the year	-	-	-	18,656,234,101	18,656,234,101
- Fund allocation (i)	-		-	*18,656,234,101*	*18,656,234,101*
Closing balance này	**427,799,160,000**	**159,200,000,000**	**47,352,804,805**	**131,600,499,587**	**765,952,464,392**

4.20.1. Details on contributed capital of the owners

	Closing balance		Opening balance	
	Actual contributed amount	Tỷ lệ	Actual contributed amount	Tỷ lệ
	VND	%	*VND*	%
Mr. Vu Thanh Trung	76,448,720,000	17.87%	85,800,000,000	20.06%
Other shareholders	351,350,440,000	82.13%	341,999,160,000	79.94%
	427,799,160,000	**100%**	**427,799,160,000**	**100%**

4.20.2. Capital transactions with owners and distribution of dividends, profit sharing

	Closing balance *VND*	Opening balance *VND*
Equity		
Contributions at the beginning of the period	427,799,160,000	356,500,000,000
Contributions increased during the period	-	71,299,160,000
Contributions decreased during the period	-	-
Ending contributions	427,799,160,000	427,799,160,000

4.20.3. Stocks

	Closing balance *Shares*	Opening balance *Shares*
Number of shares registered for issuance	**42,779,916**	**42,779,916**
Number of shares sold to the public	**42,779,916**	**42,779,916**
- Common shares	42,779,916	42,779,916
Shares in circulation	**42,779,916**	**42,779,916**
- Common shares	42,779,916	42,779,916

Par value of outstanding shares: 10.000 VND/shares.

4.20.4. Profit Distribution

	Closing balance *VND*	Opening balance *VND*
Undistributed profit at the beginning of the period	104,867,042,322	160,364,147,082
Profit from business activities during the period	8,077,223,164	18,195,211,680
Other items adjusted to reduce profits	-	-
Other items adjusted to increase profit	-	-
Dividends or distributed profits to funds during the period	112,944,265,486	178,559,358,762
Distribution of funds and dividends, including:	18,656,234,101	(32,072,829,416)

- Dividend Payment	-	-
- Appropriation to Fund for investment and development		*(32,072,829,416)*
- Fund allocation	*18,656,234,101*	-
Remaining undistributed profits	**131,600,499,587**	**146,486,529,346**

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

5.1. Revenue from sales of merchandise and services

	Q3/2025 *VND*	Q3/2024 *VND*
Revenue from sales	206,383,098,751	269,794,791,256
Revenue from sales of finished products	123,881,993,628	186,950,650,289
Revenue from processing service provision		-
	330,265,092,379	**456,745,441,545**

5.2. Revenue deductions

	Q3/2025 *VND*	Q3/2024 *VND*
Sales returns	115,294,000	46,032,000
	115,294,000	**46,032,000**

5.3. Cost of goods sold

	Q3/2025 *VND*	Q3/2024 *VND*
Cost of goods sold	188,310,171,839	252,188,107,068
Cost of goods sold of finished products	111,089,016,237	162,981,403,833
Cost of processing services		-
	299,399,188,076	**415,169,510,901**

5.4. *Financial income*

	Q3/2025 *VND*	Q3/2024 *VND*
Interest on deposits and loans	202,324,987	1,167,976,683
	202,324,987	**1,167,976,683**

5.5. Financial expenses

	Q3/2025 VND	Q3/2024 VND
Interest expenses	9,641,358,698	11,254,356,965
Loss from sale of foreign currency	-	
	9,641,358,698	**11,254,356,965**

5.6. Selling expenses

	Q3/2025 VND	Q3/2024 VND
Employee costs	934,699,457	1,664,165,437
Material and packaging costs	235,534	21,893,841
Tools and supplies cost	5,829,507	83,342,727
Fixed asset depreciation costs	295,306,236	333,432,619
Costs for Outsourced service	94,527,270	174,330,426
Other cash costs	-	51,945,710
	1,330,598,004	**2,329,110,760**

