

Vietnam Pharmaceutical Corporation - JSC

Consolidated financial statements

For the fourth quarter and the year ended 31 December 2025



Vietnam Pharmaceutical Corporation – JSC

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Vietnam Pharmaceutical Corporation – JSC

GENERAL INFORMATION

THE CORPORATION

Vietnam Pharmaceutical Corporation - JSC ("the Corporation") was transformed from a state owned one-member limited liability company to a joint stock company from 8 December 2016 in pursuant to the Enterprise Registration Certificate for joint stock company No. 0100109385 issued by Hanoi Department of Planning and Investment (now known as Hanoi Department of Finance), with the 8th amendment dated 16 September 2025 as the latest.

The principal activities of the Corporation in the current year are presented in Note 1 of Notes to the consolidated financial statements - General information of the Corporation.

The Corporation has a head office located at No.12 Ngo Tat To street, Van Mieu – Quoc Tu Giam ward, Hanoi, Vietnam and the following dependent unit as follows:

<i>Registered Office</i>	<i>Address</i>
Representative office of Vietnam Pharmaceutical Corporation in Ho Chi Minh City	126A Tran Quoc Thao street, Xuan Hoa ward, Ho Chi Minh City

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Dinh Xuan Han	Chairman	
Mr. Nguyen Tien Dung	Vice Chairman	Appointed on 21 April 2025
Mr. Tran Duc Hung	Vice Chairman	Resigned on 21 April 2025
Ms. Han Thi Khanh Vinh	Member	
Mr. Tran Van Hai	Member	
Mr. Do Manh Cuong	Independent member	

AUDIT COMMITTEE

Members of the Audit Committee during the year and at the date of this report are:

Mr. Do Manh Cuong	Head	
Mr. Nguyen Tien Dung	Member	Appointed on 21 April 2025
Mr. Tran Duc Hung	Member	Resigned on 21 April 2025

INTERNAL AUDIT

Members of the Internal Audit during the year and at the date of this report are:

Mr. Bui Tien Thao	Head	Appointed on 29 September 2025
Ms. Nguyen Thuy Dung	Head	Resigned on 01 July 2025
Ms. Nguyen Thi Thuy	Deputy Head	
Mr. Phi Ngoc Tu	Member	

MANAGEMENT

Member of the Management during the year and at the date of this report are:

Ms. Han Thi Khanh Vinh	General Director
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LEGAL REPRESENTATIVE

The legal representative of the Corporation during the year and at the date of this report is Ms. Han Thi Khanh Vinh – General Director.

Vietnam Pharmaceutical Corporation – JSC

CONSOLIDATED BALANCE SHEET as at 31 December 2025

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		4,695,092,783,804	4,363,155,594,686
110	I. Cash and cash equivalents	5	44,924,466,379	289,066,457,419
111	1. Cash		43,424,466,379	38,216,457,419
112	2. Cash equivalents		1,500,000,000	250,850,000,000
120	II. Short-term investments		702,480,000,000	755,670,000,000
121	1. Held-for-trading securities		-	50,000,000
123	2. Held-to-maturity investments	6	702,480,000,000	755,620,000,000
130	III. Short-term receivables		1,916,593,867,114	1,645,686,451,677
131	1. Short-term trade receivables	7.1	1,845,128,858,654	1,584,946,177,850
132	2. Advances from customers	7.2	23,935,882,781	31,594,615,967
136	3. Other short-term receivables	8	103,098,794,146	70,199,563,270
137	4. Provision for doubtful short-term receivables	7.3	(55,569,668,467)	(41,053,905,410)
140	IV. Inventories	10	1,975,132,364,313	1,633,236,624,658
141	1. Inventories		1,987,387,589,645	1,662,817,347,953
149	2. Provision for obsolete inventories		(12,255,225,332)	(29,580,723,295)
150	V. Other current assets		55,962,085,998	39,496,060,932
151	1. Short-term prepaid expenses	15	2,374,928,659	2,952,155,410
152	2. Value-added tax deductible		46,305,013,819	34,106,724,260
153	3. Tax and other receivables from the State	17	7,282,143,520	2,437,181,262
200	B. NON-CURRENT ASSETS		2,811,385,666,536	2,092,302,291,116
210	I. Long-term receivables		1,389,550,400	708,299,536
216	1. Other long-term receivables		1,389,550,400	708,299,536
220	II. Fixed assets		267,648,302,707	281,174,501,833
221	1. Tangible fixed assets	11	163,916,255,352	174,474,438,246
222	Cost		514,211,409,778	518,506,151,736
223	Accumulated depreciation		(350,295,154,426)	(344,031,713,490)
227	2. Intangible fixed assets	12	103,732,047,355	106,700,063,587
228	Cost		128,887,069,845	129,518,873,145
229	Accumulated amortisation		(25,155,022,490)	(22,818,809,558)
230	III. Investment properties	13	34,779,306,191	35,759,475,749
231	1. Cost		45,821,328,558	45,821,328,558
232	2. Accumulated depreciation		(11,042,022,367)	(10,061,852,809)
240	IV. Long-term assets in progress		4,053,919,259	800,200,000
242	1. Construction in progress		4,053,919,259	800,200,000
250	V. Long-term investments	14	2,471,697,386,450	1,738,533,518,151
252	1. Investments in associates	14.1	1,913,706,978,910	987,874,650,144
253	2. Investments in other entities	14.2	697,823,455,837	870,823,455,837
254	3. Provision for diminution in value of long-term investments	14.2	(139,833,048,297)	(120,164,587,830)
260	VI. Other long-term assets		31,817,201,529	35,326,295,847
261	1. Long-term prepaid expenses	15	29,288,476,557	30,710,483,029
262	2. Deferred tax assets		2,528,724,972	4,615,812,818
270	TOTAL ASSETS		7,506,478,450,340	6,455,457,885,802

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2025

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		3,594,680,903,977	2,945,521,946,922
310	I. Current liabilities		3,563,608,794,809	2,914,045,605,262
311	1. Short-term trade payables	16.1	1,810,229,524,603	1,555,881,211,506
312	2. Advances to suppliers	16.2	40,487,851,542	22,610,280,609
313	3. Statutory obligations	17	24,331,282,522	52,276,416,801
314	4. Payables to employees		33,619,890,400	26,686,757,010
315	5. Short-term accrued expenses	18	12,601,125,056	10,469,639,652
318	6. Short-term unearned revenues		3,182,256,063	2,366,571,045
319	7. Other short-term payables	19	129,293,331,777	21,093,076,654
320	8. Short-term loans	21	1,487,988,163,882	1,207,514,630,352
322	9. Bonus and welfare fund	20	21,875,368,964	15,147,021,633
330	II. Non-current liabilities		31,072,109,168	31,476,341,660
336	1. Long-term unearned revenues		148,931,932	198,575,812
337	2. Other long-term payables		1,126,000,000	1,082,000,000
338	3. Long-term loans	21	29,797,177,236	30,195,765,848
400	D. OWNERS' EQUITY		3,911,797,546,363	3,509,935,938,880
410	I. Capital	22	3,911,797,546,363	3,509,935,938,880
411	1. Issued share capital - Shares with voting rights		2,370,000,000,000	2,370,000,000,000
414	2. Other owners' capital		2,370,000,000,000	2,370,000,000,000
416	3. Asset revaluation reserve		57,597,010,408	57,597,010,408
417	4. Foreign exchange differences reserve		(366,766,560,611)	(388,400,444,386)
418	5. Investment and development fund		-	(9,010,862)
420	6. Other funds belonging to owners' equity		417,701,058,585	416,297,582,809
421	7. Undistributed earnings		982,723,327	982,723,327
421a	- Undistributed earnings by the end of prior year		1,140,930,888,317	792,862,397,827
421b	- Undistributed earnings of the current year		521,983,651,047	376,684,564,188
429	8. Non-controlling interests		618,947,237,270	416,177,833,639
440	TOTAL LIABILITIES AND OWNERS' EQUITY		7,506,478,450,340	6,455,457,885,802

Nguyen Thi Hang
PreparerLu Thi Khanh Tran
Chief AccountantHan Thi Khanh Vinh
General Director

