

HANOI CPC1 PHARMACEUTICAL JOINT STOCK COMPANY

FINANCIAL STATEMENTS

For the Third Quarter Ended Sept 30, 2025

HA NOI CPC1 PHARMACEUTICAL JSC

Ha Binh Phuong Industrial Cluster , Thuong Tin Commune, Ha Noi City, Viet Nam

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BALANCE SHEET

As at 30 Sept 2025

Unit: VND

FORM B 01a-DN

ASSETS	Codes	30 Sept 2025	01 Jan 2025
A - CURRENT ASSETS			
I. Cash and Cash Equivalents	100	953.436.064.214	831.625.331.586
1. Cash	110	156.086.257.175	39.923.026.642
2. Cash Equivalents	111	23.586.257.175	5.923.026.642
	112	132.500.000.000	34.000.000.000
II. Short-term investments	120	-	5.000.000.000
1. Held-to-Maturity Investments	123	-	5.000.000.000
III. Short-Term Receivables	130	373.923.370.610	323.331.711.265
1. Short-term trade receivables	131	289.002.237.913	294.178.973.988
2. Short-term advances to supplier	132	62.911.832.156	26.056.029.675
3. Other Short-term Receivables	136	22.140.352.910	3.227.759.971
4. Short-term allowances for doubtful debts	137	(131.052.369)	(131.052.369)
IV. Inventories	140	419.769.122.631	457.806.030.430
1. Inventories	141	419.838.806.890	458.576.003.182
2. Provision for decline in value of inventories	149	(69.684.259)	(769.972.752)
V. Other Current Assets	150	3.657.313.798	5.564.563.249
1. Short-term Prepaid Expenses	151	3.657.305.929	4.283.103.450
2. Deductible Value Added Tax	152	-	1.279.022.332
3. Taxes and other receivables from the state budget	153	7.869	2.437.467
B - LONG-TERM ASSETS	200	500.716.609.843	450.804.079.781
I. Long-Term Receivables	210	3.519.706.370	3.576.969.012
1. Other Long-term Receivables	216	3.519.706.370	3.576.969.012
II. Fixed Assets	220	402.782.450.375	372.804.359.218
1. Tangible Fixed Assets	221	388.062.266.085	358.103.670.008
- Cost	222	748.494.642.578	670.397.525.616
- Accumulated Depreciation	223	(360.432.376.493)	(312.293.855.608)
2. Intangible Fixed Assets	227	14.720.184.290	14.700.689.210
- Cost	228	22.291.634.763	21.759.934.763
- Accumulated Amortization	229	(7.571.450.473)	(7.059.245.553)
IV. Long-Term Assets In Progress	240	34.535.042.582	17.120.938.691
1. Construction in progress	242	34.535.042.582	17.120.938.691
VI. Other Long-Term Assets	260	59.879.410.516	57.301.812.860
1. Long-term Prepaid Expenses	261	59.879.410.516	57.301.812.860
TOTAL ASSETS (270 = 100 + 200)	270	1.454.152.674.057	1.282.429.411.367

BALANCE SHEET (Continued)
 As at 30 Sept 2025

Unit: VND

FORM B 01a-DN

RESOURCES	Codes	30 Sept 2025	01 Jan 2025
C - LIABILITIES			
I. Short-Term Liabilities			
1. Short-term trade payables	300	315.247.199.814	307.884.788.110
2. Short-term prepayments from customers	310	277.178.754.213	276.833.027.509
3. Taxes and other payables to the state budget	311	67.732.648.481	79.521.046.475
4. Payables to employees	312	44.298.718.888	32.612.600.526
5. Short-term accrued expenses	313	20.711.746.558	17.702.181.709
6. Other Short-term Payables	314	37.560.274.274	65.684.780.139
7. Short-term borrowings and finance lease liabilities	315	955.456.122	1.013.834.994
9. Bonus and welfare fund	319	41.076.471.162	11.717.491.887
II. Long-Term Liabilities	320	31.136.867.136	41.694.687.517
3. Science and Technology Development Fund	322	33.706.571.592	26.886.404.262
D - EQUITY	330	38.068.445.601	31.051.760.601
I. Owner's Equity	337	421.500.000	131.500.000
1. Contributed capital	400	1.138.905.474.243	974.544.623.257
- Ordinary Shares with Voting Right	410	1.138.905.474.243	974.544.623.257
2. Share premium	411	324.580.840.000	162.290.420.000
3. Investment and development fund	412	9.442.260.000	9.442.260.000
4. Retained earnings	418	94.353.394.407	94.353.394.407
- Retained earnings accumulated to the prior year end	421	710.528.979.836	708.458.548.850
- Retained earnings of the current year	421a	488.376.533.082	471.226.389.269
	421b	222.152.446.754	237.232.159.581
TOTAL SOURCES (440 = 300 + 400)	440	1.454.152.674.057	1.282.429.411.367