5.7. Administration expenses

	Q3/2025 VND	Q3/2024 VND
Management staff costs	4,006,483,696	3,483,863,004
Management material costs	-	42,370,595
Office supplies costs	207,512,174	207,127,240
Depreciation of fixed assets	516,286,923	524,563,582
Taxes, fees and charges	3,995,659	11,204,337
Provision costs	2,483,607,978	
Reversal of allowance for doubtful debts	(582,602,438)	-
External services expenses	1,316,423,862	1,192,877,463
Other cash costs	1,307,529,788	1,855,749,695
	9,259,237,642	**7,317,755,916**

5.8. Other income

	Q3/2025 VND	Q3/2024 VND
Income from fines		
Other income	26,186,618	66,091,163
	26,186,618	**66,091,163**

5.9. Other expenses

	Q3/2025 VND	Q3/2024 VND
Administrative fines	945,915,626	
Others	70,645,784	170,598,819
	1,016,561,410	**170,598,819**

5.10. Current Income Tax Expense

	Q3/2025 VND	Q3/2024 VND
Current corporate income tax expense		
Corporate income tax expense calculated on the current period taxable income (i)	1,654,142,989	3,496,932,350
Adjustment for corporate income tax expense of previous years into current income tax expense of this period		-
Total current corporate income tax expense	**1,654,142,989**	**3,496,932,350**

(i) The current corporate income tax expense for the year was calculated as follows:

	Q3/2025 VND	Q3/2024 VND
Total Accounting Profit Before Tax	**9,731,366,154**	**21,692,144,030**
Adjustment increase	-	
Activities entitled to tax incentives		
Other business activities		
- Invalid expenses		-
Adjustment decrease	-	-
Profits subject to CIT	**10,870,836,904**	**21,692,144,030**
Activities entitled to preferential tax rate of 17%	4,521,951,227	7,467,016,386
Other business activities	6,348,885,677	14,225,127,644
Tax rate		
Activities entitled to tax incentives	17%	17%
Other business activities	20%	20%
Corporate income tax	**2,038,508,844**	**3,496,932,350**
Activities entitled to tax incentives	768,731,709	646,313,132
Other business activities	1,269,777,135	2,850,619,218
Corporate Income Tax exempted or reduced	**384,365,855**	**646,313,132**
Activities entitled to tax incentives	384,365,855	646,313,132
Corporate income tax expense calculated on current year taxable income	**1,654,142,989**	**3,496,932,350**
Total corporate income tax expense	**1,654,142,989**	**3,496,932,350**

5.11. Basic profit per shares

	Q3/2025 VND	Q3/2024 VND
Accounting profit after corporate income tax	8,077,223,164	18,195,211,680
Profit allocated to shareholders holding common shares	8,077,223,164	18,195,211,680
Profit after tax attributable to ordinary shareholders	42,779,916	42,779,916
Basic profit per shares	**189**	**425**
Expected number of additional shares to be issued	-	-
Diluted Earnings Per Share	**188.81**	**425.32**

5.12. Production Business Costs by elements

	Q3/2025 VND	Q3/2024 VND
Cost of materials	38,406,402,956	55,687,566,663
Cost for employees	7,793,066,773	2,729,524,200
Cost of Tools and supplies	213,341,681	232,526,659
Costs for fixed assets depreciation	4,145,180,544	5,467,732,571
Taxes, fees and charges	3,995,659	
Costs for Outsourced service	1,751,929,815	413,281,841
Other cash expenses	1,307,529,788	269,977,377
	53,621,447,216	**64,800,609,311**

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

6.1. Proceeds from borrowings during the period

	Current period VND	Previous period VND
Proceeds from borrowing under conventional contracts	804,665,623,671	1,023,256,882,554
	804,665,623,671	**1,023,256,882,554**

6.2. Principal repayments during the period

	Current period VND	Previous period VND
Principal repayment of loan under normal contract	988,022,724,657	984,941,130,222
	988,022,724,657	**984,941,130,222**

7. FINANCIAL INSTRUMENTS

7.1. Capital risk management

The Company manages its capital to ensure continuous operation and to maximize the benefits of its shareholders through optimizing the balance between capital and liabilities.