Hanoi, 29 January 2026



CONSOLIDATED INCOME STATEMENT
for the fourth quarter and the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	For the three-month period ended		Current year	Previous year
			31 December 2025	31 December 2024		
01	1. Revenue from sale of goods and rendering of services	24.1	1,706,574,076,042	1,579,789,213,993	5,690,908,186,439	5,529,361,265,970
02	2. Deductions	24.1	15,311,767,203	1,718,666,535	28,987,125,902	7,559,820,824
10	3. Net revenue from sale of goods and rendering of services	24.1	1,691,262,308,839	1,578,070,547,458	5,661,921,060,537	5,521,801,445,146
11	4. Cost of goods sold and services rendered	25	1,544,699,154,964	1,401,861,832,264	5,108,082,178,689	4,929,091,343,194
20	5. Gross profit from sale of goods and rendering of services		146,563,153,875	176,208,715,194	553,838,881,848	592,710,101,952
21	6. Finance income	24.2	32,642,406,203	39,059,020,459	262,763,570,992	258,183,825,320
22	7. Finance expenses	26	37,609,808,272	38,605,191,450	120,417,311,351	103,707,004,784
23	<i>In which: Interest expenses</i>		19,748,013,765	14,270,703,466	67,329,431,064	53,512,208,376
24	8. Share of profit of associates	14.1	333,430,335,013	22,439,202,393	386,113,911,322	158,812,167,035
25	9. Selling expenses	27	89,661,697,303	82,483,580,489	281,352,854,781	273,971,995,546
26	10. General and administrative expenses	27	40,281,540,405	47,800,534,131	131,593,282,919	148,968,624,888
30	11. Operating profit		345,082,849,111	68,817,631,976	669,352,915,111	483,058,469,089
31	12. Other income		(1,065,023,075)	1,777,396,295	43,514,681,898	32,233,029,195
32	13. Other expenses		1,659,354,105	1,835,927,325	7,171,290,072	6,059,591,347
40	14. Other profit		(2,724,377,180)	(58,531,030)	36,343,391,826	26,173,437,848
50	15. Accounting profit before tax		342,358,471,931	68,759,100,946	705,696,306,937	509,231,906,937
51	16. Current corporate income tax expenses	29.1	3,951,735,832	14,145,705,700	32,666,928,316	37,257,614,229
52	17. Deferred tax income		(1,811,502,397)	-	2,087,087,846	3,879,165,953
60	18. Net profit after tax		340,218,238,496	54,613,395,246	670,942,290,775	468,095,126,755
61	19. Net profit after tax attributable to shareholders of the parent		331,545,813,726	44,126,802,644	618,947,237,270	420,814,703,639
62	20. Net profit after tax attributable to non-controlling interests		8,672,424,770	10,486,592,602	51,995,053,505	47,280,423,116
70	21. Basic earnings per share	31			2,566	1,729
71	22. Diluted earnings per share	31			2,566	1,729



Nguyen Thi Hang
Preparer



Lu Thi Khanh Tran
Chief Accountant




Han Thi Khanh Vinh
General Director

Hanoi, 29 January 2026

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		705,696,306,937	509,231,906,937
02	<i>Adjustments for:</i> Depreciation of tangible fixed assets and investment properties, amortisation of intangible fixed assets and amortisation of land use rights	11,12, 13	28,491,669,354	30,287,335,588
03	(Reversal of provisions)/provisions		30,132,985,151	(23,133,111,141)
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies		(4,336,051,354)	3,572,992,533
05	Profits from investing activities		(583,820,143,578)	(393,977,695,232)
06	Interest expenses	26	67,329,431,064	53,512,208,376
08	Operating profit before changes in working capital		243,494,197,574	179,493,637,061
09	Increase/(decrease) in receivables		(318,257,538,006)	107,313,509,153
10	Increase in inventories		(337,844,501,282)	(208,470,338,487)
11	Increase/(decrease) in payables		385,695,431,309	(96,418,199,292)
12	Increase in prepaid expenses		1,283,595,465	(330,907,582)
14	Interest paid		(66,031,807,446)	(54,272,979,989)
15	Corporate income tax paid	17	(60,423,222,399)	(46,478,013,595)
17	Other cash outflows from operating activities		(8,166,105,961)	(16,351,232,784)
20	Net cash flows (used in)/from operating activities		(160,249,950,746)	(135,514,525,515)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets		(10,673,916,345)	(8,159,728,768)
22	Proceeds from disposals of fixed assets and other long-term assets		900,699,578	23,704,343,391
23	Loans to other entities and payments for purchase of debt instruments of other entities		(744,900,000,000)	(1,036,120,000,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		798,040,000,000	1,203,700,000,000
25	Payments for investment in other entities		(494,000,000,000)	-
26	Proceeds from sale of investments in other entities		27,324,114,505	-
27	Interest, dividends received, profits shared		311,972,535,690	252,996,496,785
30	Net cash flows from investing activities		(111,336,566,572)	436,121,111,408

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		4,519,500,206,908	3,518,443,336,598
34	Repayment of borrowings		(4,239,425,261,990)	(3,448,112,409,136)
36	Dividends paid, profit distributed to equity holders of the parent and non-controlling interests		(251,853,721,489)	(185,840,109,719)
40	Net cash flows from/(used in) financing activities		28,221,223,429	(115,509,182,257)
50	Net decrease in cash and cash equivalents for the year		(243,365,293,889)	185,097,403,636
60	Cash and cash equivalents at the beginning of the year		289,066,457,419	104,326,275,471
61	Impact of exchange rate fluctuation		(776,697,151)	(357,221,688)
70	Cash and cash equivalents at the end of the year	5	44,924,466,379	289,066,457,419



Nguyen Thi Hang
Preparer

Lu Thi Khanh Tran
Chief Accountant

Han Thi Khanh Vinh
General Director

Hanoi, 29 January 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2025 and for the year then ended

1. CORPORATE INFORMATION

Vietnam Pharmaceutical Corporation - JSC ("the Corporation") was transformed from a state owned one-member limited liability company to a joint stock company from 8 December 2016 in pursuant to the Enterprise Registration Certificate for joint stock company No. 0100109385 issued by Hanoi Department of Planning and Investment (now known as Hanoi Department of Finance), with the 8th amendment dated 16 September 2025 as the latest.

The principal activities of the Corporation are:

- ▶ Wholesale of perfume, cosmetics and hygiene products (except cosmetics which are harmful to people's health);
- ▶ Manufacture of drugs, pharmaceutical chemical products, medicines;
- ▶ Provision of drugs preservation service, drugs import-export service, import-export of products which the Corporation trades; testing of drugs, cosmetics and functional foods;
- ▶ Manufacture of functional foods, food additives, sterilization substances for human;
- ▶ Trade of chemicals (except chemicals prohibited by the Government);
- ▶ Manufacture of cosmetics, soaps, detergents, polishes and hygiene products (except cosmetics which are harmful to people's health);
- ▶ Retail of drugs, medical instruments, cosmetics and hygiene products in specialised shops;
- ▶ Trade of real estate, land use rights of land owners, land users or land lease;
- ▶ Wholesale of medical machines and equipment;
- ▶ Manufacture of wrinkled papers, wrinkled boards, and packing from papers and boards;
- ▶ Manufacture of medical, dental, orthopedic and rehabilitation equipment and instruments; and
- ▶ Other business activities.

The Corporation has a head office located at No.12 Ngo Tat To Street, Van Mieu - Quoc Tu Giam ward, Hanoi, Vietnam and the following dependent unit as follows:

Registered office

Address

Representative office of Vietnam Pharmaceutical Corporation in Ho Chi Minh City 126A Tran Quoc Thao Street, Xuan Hoa ward, Ho Chi Minh City

The normal course of business cycle of the Corporation and its subsidiaries is 12 months.

The number of the Corporation and its subsidiaries' employees as at 31 December 2025 is 817 (as at 31 December 2024: 867).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 31 December 2025, the Corporation has 3 subsidiaries (31 December 2024: 4). Details on these subsidiaries of the Corporation are as follows:

No.	Name	Head office's address	Principal activities	Ending balance		Beginning balance	
				Capital contribution	Voting rights	Ownership interest	Capital contribution
1	Codupha Central Pharmaceutical Joint Stock Company	No. 262L, Le Van Sy, Nghiieu Loc ward, Ho Chi Minh City	Importing, exporting and trading pharmaceuticals, medical equipment, instruments and cosmetics.	66.35%	66.57%	66.35%	66.57%
2	Central Pharmaceutical CPC1 Joint Stock Company	No. 87, Nguyen Van Troi street, Phuong Liet ward, Ha Noi City	Wholesale and retail of drugs, medical instruments, cosmetics and hygiene products.	65.41%	65.41%	65.41%	65.41%
3	Central Pharmaceutical Joint Stock Company No.3 ("TW3")	No. 115, Ngo Gia Tu street, Hai Chau ward, Da Nang City	Manufacturing and trading pharmaceutical products, chemicals, cosmetics, nutritious food, medical machinery and equipment, pharmaceutical processing.	65.00%	66.81%	65.00%	66.81%
4	Codupha-Lao Pharmaceutical Company Limited (*)	No. 253, Vieng Chaluen Street, Saysetta, Vientiane, Laos	Manufacturing and trading pharmaceutical products.	-	-	-	62.17% 93.70% 62.38%

(*) The Corporation indirectly held interests and voting rights in this entity through Codupha Central Pharmaceutical Joint Stock Company. During the year, Codupha Central Pharmaceutical Joint Stock Company has completed the transfer of its entire equity interest in this entity for a consideration of VND 6.74 billion. The difference between the consideration received and the net assets of this subsidiary at the disposal date is VND 5.1 billion and is recognized in Finance income of the Interim consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**2. BASIS OF PREPARATION****2.1 Accounting standards and system**

The consolidated financial statements of the Corporation and its subsidiaries, which are expressed in Vietnam Dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The applied accounting documentation system of the Corporation and its subsidiaries is the General Journal system.

2.3 Fiscal year

The Corporation and its subsidiaries' fiscal year starts on 1 January and ends on 31 December.