Ha Noi, 20 Oct 2025

Preparer

Nguyen Thi Xuan Hoan

Chief Accountant

Dang Thi Thu Thuy

Chairman of the Board of Directors



Le Nam Thang

INCOME STATEMENT
 For the three-month period ended 30 Sept 2025

Unit: VND

FORM B 02a- DN

ITEMS	Codes	Three-month period ended 30 Sept 2025	Three-month period ended 30 Sept 2024	Cumulative from January 1, 2025 to Sept 30, 2025	Cumulative from January 1, 2024 to Sept 30, 2024
1. Revenue from sales of goods and rendering of services	01	424.333.195.804	310.272.918.263	1.150.184.212.342	896.129.513.646
2. Revenue deductions	02	6.998.544.000	326.849.113	9.430.897.330	1.470.816.541
3. Net revenue from sales of goods and rendering of services (10=01-02)	10	417.334.651.804	309.946.069.150	1.140.753.315.012	894.658.697.105
4. Cost of goods sold and services rendered	11	169.860.036.889	153.891.535.064	509.671.147.126	419.233.832.520
5. Gross profit from sales of goods and rendering of services (20=10-11)	20	247.474.614.915	156.054.534.086	631.082.167.886	475.424.864.585
6. Financial Income	21	736.397.576	588.351.047	1.340.703.216	1.634.589.216
7. Financial Expenses	22	951.267.971	1.421.030.728	3.908.548.390	6.240.556.493
<i>In Which: Interest expenses</i>	23	884.993.538	1.366.080.208	3.017.285.636	4.527.776.679
8. Selling Expenses	25	130.719.115.813	73.571.515.295	331.276.776.493	239.613.861.179
9. General administration expenses	26	9.892.340.600	7.343.861.771	28.890.942.250	26.124.253.246
10. Net profits from operating activities {30=20+(21-22)-(25+26)}	30	106.648.288.107	74.306.477.339	268.346.603.969	205.080.782.883
11. Other Income	31	1.107.864.131	556.605	1.349.870.344	26.037.508
12. Other Expenses	32	100.541.685	49.173.476	21.455.027.614	543.426.956
13. Other profit (40=31-32)	40	1.007.322.446	(48.616.871)	(20.105.157.270)	(517.389.448)
14. Accounting profit before tax (50=30+40)	50	107.655.610.553	74.257.860.468	248.241.446.699	204.563.393.435
15. Current corporate income tax expenses	51	8.567.835.678	4.098.120.323	26.088.999.945	11.614.674.486
17. Profit after corporate income tax (60=50-51-52)	60	99.087.774.875	70.159.740.145	222.152.446.754	192.948.718.949

Ha Noi, 20 Oct 2025

Preparer

Nguyen Thi Xuan Hoan

Chief Accountant

Dang Thi Thu Thuy

Chairman of the Board of Directors

Le Nam Thang

CASH FLOW STATEMENT
(Indirect Method)
 For the three-month period ended 30 Sept 2025