Financial leverage ratio
The Company's financial leverage ratio at the end of the accounting period is as follows:

	Closing balance *VND*	Opening balance *VND*
Loans and borrowings	616,445,063,994	784,128,365,658
Excluding: Cash and cash equivalents	42,207,250,021	85,716,381,492
Net debt	574,237,813,973	698,411,984,166
Equity	765,952,464,392	736,547,007,127
Net debt-to-equity ratio	**0.75**	**0.95**

7.2. Significant accounting policies

Details of the significant accounting policies and methods applied by the Company (including the criteria for recognition, the basis for determining value and the basis for recording income and expenses) for each type of financial asset, financial liability and equity instrument.

7.3. Types of financial instruments

	Book value (i)		Fair value (i)	
	Closing balance *VND*	Opening balance *VND*	Closing balance *VND*	Opening balance *VND*
Financial assets				
Cash and cash equivalents	42,207,250,021	85,716,381,492	-	-
Receivables from customers and other receivables	654,371,786,788	539,571,370,872	-	-
Loan receivables	-	-	-	-
Current Financial investment	52,668,113,926	118,906,968,745		
Non-Current financial investment	20,000,000,000	20,000,000,000		
	769,247,150,735	**764,194,721,109**	**-**	**-**

	Book value (i)		Fair value (i)	
	Closing balance *VND*	Opening balance *VND*	Closing balance *VND*	Opening balance *VND*
Financial liabilities				
Loans and borrowings	616,445,063,994	784,128,365,658		-
Trade and other payables	218,719,046,128	115,033,435,613		-

Accrued expenses	575,878,669	961,039,745		
	835,739,988,791	**900,122,841,016**	-	-

(i) The Company has not assessed the fair value of financial assets and financial liabilities as of the end of the accounting period because Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on November 6, 2009 ("Circular 210") and current regulations do not yet provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular 210 required the application of International Financial Reporting Standards on the presentation of financial statements and disclosure of information for financial instruments but did not provide equivalent guidance for the measurement and recognition of financial instruments including the application of fair value, in order to be consistent with International Financial Reporting Standards.

7.4. Financial risk management objectives

The Company established a risk management system to identify and assess the risks to which the Company was exposed, and to establish policies and procedures to control risks at an acceptable level. The risk management system was reviewed periodically to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including exchange rate risk, interest rate risk and price risk), credit risk and liquidity risk.

7.5. Capital risk management

Market risk

The Company's business operations would be primarily exposed to risks from changes in exchange rates, interest rates and prices. The Company did not hedge these risks due to the lack of an active market for trading these financial instruments.

Exchange rate risk management

The Company conducted a number of transactions denominated in foreign currencies, which would expose the Company to risks of exchange rate fluctuations.

Interest risk management

The Company was exposed to interest rate risks arising from interest-bearing loans it had entered into. This risk would be managed by the Company by maintaining an appropriate level of borrowings and analyzing the competitive market situation to obtain favorable interest rates for the Company from appropriate lending sources.

Good price risk management

The company purchased raw materials and goods from domestic and foreign suppliers to serve production and business activities. Therefore, the Company would bear the risk of changes in selling prices of raw materials and goods.

Credit risk

Credit risk occurs when a customer or counterparty fails to meet its contractual obligations, resulting in financial losses to the Company. The Company had a suitable credit policy and regularly monitors the situation to assess whether the Company was exposed to credit risk. The Company did not have any significant credit risk exposure to customers or counterparties because the receivables arose from a large number of customers operating in diverse industries and distributed across different geographical areas.

Liquidity risk management

The purpose of liquidity risk management was to ensure adequate funds were available to meet current and future financial obligations. Liquidity was also managed by the Company to ensure that the excess of maturing liabilities over maturing assets in any period was kept to manageable levels relative to the amount of funds that the Company believes could be generated within that period. It was the Company's policy to regularly monitor current and expected liquidity requirements to ensure that the Company maintained adequate levels of cash reserves, borrowings and committed capital from shareholders to meet its current and non-current liquidity requirements.