2.4 Accounting currency

The consolidated financial statements are prepared in VND which is also the Corporation and its subsidiaries' accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Corporation and its subsidiaries for the year ended 31 December 2025.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Corporation obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation* (continued)

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Corporation and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in retained earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, tools and supplies and goods for resale

- cost of purchase on a weighted average basis.
- cost of purchase at Codupha Central Pharmaceutical Joint Stock Company – a subsidiary of the Corporation on a specific identification basis.

Finished goods and work-in-process

- cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Inventories* (continued)*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Corporation and its subsidiaries, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

3.3 *Receivables*

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables of the Corporation and its subsidiaries at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use or is at the revaluated amounts at the time when the Corporation and its subsidiaries were officially transformed into joint stock companies.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 ***Leased assets***

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Corporation and its subsidiaries are the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Corporation and its subsidiaries are the lessor

Assets subject to operating leases are included as the Corporation and its subsidiaries' fixed assets in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

3.6 ***Intangible fixed assets***

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use or is at the revaluated amounts at the time when the Corporation and its subsidiaries were officially transformed into joint stock companies.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Land use rights comprise the indefinite land use rights and the prepayment for the land lease contracts which are effective prior to 2003 and for which, land use right certificates were issued. These land use rights are recorded as intangible fixed assets according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 40 years
Office equipment	2 - 12 years
Means of transportation	4 - 10 years
Machinery and equipment	3 - 12 years
Computer software	2 - 10 years
Definite land use rights	30 - 50 years
Other fixed assets	3 - 7 years

Infinite land use rights are not amortised.

3.8 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Corporation.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings	9 - 46 years
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Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Corporation and its subsidiaries incur in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 ***Prepaid expenses***

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Prepaid land rental

The prepaid land rental represents the unamortised balance of advance payment made in accordance with the lease contract signed with the Department of Natural Resources and Environment of Da Nang on 2 January 2016 with the lease term of 30 years from 2 January 2016; lease contract signed with Tan Tao Investment & Industry JSC on 21 October 2005 and 21 February 2017 with the lease terms from 21 October 2005 to 21 October 2050 and from 21 February 2017 to 16 August 2050. In accordance with Circular 45/2013/TT-BTC dated 25 April 2013, such prepayments for land rental are recognised as long-term prepaid expenses and amortised over the remaining lease period.

3.11 ***Business combinations and goodwill***

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost, being the excess of the cost the business combination over the acquirer's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiaries acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized in an estimated period of ten (10) years on a straight-line basis. The Corporation conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.12 ***Investments****Investments in associates*

The Corporation's investments in its associates are accounted for using the equity method of accounting. An associate is an entity in which the Corporation has significant influence that is neither subsidiaries nor joint ventures. The Corporation generally deems it has significant influence if it has over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Corporation's share of net assets of the associates. Funds shared from associates are recognised accordingly in equity of the Corporation. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operations of the associates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Investments* (continued)*Investments in associates* (continued)

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment. In addition, for the dividends/profits shared from undistributed earnings of associates arising before the date that the Corporation was transformed to the joint stock company, the Corporation recognises an increase in asset revaluation reserve (Note 3.13) and a decrease in undistributed earnings on the consolidated balance sheet.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Corporation. Where necessary, adjustments are made to bring the accounting policies in line with those of the Corporation.

Investments in other entities

Investments in other entities are stated at their original costs according to the revaluated value at the time when the Corporation and its subsidiaries were officially transformed into joint stock companies. Distributions from accumulated net profits of the associates arising subsequent to the date of significant influence or the date that the Corporation and its subsidiaries were transformed to a joint stock company are recognised in the consolidated income statement. Dividends or profit shared from accumulated profits of other entities arising before the date that the Corporation and its subsidiaries were transformed to a joint stock company are deducted to the cost of the investment.

Provision for diminution in investments

Provision for diminution in value of investments is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their original costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Difference arising from revaluation of equity investments for equitization purpose*

For the purpose of enterprise valuation at the time of transformation into joint stock companies, the Corporation and its subsidiaries exercised the revaluation of its investments in subsidiaries and associates and based on the valuation results approved by the authorized government agencies, the Corporation and its subsidiaries recognised the investments in subsidiaries and associates based on the revalued amounts.

For the purpose of preparing the consolidated financial statements, the difference between the revalued investments in subsidiaries and associates and the previous carrying value is accounted for as a deduction to “Asset revaluation reserve” on the consolidated balance sheet. Dividends or profit shared from accumulated profits arising before the date that the Corporation was transformed to a joint stock company (8 December 2016) related to the pre-equitization period is accounted for as an addition to “Asset revaluation reserve”.

3.14 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Corporation and its subsidiaries.

3.15 *Foreign currency transactions*

Transactions in currencies other than the Corporation and its subsidiaries' reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- ▶ Capital contributions or capital contribution receipts are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Corporation and its subsidiaries conduct transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Corporation and its subsidiaries conduct transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Foreign currency transactions (continued)

Conversion of the financial statements of a foreign operation

Conversion of the financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND, for consolidation purpose, is as follows:

- Assets and liabilities are converted into VND by using the actual transactional exchange rates at the balance sheet date;
- Undistributed earnings arising subsequent to the date of acquisition of the subsidiary are converted to VND by calculating revenues and expenses on the income statement;
- Dividends paid are converted into VND by using actual transactional exchange rates at the payment date; and
- Items on the income statement and the statement of cash flow are converted into VND by using the average exchange rate of the reporting period.

All foreign exchange differences resulting from conversion of the financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the consolidated balance sheet and charged to the consolidated income statement upon the disposal of the investment.

3.16 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Charters of the Corporation and its subsidiaries and Vietnam's regulatory requirements.

The Corporation and its subsidiaries maintain the following reserve funds which are appropriated from net profits of the Corporation and its subsidiaries as proposed by the Board of Directors and subject to approval by shareholders at the annual general meetings.

Investment and development fund

This fund is set aside for use in the Corporation and its subsidiaries' expansion of its operation or of in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

3.17 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Corporation and its subsidiaries and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of inventory properties

Revenue is recognised when the significant risks and rewards of ownership of the properties have passed to the buyer.

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 ***Revenue recognition*** (continued)*Rendering of services*

Revenue is recognised when services are rendered and completed.

Rental income

Rental income from assets held under operating leases is recognized in the consolidated income statement on a straight-line basis over the term of the lease.

Dividend income

Dividend income is recognised when the Corporation and its subsidiaries' entitlement as investors to receive the dividend is established. Stock dividend is not recognised as finance income.

Interest income

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

3.18 ***Taxation****Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Corporation and its subsidiaries to off-set current tax assets against current tax liabilities and when the Corporation and its subsidiaries intend to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 **Taxation** (continued)*Deferred tax* (continued)

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Corporation and its subsidiaries to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Corporation and its subsidiaries intend either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Earning per share*

Basic earning per share is calculated by dividing the profit or loss after tax attributable to the ordinary shareholders of the Corporation (after adjusting for setting up bonus and welfare funds) by the weighted average number of ordinary shares outstanding during the period.

Diluted earning per share is calculated by dividing the profit or loss after tax attributable to the ordinary shareholders of the Corporation (after adjusting for dividends of preferred shares with the right to convert) for the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that will be issued in case all potential ordinary shares with diluted impact are converted into common shares.

3.20 *Segment reporting*

The Corporation and its subsidiaries' principal activities are manufacture and sales of pharmaceutical products, and investment holding in activities within the pharmaceutical trading industry. In addition, these activities are mainly taking place within Vietnam. Therefore, the Corporation and its subsidiaries' risks and returns are not impacted by the products that the Corporation and its subsidiaries are manufacturing or the locations where the Corporation and its subsidiaries are trading. As a result, the Corporation's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

3.21 *Related parties*

Parties are considered to be related parties of the Corporation and its subsidiaries 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, or when the Corporation and its subsidiaries and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

4. SIGNIFICANT EVENTS DURING THE YEAR

Acquisition of additional shares in Sanofi Vietnam Shareholding Company

On 6 October 2025, the Corporation completed the acquisition of additional shares in Sanofi Vietnam Shareholding Company, increasing its voting rights and ownership interest from 15% to 30%.

As at the date of preparation of the consolidated financial statements for the fourth quarter of 2025, the Corporation is still working with a professional valuation consultant to carry out the formal assessment of the fair value of the net assets of Sanofi Vietnam Shareholding Company at the acquisition date. The initial accounting for this additional share acquisition is being provisionally determined in the consolidated financial statements for the fourth quarter, based on the carrying amount of the net assets of this company as at the acquisition date, as presented in Note 14.1.

The Corporation will make any necessary adjustments (if any) upon completion of the formal assessment of the fair value of the acquired net assets within 12 months from the acquisition date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

5. CASH AND CASH EQUIVALENTS

Currency: VND

	Ending balance	Beginning balance
Cash on hand	1,486,631,288	1,307,086,434
Cash at banks	41,937,835,091	36,909,370,985
Cash equivalents	1,500,000,000	250,850,000,000
TOTAL	44,924,466,379	289,066,457,419

6. HELD-TO-MATURITY INVESTMENTS

These are bank deposits with original terms of more than 3 months to 12 months and earn interest at the rates as stipulated in each deposit contract.

7. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 *Short-term trade receivables*

Currency: VND

	Ending balance	Beginning balance
Short-term trade receivables	1,845,128,858,654	1,584,946,177,850
Trade receivables from related parties (Note 30)	-	-
TOTAL	1,845,128,858,654	1,584,946,177,850
<i>Provision for short-term trade receivables</i>	(50,678,444,423)	(36,598,092,829)

7.2 *Short-term advances to suppliers*

Currency: VND

	Ending balance	Beginning balance
Advances to suppliers		
<i>Nhat Anh Pharmaceutical Co., Ltd.</i>	-	5,890,000,000
Advance payment to related parties (Note 30)	-	-
Other advances	23,935,882,781	25,704,615,967
TOTAL	23,935,882,781	31,594,615,967
<i>Provision for doubtful short-term advances to suppliers</i>	(216,106,684)	(278,011,205)

7.3 *Provision for doubtful short-term receivables*

Currency: VND

	Current year	Previous year
Beginning balance	41,053,905,410	29,981,140,924
Add: Provision made during the year	21,474,573,477	18,575,002,793
Less: Reversal during the year	(6,958,810,420)	(7,502,238,307)
Ending balance	55,569,668,467	41,053,905,410

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

8. OTHER SHORT-TERM RECEIVABLES

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Balance</i>	<i>Provision</i>	<i>Balance</i>	<i>Provision</i>
Dividend receivables	-	-	6,936,127,000	-
Interest receivables	7,058,730,797	-	7,276,635,876	-
Advances to employees	1,609,003,372	-	4,602,854,367	-
Receivables for trust import activities	2,361,943,391	-	7,015,892,573	-
Receivables from sales allowance	37,099,264,987	-	29,164,537,400	-
Deposit, mortgages or collaterals	3,923,782,326	-	4,326,420,247	-
Others	51,046,069,273	(4,675,117,360)	10,877,095,807	(4,618,407,897)
TOTAL	103,098,794,146	(4,675,117,360)	70,199,563,270	(4,618,407,897)

In which:

<i>Other short-term receivables</i>	103,098,794,146	(4,675,117,360)	70,199,563,270	(4,618,407,897)
<i>Other short-term receivables from related parties (Note 30)</i>	-	-	-	-

9. BAD DEBTS

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Recoverable amount</i>	<i>Cost</i>	<i>Recoverable amount</i>
Mi Nguyen Pharmaceutical Trading Co., Ltd	20,441,836,178	487,743,222	19,954,092,956	5,278,990,203
Asia Medical Food Company Limited	18,008,018,716	14,438,472,813	-	-
Gravitas Joint Stock Company	10,186,346,436	7,591,857,962	-	-
Hiep Bach Nien Pharmaceutical Joint Stock Company	2,634,126,445	1,272,533,442	5,183,291,111	2,746,779,324
Kim Chau Pharmaceutical Co., Ltd	4,086,849,776	-	4,086,849,776	-
Other overdue receivables	31,744,377,362	7,990,921,545	26,411,784,241	6,556,343,147
TOTAL	87,101,554,913	31,781,528,984	55,636,018,084	14,582,112,674

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

10. INVENTORIES

			Currency: VND	
	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Goods in transit	88,512,091,880	-	117,684,774,764	-
Raw materials	13,283,436,725	1,375,883,574	12,711,938,105	(22,370,242)
Work-in-process	1,892,433,113	-	4,006,801,085	-
Finished goods	9,915,319,602	-	5,463,705,329	(12,311,993)
Merchandise	<u>1,873,784,308,325</u>	<u>(13,631,108,906)</u>	<u>1,522,950,128,670</u>	<u>(29,546,041,060)</u>
TOTAL	<u>1,987,387,589,645</u>	<u>(12,255,225,332)</u>	<u>1,662,817,347,953</u>	<u>(29,580,723,295)</u>

Movements of provision for obsolete inventories:

	Currency: VND	
	Current year	Previous year
Beginning balance	29,580,723,295	61,795,596,759
Add: Provision made during the year	22,733,986,750	9,093,610,325
Less: Reversal during the year	(26,785,225,123)	(39,977,557,352)
Less: Utilisation during the year	<u>(13,274,259,590)</u>	<u>(1,330,926,437)</u>
Ending balance	<u>12,255,225,332</u>	<u>29,580,723,295</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

11. TANGIBLE FIXED ASSETS

						Currency: VND
Cost:	Buildings and structures	Machineries and equipments	Means of transportation	Office equipment	Others	<i>Total</i>
Beginning balance	315,020,865,028	122,175,387,616	71,822,992,988	9,151,209,673	335,696,431	518,506,151,736
- New purchase	8,729,899,419	3,293,321,370	601,608,889	694,511,364	-	13,319,341,042
- Foreign exchange differences arising from conversion of financial statements to VND	(5,825,210,135)	(4,431,765,720) (701,339,100)	(1,737,682,747) (4,262,551,598)	(377,644,732)	(277,888,968)	(12,272,547,570) (5,341,535,430)
- Disposal	-	-	-	-	-	-
Ending balance	317,925,554,312	120,335,604,166	66,424,367,532	9,468,076,305	57,807,463	514,211,409,778
<i>In which:</i>						
<i> Fully depreciated</i>	<i>89,004,652,079</i>	<i>50,669,397,783</i>	<i>33,404,931,959</i>	<i>6,709,382,042</i>	<i>57,807,463</i>	<i>179,846,171,326</i>
Accumulated depreciation:						
Beginning balance	186,918,143,068	96,943,228,520	52,022,895,166	7,811,750,305	335,696,431	344,031,713,490
- Depreciation for the year	10,357,836,162	9,318,743,535	3,504,792,935	594,813,792	-	23,776,186,424
- Foreign exchange differences arising from conversion of financial statements to VND	(5,825,210,135)	(4,431,765,720) (651,660,970)	(1,737,682,747) (4,262,551,598)	(377,644,732)	(277,888,968)	(12,272,547,570) (5,291,857,300)
- Disposal	51,659,382	-	-	-	-	51,659,382
Ending balance	191,502,428,477	101,178,545,365	49,527,453,756	8,028,919,365	57,807,463	350,295,154,426
Net carrying amount						
Beginning balance	128,102,721,960	25,232,159,096	19,800,097,822	1,339,459,368	-	174,474,438,246
Ending balance	126,423,125,835	19,157,058,801	16,896,913,776	1,439,156,940	-	163,916,255,352

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

12. INTANGIBLE FIXED ASSETS

	Currency: VND		
	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
Cost:			
Beginning balance	123,420,668,307	6,098,204,838	129,518,873,145
- Foreign exchange differences arising from conversion of financial statements to VND	(467,777,662)	(164,025,638)	(631,803,300)
Ending balance	<u>122,952,890,645</u>	<u>5,934,179,200</u>	<u>128,887,069,845</u>
<i>In which:</i>			
Fully amortised	558,677,536	170,000,000	728,677,536
Accumulated amortisation:			
Beginning balance	18,071,926,564	4,746,882,994	22,818,809,558
- Amortisation for the year	2,539,673,028	428,343,204	2,968,016,232
- Foreign exchange differences arising from conversion of financial statements to VND	(467,777,662)	(164,025,638)	(631,803,300)
Ending balance	<u>20,143,821,930</u>	<u>5,011,200,560</u>	<u>25,155,022,490</u>
Net carrying amount:			
Beginning balance	105,348,741,743	1,351,321,844	106,700,063,587
Ending balance	<u>102,809,068,715</u>	<u>922,978,640</u>	<u>103,732,047,355</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

13. INVESTMENT PROPERTIES

Currency: VND

	<i>Buildings and structures</i>
Cost:	
Beginning balance	<u>45,821,328,558</u>
Ending balance	<u>45,821,328,558</u>
<i>In which: Fully depreciated</i>	-
Accumulated depreciation:	
Beginning balance	10,061,852,809
- Depreciation for the year	1,031,828,940
- Transfer from tangible assets	<u>(51,659,382)</u>
Ending balance	<u>11,042,022,367</u>
Net carrying amount:	
Beginning balance	<u>35,759,475,749</u>
Ending balance	<u>34,779,306,191</u>

The Corporation's investment properties as at 31 December 2025 consist of office spaces at the Commercial Office, which are held under operating lease.

The Corporation has not been able to obtain necessary information to determine and disclose the fair value of these investment properties.