The tables below detail the remaining contractual maturities for non-derivative financial assets and financial liabilities and their agreed repayment terms. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The disclosure of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as liquidity was managed on a net asset and liability basis.

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*
At the end of the period				
Cash and cash equivalents	42,207,250,021	-	-	42,207,250,021
Receivables from customers and other receivables	560,794,460,260	93,577,326,528	-	654,371,786,788
Current Financial investment	52,668,113,926	-	-	52,668,113,926
Non-Current financial investment	-	-	20,000,000,000	20,000,000,000
	655,669,824,207	**93,577,326,528**	**20,000,000,000**	**769,247,150,735**

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*
At the end of the period				
Finance lease liabilities				
Loans and borrowings	585,220,834,394	14,886,526,883	-	600,107,361,277
Trade and other payables	216,973,633,228	1,745,412,900	-	218,719,046,128
Accrued expenses	575,878,669		-	575,878,669
	802,770,346,291	**16,631,939,783**	**-**	**819,402,286,074**

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*

At the beginning of the period				
Cash and cash equivalents	85,716,381,492	-	-	85,716,381,492
Receivables from customers and other receivables	445,994,044,344	93,577,326,528	-	539,571,370,872
Current Financial investment	118,906,968,745	-	-	118,906,968,745
Non-Current financial investment	-	-	20,000,000,000	20,000,000,000
	650,617,394,581	**93,577,326,528**	**20,000,000,000**	**764,194,721,109**

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	*VND*	*VND*	*VND*
At the beginning of the period				
Finance lease liabilities				
Loans and borrowings	740,666,281,550	25,886,245,784	-	766,552,527,334
Trade and other payables	112,684,022,713	4,094,825,800	-	116,778,848,513
Accrued expenses	961,039,745	-	-	961,039,745
	854,311,344,008	**29,981,071,584**	**-**	**884,292,415,592**

The Board of Directors assessed the liquidity risk at a low level. The Board of Directors believed that the Company would be able to generate sufficient funds to meet the financial obligations as and when they fall due.

8. OTHER INFORMATION

8.1. Commitments and guarantees

During the year, the Company did not make any commitments or guarantees to any third party.

8.2. Events occurring after the End of the reporting period

The Board of Directors of the Company affirmed that, in their opinion, and considering all material aspects, no unusual events occurred subsequent to the end of Accounting period that affected the financial position and operations of the Company requiring adjustment to or disclosure in the Interim Financial Statements.

8.3. Transactions and Balance with stakeholders

The Company's Stakeholders include: key management members, individuals related to key management members and other stakeholders.

8.3.1. Transactions and balances with key management members and individuals related to key management members.

Key management members include: The members of the Board of Directors and Board of Executive (The Board of Management, Head of the Board of Supervisory, Chief Accountant). Individuals related to key management members are close family members of key management members.

Transactions with key management members and individuals related to key management members.

The Company did not incur any transactions regarding the sale of goods and the provision of services to key management personnel and parties related to key management personnel.

Balances with key management members and individuals related to key management members.

As at the end of the accounting period, the Company had no outstanding balances with key management personnel and parties related to key management personnel.

8.3.2. Transactions and Balance with Other stakeholders

The other Company's Stakeholders include: Enterprises and individuals that directly or indirectly have control over the Company, are controlled by the Company, or are under common control with the Company, including parent companies and companies in the same group.

List of other stakeholders

	Closing balance			Opening balance		
	Original cost	Provision	Fair value	Original cost	Provision	Fair value
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Investment in joint ventures and associates						
- VIBFA Joint Stock Company	20,000,000,000	-	(i)	20,000,000,000	-	(i)
	20,000,000,000	**-**	**-**	**20,000,000,000**	**-**	**-**

8.4 Information on ongoing operations

In the third quarter of 2025, there were no activities or events that significantly affected the Company's ability to continue as a going concern. Therefore, the Financial Statements were prepared on the basis of the assumption that the Company will continue to operate..

Prepared by	Chief Accountant	General Director
Do Thi Kim Hue	Nguyen Thi Huong	Vu Thanh Trung

Phu Tho, Vietnam

October 20, 2025