14. LONG-TERM INVESTMENTS

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in associates (Note 14.1)	1,913,706,978,910	987,874,650,144
Investments in other entities (Note 14.2)	697,823,455,837	870,823,455,837
Provision for long-term investments	<u>(139,833,048,297)</u>	<u>(120,164,587,830)</u>
TOTAL	<u>2,471,697,386,450</u>	<u>1,738,533,518,151</u>

Movements of provision for long-term investments:

Currency: VND

	<i>Current year</i>	<i>Previous year</i>
Beginning balance	120,164,587,830	123,486,516,430
Add: Provision made during the year	32,157,894,956	19,251,811,850
Less: Reversal during the year	<u>(12,489,434,489)</u>	<u>(22,573,740,450)</u>
Ending balance	<u>139,833,048,297</u>	<u>120,164,587,830</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in associates

Details of the associates of the Corporation and its subsidiaries are as follows:

Name	Location	Principal activities	Ending balance			Beginning balance		
			Capital contribution	Voting rights and interest	Capital contribution	Voting rights and interest	Capital contribution	Voting rights and interest
Vietnam Medical Products Import - Export Joint Stock Company	No 138 Giang Vo, Giang Vo ward, Hanoi City	Trading, importing-exporting pharmaceutical products (raw materials and finished goods) and chemicals.	41.15%	41.15%	41.15%	41.15%	41.15%	41.15%
Sanofi Vietnam Shareholding Company	Lot 1-8-2, D8 Street, Hi-tech Park, Tang Nhon Phu Ward, Ho Chi Minh City	Manufacturing, research and development of pharmaceutical products, cosmetics and functional foods.	30.00%	30.00%	30.00%	30.00%	-	-
Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company	No 3A-3B Ton Duc Thang, Sai Gon ward, Ho Chi Minh City	Manufacturing drugs, pharmaceutical products and chemicals	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Central Pharmaceutical Joint Stock Company No. 25	No 448B Nguyen Tat Thanh, Xom Chieu ward, Ho Chi Minh City	Manufacturing drugs, pharmaceutical products and chemicals	28.43%	28.43%	28.43%	28.43%	28.43%	28.43%
Danapha Pharmaceutical Joint Stock Company	No 253 Dung Si Thanh Khe, Thanh Khe ward, Da Nang City	Manufacturing drugs, pharmaceutical products and chemicals	26.45%	26.45%	26.45%	26.45%	26.45%	26.45%
Davina Pharmaceutical Joint Stock Company	No 253 Dung Si Thanh Khe, Thanh Khe ward, Da Nang City	Manufacturing drugs, pharmaceutical products and chemicals	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Central Pharmaceutical Joint Stock Company No. 3 ("Foripharm")	No 16 Le Dai Hanh, Hong Bang ward, Hai Phong City	Producing drugs, pharmaceutical chemistry and materials	22.07%	22.07%	22.07%	22.07%	22.07%	22.07%
Imexpharm Corporation	No 4, 30/4 street, Cao Lanh ward, Dong Thap province	Manufacturing and trading, importing - exporting pharmaceutical products, medical machineries and equipment, pharmaceutical packages	22.04%	22.04%	22.04%	22.03%	22.04%	22.04%
Alfresa Codupha Healthcare Vietnam Co., Ltd.	No 262L, Le Van Sy, Nhue Loc ward, Ho Chi Minh City	Wholesale of pharmaceutical chemistry and materials	30.00%	30.00%	19.97%	30.00%	30.00%	19.97%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in associates (continued)

Currency: VND

Company name	Ending balance		Beginning balance	
	Carrying value under equity method	Fair value	Carrying value under equity method	Fair value
Vietnam Medical Products Import - Export Joint Stock Company	17,259,599,038	(*)	17,076,577,847	(*)
Sanofi Vietnam Shareholding Company (**)	952,130,959,849	(*)	-	-
Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company	28,422,881,893	(*)	124,222,288,290	(*)
Central Pharmaceutical Joint Stock Company No.25 (i)	44,757,744,543	37,800,000,000	44,113,745,307	38,556,000,000
Danapha Pharmaceutical Joint Stock Company (i)	224,558,042,123	202,696,912,200	202,300,485,426	171,683,177,000
Davina Pharmaceutical Joint Stock Company	-	(*)	-	(*)
Central Pharmaceutical Joint Stock Company No.3 (i)	134,203,103,985	250,593,393,600	114,542,763,511	276,696,872,100
Imexpharm Corporation (i)	508,437,675,174	1,782,322,080,000	481,234,715,585	1,595,602,624,000
Alfresa Codupha Healthcare Vietnam Co., Ltd.	3,936,972,307	(*)	4,384,074,178	(*)
TOTAL	1,913,706,978,910		987,874,650,144	

(i) The fair value of these investments was determined by reference to the closing prices (either at the end of the reporting period or the most recent transaction date) of the shares of the companies listed on Ho Chi Minh City Stock Exchange and Hanoi Stock Exchange or in the Unlisted Public Company Market (UPCom).

(*) The Corporation and its subsidiaries were unable to determine the fair value of these investments for disclosure purpose in the consolidated financial statements because market prices of these shares are not available. The fair values of these financial investments may differ from their carrying amounts.

(**) During the year, the Corporation completed the acquisition of an additional 24,700,000 shares in Sanofi Vietnam Shareholding Company, thereby increasing its voting rights and ownership interest from 15% to 30%, and Sanofi Vietnam Shareholding Company became an associate of the Corporation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in associates (continued)

Company name	% owners hip	Beginning balance	Share of profit/(loss) during the period	Gain from bargain purchase	Dividends received	Other	Currency: VND Ending balance
Vietnam Medical Products Import - Export Joint Stock Company	41.15%	17,076,577,847	1,668,021,191	-	(1,485,000,000)	-	17,259,599,038
Sanofi Vietnam Shareholding Company (**)	30.00%	-	27,005,894,117	256,710,171,288	-	668,414,894,444	952,130,959,849
Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company (iii)	30.00%	124,222,288,290	199,313,603	-	(74,364,836,225)	(21,633,883,775)	28,422,881,893
Central Pharmaceutical Joint Stock Company No.25	28.43%	44,113,745,307	643,999,236	-	-	-	44,757,744,543
Danapha Pharmaceutical Joint Stock Company	26.45%	202,300,485,426	22,257,556,697	-	-	-	224,558,042,123
Davina Pharmaceutical Joint Stock Company	25.00%	-	-	-	-	-	-
Central Pharmaceutical Joint Stock Company No.3	22.08%	114,542,763,511	33,898,601,474	-	(14,238,261,000)	-	134,203,103,985
Imexpharm Corporation	22.04%	481,234,715,585	44,177,455,589	-	(16,974,496,000)	-	508,437,675,174
Alfresa Codupha Healthcare Vietnam Co., Ltd.	19.97%	4,384,074,178	(447,101,871)	-	-	-	3,936,972,307
TOTAL	987,874,650,144	129,403,740,034	256,710,171,288	(107,062,593,225)	646,781,010,669	1,913,706,978,910	

(*) As presented in Note 4, the initial accounting for the acquisition of additional shares in Sanofi Vietnam Joint Stock Company is being provisionally determined in the consolidated financial statements for the fourth quarter of 2025, based on the carrying amounts of the net assets of this company as at the acquisition date.

(**) During the year, the Corporation recognised a deduction in the cost of investment in Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company due to the receipt of dividends declared from accumulated profit arising before the date that Corporation was transformed to a joint stock company. As at the date of these consolidated financial statements, the Corporation is co-ordinating with Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company to complete dissolution procedures and to close the operations of this associate in accordance with the prevailing regulations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. LONG-TERM INVESTMENTS (continued)

14.2 Investments in other entities

Currency: VND

Company name	Ending balance			Beginning balance		
	Equity interest	Cost	Provision	Fair value	Equity interest	Cost
Mekophar Chemical Pharmaceutical Joint Stock Company (i)	18.40%	200,503,651,417	(81,918,274,717)	118,585,376,700	18.40%	200,503,651,417
Sanofi Vietnam Shareholding Company	-	-	-	-	15.00%	173,000,000,000
Pharmaceutical Packaging Joint Stock Company (i)	15.00%	11,370,153,435	(*)	(*)	15.00%	11,370,153,435
Vidiphia Central Pharmaceutical Joint Stock Company (i)	14.36%	75,628,326,988	-	184,308,166,000	14.36%	75,628,326,988
OPC Pharmaceutical Joint Stock Company (i)	13.41%	139,411,862,876	-	206,063,664,000	13.41%	139,411,862,876
Mediplantex Central Pharmaceutical Joint Stock Company (i)	11.50%	29,455,746,106	-	33,546,250,000	11.50%	29,455,746,106
Vimedimex Medicine and Pharmacy Joint Stock Company (i)	10.23%	46,022,915,860	(19,955,671,360)	26,067,244,500	10.23%	46,022,915,860
National Phytopharma Joint Stock Company	9.90%	37,739,465,978	-	(*)	9.90%	37,739,465,978
Medipharco Pharmaceutical Joint Stock Company (i)	9.10%	9,231,455,589	-	9,499,014,000	9.10%	9,231,455,589
Vietnam Pharmaceutical Chemical Joint Stock Company	7.76%	5,107,203,820	-	(*)	7.76%	5,107,203,820
Central Pharmaceutical Joint Stock Company No.2 (i)	6.78%	11,861,708,288	(6,749,529,144)	5,112,179,144	6.78%	11,861,708,288
Yen Bai Pharmaceutical Joint Stock Company	5.73%	3,466,940,866	-	(*)	5.73%	3,466,940,866
Pharibaco - Central Pharmaceutical Joint Stock Company No.1 (i)	5.18%	69,305,080,876	(31,209,573,076)	38,095,507,800	5.18%	69,305,080,876
CPC1 Hanoi Pharmaceutical Joint Stock Company (i)	10.75%	27,776,985,675	-	618,133,178,800	10.75%	27,776,985,675
Tuyen Quang Pharmaceutical and Trading Services Joint Stock Company	0.81%	670,269,026	-	(*)	0.81%	670,269,026
Ha Tinh Pharmaceutical Joint Stock Company (i)	0.65%	971,029,662	-	2,545,537,500	0.65%	971,029,662
TV. Pharm Pharmaceutical Joint Stock Company	0.10%	300,659,375	-	(*)	0.10%	300,659,375
Indochina Urban Development Joint Stock Company	2.53%	6,017,000,000	-	(*)	2.53%	6,017,000,000
Kingdom Indochina Joint Stock Company	2.44%	22,983,000,000	-	(*)	2.44%	22,983,000,000
TOTAL		697,823,455,837	(139,833,048,297)		870,823,455,837	(120,164,587,830)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. LONG-TERM INVESTMENTS (continued)

14.2 *Investments in other entities* (continued)

- (i) The fair value of these investments was determined by reference to the share's closing prices (at the ending date or the transaction date closest to the reporting date) of the companies listed on Ho Chi Minh City Stock Exchange or Hanoi Stock Exchange or in the Unlisted Public Company Market (UPCoM).
- (*) The Corporation and its subsidiaries have not been able to determine the fair value of these investments for disclosure purposes in the consolidated financial statements because market prices of these shares are not available. The fair values of these financial investments may differ from their carrying amounts.

15. PREPAID EXPENSES

	Currency: VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Office rental costs	-	1,136,909,101
Tools and supplies	2,326,822,676	-
Others short-term prepaid expenses	48,105,983	1,815,246,309
TOTAL	2,374,928,659	2,952,155,410
Long-term		
Prepaid land rental	24,218,349,097	24,933,986,855
Tools and supplies	2,034,081,180	1,690,891,004
Others long-term prepaid expenses	3,036,046,280	4,085,605,170
TOTAL	29,288,476,557	30,710,483,029

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS****16.1 Short-term trade payables**

	Ending balance		Beginning balance		Currency: VND
	Amount	Payable amount	Amount	Payable amount	
Trade payables to other parties					
- <i>Hisamitsu Vietnam Pharmaceutical Co., Ltd</i>	252,765,103,748	252,765,103,748	228,034,625,325	228,034,625,325	
- <i>Hyphens Pharma Pte. Ltd.</i>	64,531,099,687	64,531,099,687	142,810,055,819	142,810,055,819	
- <i>Celltrion, INC</i>	195,096,097,291	195,096,097,291	-	-	
- <i>Other suppliers</i>	1,287,525,114,712	1,287,525,114,712	1,177,016,720,169	1,177,016,720,169	
Trade payables to related parties (Note 30)	10,312,109,165	10,312,109,165	8,019,810,193	8,019,810,193	
TOTAL	1,810,229,524,603	1,810,229,524,603	1,555,881,211,506	1,555,881,211,506	

16.2 Short-term advances from customers

	Ending balance		Beginning balance		Currency: VND
Advances from customers					
- <i>Truong Ton Pharmaceutical Company Limited</i>		5,052,302,300		-	
- <i>Phi Long Pharmaceutical and Medical Equipment Joint Stock Company</i>		7,040,270,532		-	
- <i>Ngoc My International Trading Co., LTD</i>		4,468,351,745		-	
- <i>Other customers</i>		23,926,926,965		22,610,280,609	
Advances from related parties (Note 30)		-		-	
TOTAL		40,487,851,542		22,610,280,609	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

17. STATUTORY OBLIGATIONS

<i>Currency: VND</i>					
<i>Beginning balance</i>		<i>Movement during the year</i>			<i>Ending balance</i>
	<i>Amount receivables</i>	<i>Amount payables</i>	<i>Amount payables in the year</i>	<i>Amount deducted in the year</i>	<i>Amount paid in the year</i>
Domestic value added tax	(138,528,103)	324,596,144	350,065,005,146	(346,016,080,099)	(4,143,780,788)
Import value added tax	(860,208,119)	5,386,196	178,437,072,610	(26,414,729,507)	(151,986,816,029)
Import/export duties	(65,556,585)	3,137,587	12,189,345,116	-	(12,172,045,962)
Corporate income tax	(1,269,350,171)	32,512,853,666	33,034,261,905	(269,310,758)	(60,423,222,399)
Personal income tax	(90,506,868)	490,182,033	8,752,219,410	(54,412,371)	(8,411,015,014)
Land use tax	-	2,043,978,378	18,594,186,251	(1,916,554,339)	(22,142,344,110)
Other fees	(13,031,416)	16,896,282,797	914,866,112	-	(826,741,711)
TOTAL	(2,437,181,262)	52,276,416,801	601,986,956,550	(374,671,087,074)	(260,105,966,013)
					(7,282,143,520)
					24,331,282,522

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

18. SHORT-TERM ACCRUED EXPENSES

	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Currency: VND</i>
Accrued bonus	4,500,000,000	4,479,750,000	
Interest expenses	2,250,308,215	952,684,597	
Other accruals	5,850,816,841	5,037,205,055	
TOTAL	<u>12,601,125,056</u>	<u>10,469,639,652</u>	

19. OTHER SHORT-TERM PAYABLES

	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Currency: VND</i>
Payables related to trust import goods	16,911,031,127	11,909,858,335	
Deposits and collaterals	1,691,282,016	479,001,586	
Dividend payables	2,693,197,476	360,688,965	
Bank financial contract	99,772,805,225	-	
Others	8,225,015,933	8,343,527,768	
TOTAL	<u>129,293,331,777</u>	<u>21,093,076,654</u>	

20. BONUS AND WELFARE FUNDS

	<i>Current year</i>	<i>Previous year</i>	<i>Currency: VND</i>
Beginning balance	15,147,021,633	9,353,401,594	
Increase for the year (Note 21.1)	14,894,453,292	22,146,639,232	
Other decrease	-	(1,786,409)	
Utilisation during the year	<u>(8,166,105,961)</u>	<u>(16,351,232,784)</u>	
Ending balance	<u>21,875,368,964</u>	<u>15,147,021,633</u>	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

21. LOANS

Movement during the year						Ending balance	
Beginning balance				Decrease		Balance	Payable amount
	Balance	Payable amount		Increase			
Short-term							
Loans from bank	1,195,578,041,740	1,195,578,041,740		4,516,105,206,908	(4,233,322,673,378)	1,478,360,575,270	1,478,360,575,270
Loans from individuals	11,538,000,000	11,538,000,000		3,395,000,000	(5,704,000,000)	9,229,000,000	9,229,000,000
Current portion of long-term loans	398,588,612	398,588,612		398,588,612	(398,588,612)	398,588,612	398,588,612
TOTAL	1,207,514,630,352	1,207,514,630,352		4,519,898,795,520	(4,239,425,261,990)	1,487,988,163,882	1,487,988,163,882
Long-term							
Loans from banks	1,195,765,848	1,195,765,848		-	(398,588,612)	797,177,236	797,177,236
Loans from others	29,000,000,000	29,000,000,000		-	-	29,000,000,000	29,000,000,000
TOTAL	30,195,765,848	30,195,765,848		-	(398,588,612)	29,797,177,236	29,797,177,236

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the Year then ended

22. OWNERS' EQUITY

22.1 Increase and decrease in owners' equity

Currency: VND

	<i>Issued share capital</i>	<i>Other capital</i>	<i>Asset revaluation reserve</i>	<i>Foreign exchange differences reserve</i>	<i>Investment and development fund</i>	<i>Other funds belonging to owners' equity</i>	<i>Undistributed earnings</i>	<i>Non-controlling interests</i>	<i>Total</i>
Previous year									
Beginning balance	2,370,000,000,000	57,739,257,171	(388,400,444,386)	(5,896,797,638)	349,450,358,079	982,699,119	6,16,315,629,334	236,695,504,100	3,2236,886,205,779
- Net profit for the year	-	-	-	-	-	-	420,814,703,639	47,280,423,116	468,095,126,755
- Cash dividends	-	-	-	-	-	-	(165,899,949,732)	(20,017,885,268)	(185,917,835,000)
- Appropriation for investment and development fund	-	-	-	-	67,333,390,287	-	(67,333,390,287)	-	-
- Appropriation for bonus and welfare fund	-	-	-	-	-	-	(9,913,744,122)	(5,232,895,110)	(15,146,639,232)
- Provisions appropriation for bonus and welfare fund	-	-	-	-	-	-	(4,636,870,000)	(2,363,130,000)	(7,000,000,000)
- Other increases/decreases	-	(142,246,763)	-	5,887,786,776	(486,165,557)	24,208	3,516,018,995	4,243,662,919	13,019,080,578
Ending balance	2,370,000,000,000	57,597,010,408	(388,400,444,386)	(9,010,862)	416,297,582,809	982,723,327	792,862,397,827	260,605,679,757	3,509,935,938,880
Current year									
Beginning balance	2,370,000,000,000	57,597,010,408	(388,400,444,386)	(9,010,862)	416,297,582,809	982,723,327	792,862,397,827	260,605,679,757	3,509,935,938,880
- Net profit for the year	-	-	-	-	-	-	618,947,237,270	51,995,053,505	670,942,290,775
- Cash dividends (*)	-	-	-	-	-	-	(237,000,000,000)	(17,186,230,000)	(254,186,230,000)
- Appropriation for investment and development fund (*)	-	-	-	-	1,403,475,776	-	(1,403,475,776)	-	-
- Appropriation for bonus and welfare fund (*)	-	-	-	-	-	-	(10,832,376,367)	(4,062,076,925)	(14,894,453,292)
- Other increases/decreases	-	21,633,883,775	-	9,010,862	-	-	(21,642,894,637)	-	-
Ending balance	2,370,000,000,000	57,597,010,408	(366,766,560,611)	-	417,701,058,585	982,723,327	1,140,930,888,317	291,352,426,337	3,911,797,546,363

(*) The Corporation and its subsidiaries have declared dividends and made appropriation to bonus and welfare fund and investment and development fund from undistributed earnings of the year 2024 in accordance with the Resolution of Shareholders of the Corporation and its subsidiaries.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**22. OWNERS' EQUITY** (continued)**22.2 Details of owners' shares capital**

	Unit: Share					
	Ending balance			Beginning balance		
	Total	Ordinary shares	Preferred shares	Total	Ordinary shares	Preferred shares
State capital (*)	154,050,000	154,050,000	-	154,050,000	154,050,000	-
Other shareholders	82,950,000	82,950,000	-	82,950,000	82,950,000	-
TOTAL	237,000,000	237,000,000	-	237,000,000	237,000,000	-

(*) In accordance with Decision No. 471/TTg – DMDN dated 27 May 2023 of the Prime Minister, the right to represent the State capital ownership in Vietnam Pharmaceutical Corporation - JSC was transferred from the Ministry of Health to State Capital and Investment Corporation (SCIC).

22.3 Capital transactions with owners and distribution of dividends, profits

	Currency: VND	
	Current year	Previous year
Contributed capital		
Beginning balance	2,370,000,000,000	2,370,000,000,000
Increase	-	-
Ending balance	2,370,000,000,000	2,370,000,000,000
Dividends declared		
Dividends for 2024	237,000,000,000	
Dividends for 2023		165,900,000,000
Dividends paid		
Dividends for 2024	237,000,000,000	-
Dividends for 2023	-	165,900,000,000
Dividends for 2021	-	24,360,000
Dividends for 2020	-	28,403,000
Dividends for 2019	-	11,160,000
Dividends for 2018	-	7,800,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

22. OWNERS' EQUITY (continued)

22.4 Shares

	<i>Quantity (Shares)</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Authorised share capital	237,000,000	237,000,000
Issued shares		
Ordinary shares	237,000,000	237,000,000
Shares in circulation		
Ordinary shares	237,000,000	237,000,000

The par value of share in circulation during the year is VND 10,000/share (31 December 2024: VND 10,000/share).

23. OFF BALANCE SHEET ITEMS

	<i>Ending balance</i>	<i>Beginning balance</i>
1. Foreign Currency:		
- US Dollar (USD)	114,622	14,627
- Euro (EUR)	1,195	1,320
- Baht Thailand (THB)	-	62,602
- Kip Laos (LAK)	-	990,664
- Forint - Hungari (HUF)	20,000	20,000
- Russian Ruble (RUB)	662,000	662,000
2. Import goods held in trust for third parties	-	77,976,162,747
3. Goods held for third parties		
Salonpas products (unit)	1,129,007	53,129

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended**24. REVENUE****24.1 Revenue from sale of goods and rendering of services**

		<i>Currency: VND</i>
	<i>Current year</i>	<i>Previous year</i>
Gross revenue	5,690,908,186,439	5,529,361,265,970
<i>In which:</i>		
Sale of goods and merchandises	5,598,507,563,887	5,431,578,003,446
Rendering of services	92,400,622,552	79,126,788,262
Sale of investment properties	-	18,656,474,262
Less	28,987,125,902	7,559,820,824
Sales returns	27,292,697,707	5,708,190,014
Sales discount	1,694,428,195	812,084,413
Sale allowances	-	1,039,546,397
Net revenue	5,661,921,060,537	5,521,801,445,146
<i>In which:</i>		
Sales to others	5,661,680,202,483	5,518,940,790,476
Sales to related parties (Note 29)	240,858,054	2,860,654,670

24.2 Finance income

		<i>Currency: VND</i>
	<i>Current year</i>	<i>Previous year</i>
Deposit and bond interest income	50,625,189,700	49,660,741,160
Dividend income	147,130,720,686	162,671,888,300
Foreign exchange gains	40,265,771,200	28,559,858,158
Payment discount	11,609,886,551	-
Interest income on credit sale	2,399,636,562	3,500,767,640
Gain on subsidiary divestment	5,103,308,961	-
Others	5,629,057,332	13,790,570,062
TOTAL	262,763,570,992	258,183,825,320

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

25. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	<i>Current year</i>	<i>Previous year</i>
Cost of finished goods and merchandises sold	5,101,154,981,545	4,925,236,692,972
Cost of services rendered	10,978,435,517	22,702,320,667
Cost of investment properties sold	-	12,036,276,582
Reversal for obsolete inventories	(4,051,238,373)	(30,883,947,027)
TOTAL	5,108,082,178,689	4,929,091,343,194

26. FINANCE EXPENSES

Currency: VND

	<i>Current year</i>	<i>Previous year</i>
Interest expenses	67,329,431,064	53,512,208,376
Foreign exchange losses	33,175,675,014	53,516,725,008
Reversal of financial investments	19,668,460,467	(3,321,928,600)
Others	243,744,806	-
TOTAL	120,417,311,351	103,707,004,784

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND

	<i>Current year</i>	<i>Previous year</i>
Selling expenses incurred during the year		
Labour costs	138,287,579,964	139,897,631,200
Raw material costs	6,436,707,330	8,014,016,313
Expenses for external services	49,531,906,570	47,361,177,458
Depreciation and amortisation of fixed assets	19,151,516,283	20,175,184,369
Others	67,945,144,634	58,523,986,206
TOTAL	281,352,854,781	273,971,995,546
General and administrative expenses incurred during the year		
Labour costs	47,194,644,665	35,342,732,489
Office equipment	4,287,673,730	3,899,140,722
Depreciation and amortisation of fixed assets	6,236,697,547	5,868,717,895
Taxes and fees	12,259,664,644	11,350,101,311
Expenses for external services	20,717,625,246	30,659,993,952
Provision for doubtful debts	14,515,763,057	11,124,256,486
Others	26,381,214,030	50,723,682,033
TOTAL	131,593,282,919	148,968,624,888

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

28. PRODUCTION AND OPERATING COSTS

	<i>Current year</i>	<i>Previous year</i>	<i>Currency: VND</i>
Costs of merchandises sold	5,062,058,540,765	4,844,326,237,181	
Costs of investment properties sold	-	12,036,276,582	
Raw materials expenses	56,717,867,614	42,693,615,702	
Labour costs	180,384,252,861	184,082,000,930	
Depreciation and amortisation of fixed assets	28,491,669,354	30,171,329,873	
Expenses for external services	73,215,255,915	90,717,715,816	
Others	<u>122,497,976,181</u>	<u>135,924,934,749</u>	
TOTAL	<u>5,523,365,562,690</u>	<u>5,339,952,110,833</u>	

29. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") applicable to the Corporation and its subsidiaries is 20% of taxable income.

Tax returns of the Corporation and its subsidiaries will be subject to examination by the tax authorities. As the application of tax laws and regulations to different types of operations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

29.1 CIT expenses

	<i>Current year</i>	<i>Previous year</i>	<i>Currency: VND</i>
Current CIT expenses	32,936,239,074	33,117,958,965	
Adjustment of CIT from prior years	(269,310,758)	4,139,655,264	
Deferred tax income	<u>2,087,087,846</u>	<u>3,879,165,953</u>	
TOTAL	<u>34,754,016,162</u>	<u>41,136,780,182</u>	

29.2 Current tax

The current tax payable is based on taxable income for the current period. The taxable income of the Corporation and its subsidiaries for the period differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Corporation and its subsidiaries' liability for current tax is calculated using tax rates that have been enacted by the consolidated balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.2 *Current tax* (continued)

The reconciliation between taxable income and the accounting profit before tax shown in the consolidated income statement is presented below:

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Accounting profit before tax	705,696,306,937	509,231,906,937
<i>Adjustments to increase:</i>		
Expenses without adequate supporting documents	8,104,993,669	3,337,858,606
Allowance for non-executive members of the Board of Directors and Supervisory Board	1,513,400,000	977,936,364
Others	5,497,729,517	17,718,424,462
<i>Adjustments to decrease:</i>		
Dividend income	(147,130,720,685)	(162,671,888,300)
Reversal for obsolete inventories	(15,015,691,225)	(8,419,675,876)
Others	(13,768,264,501)	(5,846,720,627)
Effects of the elimination of intra-group transactions for consolidation purpose	(386,561,013,192)	(159,475,526,247)
Last year's loss carried forward	-	(3,555,112,852)
Estimated current taxable income	158,336,740,520	191,297,202,467
<i>In which:</i>		
Income subject to tax rate of 20%	164,681,195,366	196,786,973,714
Tax losses	(6,344,454,846)	(5,489,771,247)
Estimated current CIT expenses	32,936,239,074	39,357,394,743
Adjustment for under accrual of tax from prior years	(269,310,758)	1,779,385,439
Current CIT expenses	32,666,928,316	41,136,780,182

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.3 Unrecognised deferred tax assets

Tax losses carried forward

The Corporation and its subsidiaries are entitled to carry tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. As at the consolidated balance sheet date, the Corporation and its subsidiaries have aggregated tax losses available for offset against future taxable income. Details are as follows:

Originating year	Can be utilized up to	Tax loss amount	Utilized up to 31 December 2025	Currency: VND	
				Forfeited	Unutilized at 31 December 2025
2020	2025	(29,191,275,856)	3,459,226,496	-	(25,732,049,360)
2022	2027	(88,028,387,898)	-	-	(88,028,387,898)
2023	2028	(3,779,186,948)	-	-	(3,779,186,948)
2025	2030	(6,344,454,846)	-	-	(6,344,454,846)
TOTAL		(127,343,305,548)	3,459,226,496	-	(123,884,079,052)

These are the estimated tax losses as per the corporate income tax declarations of the Corporation and its subsidiaries which have not been audited by the local tax authorities as of the date of these consolidated financial statements.

Deferred tax assets have not been recognised in respect of the above tax losses due to the uncertainty of future taxable profit at this stage.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES

The list of related parties over which the Corporation and its subsidiaries have control/significant influence and other related parties that have significant transactions with the Corporation and its subsidiaries during the year and as at 31 December 2025 includes:

No.	<i>Related parties</i>	<i>Relationship</i>
1	State Capital Investment Corporation	Shareholder
2	Vietnam Medical Products Import - Export Joint Stock Company	Associate
3	Sanofi Vietnam Shareholding Company	Associate from 06 October 2025
4	Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company	Associate
5	Central Pharmaceutical Joint Stock Company No.25	Associate
6	Danapha Pharmaceutical Joint Stock Company	Associate
7	Davina Pharmaceutical Joint Stock Company	Associate
8	Central Pharmaceutical Products Joint Stock Company No. 3 ("Foripharm")	Associate
9	Imexpharm Corporation	Associate
10	Alfresa Codupha Healthcare Vietnam Co., Ltd.	Associate
11	Mekophar Chemical – Pharmaceutical Joint Stock Company	Entity with a mutual member of Board of Directors ("BoD") and key management until 24 April 2025
12	OPC Pharmaceutical Joint Stock Company	Entity with a mutual member of Board of Directors
13	Mr. Dinh Xuan Han	Chairman
14	Mr. Nguyen Tien Dung	Vice Chairman/Member of Audit committee from 21 April 2025
15	Mr. Tran Duc Hung	Vice Chairman/Member of Audit committee until 21 April 2025
16	Ms. Han Thi Khanh Vinh	Member of BoD/General Director
17	Mr. Do Manh Cuong	Independent member BoD/Chair of Audit committee
18	Mr. Tran Van Hai	Member of BoD
19	Mr. Bui Tien Thao	Head of Internal Audit from 29 September 2025
20	Ms. Nguyen Thuy Dung	Head of Internal Audit until 30 June 2025
21	Ms. Nguyen Thi Thuy	Deputy Head of Internal Audit
22	Mr. Phi Ngoc Tu	Member of Internal Audit
23	Ms. Lu Thi Khanh Tran	Chief Accountant

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions of the Corporation and its subsidiaries with related parties in current year and previous year were as follows:

Related party	Transactions	Currency: VND	
		Current year	Previous year
Vietnam Medical Products Import			
Export Joint Stock Company	Dividend received Revenue from sale of goods	1,485,000,000 42,753,420	1,485,000,000 -
Sanofi Vietnam Shareholding Company	Dividend received Purchase of shares	127,500,000,000 494,000,000,000	118,500,000,000 -
Sanofi-Synthelabo Vietnam Pharmaceutical Shareholding Company	Dividend received	95,998,720,000	-
Danapha Pharmaceutical Joint Stock Company	Dividend received Revenue from trademark royalties Revenue from medical testing services Purchase of goods	- 105,407,191 - -	3,876,716,900 196,826,169 2,205,002,096 -
Central Pharmaceutical Products Joint Stock Company No. 3	Dividend received Purchase of goods Revenue from trademark royalties	14,238,261,000 - 47,308,387	14,238,261,000 305,174,992 28,179,317
Imexpharm Corporation	Dividend received Purchase of goods and services Revenue from sale of goods and services Revenue from medical testing services	16,974,496,000 16,195,042,500 1,887,500 -	15,431,360,000 3,033,988,980 - 304,761,905
Mekophar Chemical Pharmaceutical Joint Stock Company	Dividend received	2,328,717,500	2,328,717,500
OPC Pharmaceutical Joint Stock Company	Dividend received Purchase of goods Revenue from sale of goods and services Revenue from trademark royalties	- 17,275,574,376 - 43,501,556	12,878,979,000 9,250,972,772 110,751,500 43,313,000

Terms and conditions of transactions with related parties

The sales to and purchases from related parties are made based on contractual agreement.

Outstanding balances at 31 December 2025 are unsecured, interest free and will be settled in cash. For the year ended 31 December 2025, the Corporation and its subsidiaries have not made any provision for doubtful debts relating to amounts owed by related parties (as at 31 December 2024: nil). This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the balance sheet dates were as follows:

Related party	Transactions	Currency: VND	
		Ending balance	Beginning balance
Short-term trade payables (Note 16.1)			
Vietnam Alfresa Codupha Medical Company Limited		875,553,313	986,099,722
Danapha Pharmaceutical Joint Stock Company	Purchases of goods	-	2,512,937
Central Pharmaceutical Products Joint Stock Company No. 3	Purchases of goods	190,081,584	310,250,799
OPC Pharmaceutical Joint Stock Company	Purchases of goods	9,246,474,268	6,720,946,735
TOTAL		10,312,109,165	8,019,810,193

Transactions with other related parties

Allowance and salary to members of the Board of Directors, Management and Chief Accountant during the year:

	Currency: VND	
	Salary, remuneration	
	Current year	Previous year
Mr. Dinh Xuan Han	1,200,000,000	1,040,386,364
Mr. Nguyen Tien Dung	125,869,565	-
Mr. Tran Duc Hung	54,130,435	161,363,636
Ms. Han Thi Khanh Vinh	1,320,000,000	1,038,500,000
Mr. Do Manh Cuong	180,000,000	124,090,909
Mr. Tran Van Hai	120,000,000	120,000,000
Ms. Nguyen Hong Nhung	-	216,931,818
Ms. Pham Thi Xuan Huong	-	37,727,273
Ms. Lu Thi Khanh Tran	744,000,000	714,000,000
TOTAL	3,744,000,000	3,453,000,000

Salary and operating expenses of the Board of Supervision:

	Current year	Previous year
Salary and operating expenses of the Board of Supervisor	-	237,048,182

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

31. EARNINGS PER SHARE

The following reflects the income and share data used in the basic and diluted earnings per share computations:

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Profit after tax	618,947,237,270	420,814,703,639
Adjustment due to appropriation to bonus and welfare fund	<u>(10,876,580,168)</u>	<u>(11,034,429,404)</u>
Net profit after tax attributable to ordinary shareholders	<u>608,070,657,102</u>	<u>409,780,274,235</u>
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	<u>237,000,000</u>	<u>237,000,000</u>
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	<u>237,000,000</u>	<u>237,000,000</u>
Earnings per share		
- <i>Basic</i>	2,566	1,729
- <i>Diluted</i>	2,566	1,729

Net profit used to compute earnings per share for the year ended 31 December 2025 was also adjusted for the amount of bonus and welfare fund that is expected to be appropriated from the profit for the year 2025 of the Corporation and its subsidiaries.

There are no other common stock transactions or other potential common stock transactions occurring from the reporting date to the date of completion of the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

32. COMMITMENTS AND CONTINGENCIES

Operating lease commitment as a lessee

The Corporation and its subsidiaries currently lease assets under operating lease arrangements. The future minimum lease commitments as at the balance sheet dates under these operating lease agreements are as follows:

	<i>Ending balance</i>	<i>Beginning balance</i>
Under 1 year	11,998,570,434	22,346,811,252
From 1 to 5 years	56,013,846,783	78,574,346,942
Over 5 years	142,181,717,860	291,868,562,959
TOTAL	210,194,135,077	392,789,721,153

Operating lease commitment as a lessor

The Corporation and its subsidiaries currently let out assets under operating leases arrangements. The future minimum rental receivable as at the balance sheet dates under these operating lease agreements are as follows:

	<i>Ending balance</i>	<i>Currency: VND</i>
	<i>Beginning balance</i>	
Under 1 year	1,179,472,724	22,297,217,966
From 1 to 5 years	2,533,581,824	31,576,842,550
Over 5 years	-	539,292,953
TOTAL	3,713,054,548	54,413,353,469



33. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance date that requires adjustment or disclosure in the consolidated financial statements of the Corporation.

Nguyen Thi Hang
Preparer

Lu Thi Khanh Tran
Chief Accountant

Han Thi Khanh Vinh
General Director

Hanoi 29 January 2026