Unit: VND

FORM B 03-DN

ITEMS	Codes	Cumulative from the beginning of the year to the end of this quarter (Current Period)	Cumulative from the beginning of the year to the end of this quarter (Previous Period)
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. <i>Profit before tax</i>	01	248.241.446.699	204.563.393.435
2. <i>Adjustments for</i>			
- Depreciation and amortization of fixed assets and investment properties	02	55.493.886.006	50.902.007.299
- Provisions	03	(700.288.493)	2.141.164.483
- Exchange gains/losses from retranslation of monetary items denominated in foreign currency	04	521.352.295	873.211.985
- Gains/losses from investment activities	05	(971.252.237)	(1.254.685.416)
- Interest expenses	06	3.017.285.636	4.527.776.679
- Other adjustments	07	15.832.201.461	(2.777.666.554)
3. <i>Operating profit before changes in working capital</i>	08	321.434.631.367	258.975.201.911
- Increase/decrease in receivable	09	(50.533.840.703)	(60.533.477.001)
- Increase/decrease in inventories	10	38.737.196.292	(48.664.456.381)
- Increase/decrease in payable (excluding interest payable/corporate income tax payable)	11	9.538.426.642	(4.697.693.839)
- Increase/decrease in prepaid expense	12	(1.951.800.135)	1.392.894.321
- Interest paid	14	(3.077.049.386)	(4.633.587.780)
- Corporate income tax paid	15	(39.667.912.164)	(6.522.743.114)
- Other payments on operating activities	17	(57.976.244.691)	(33.457.431.710)
<i>Net Cash Flows from Operating Activities</i>	20	216.503.407.222	101.858.706.407
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase or construction of fixed assets and long-term assets	21	(102.206.847.556)	(95.924.434.496)
2. Proceeds from disposal of fixed assets and other long-term assets	22	35.000.000	-
3. Loans and purchase of debt instruments from other entities	23	-	(10.000.000.000)
4. Collection of loans and resale of debt instrument of other entities	24	5.000.000.000	10.000.000.000
5. Interest and dividend received	27	936.252.237	1.254.685.416
<i>Net Cash Flows from Investing Activities</i>	30	(96.235.595.319)	(94.669.749.080)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	61.643.020.555	76.431.033.935
2. Repayment of principal	34	(65.754.711.115)	(96.407.480.667)
3. Dividends and profits paid to owners	36	-	(16.139.247.000)
<i>Net Cash Flows from Financing Activities</i>	40	(4.111.690.560)	(36.115.693.732)

CASH FLOW STATEMENT(Continued)

(*Indirect Method*)

For the three-month period ended 30 Sept 2025

Unit: VND

ITEMS	Codes	Cumulative from the beginning of the year to the end of this quarter	Cumulative from the beginning of the year to the end of this quarter
		(Current Period)	(Previous Period)
Net cash flows in the period (50=20+30+40)	50	116.156.121.343	(28.926.736.405)
Cash and cash equivalents at the beginning of the period	60	39.923.026.642	79.832.556.707
Effects of changes in foreign exchange rates	61	7.109.190	2.303.030
Cash and cash equivalents at the end of the period (70=50+60+61)	70	156.086.257.175	50.908.123.332

Ha Noi, 20 Oct 2025

Preparer



Nguyen Thi Xuan Hoan

Chief Accountant



Dang Thi Thu Thuy

Chairman of the Board of Directors



Le Nam Thang

NOTES TO FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

I. GENERAL INFORMATION

Structure of ownership

CPC1 Hanoi Pharmaceutical Joint Stock Company was established and operates under Business Registration Certificate No. 0104089394 issued by Hanoi Department of Planning and Investment for the first time on 5 August 2009, registered for the 16th change on 23 March 2023.

The Company's head office is located at Ha Bin Phuong Industrial Cluster, Van Binh Commune, Thuong Tin District, Hanoi City, Vietnam.

Charter capital : 324,580,840,000 VND (*In words: Three hundred twenty-four billion five hundred eighty million eight hundred forty thousand dong./.*)

Business lines

The Company's business activities include:

- Warehousing and storage of goods; Wholesale of medical machinery and equipment;
- Urban and suburban passenger road transport;
- Road freight transport; Trade promotion and introduction services;
- Manufacturing of plastic packaging; wooden packaging; production of corrugated paper, cardboard, and paper-based packaging;
- Advertising services; Manufacturing of medical, dental, orthopedic, and rehabilitation equipment and instruments;
- Production of cosmetics, soap, detergents, polishes, and sanitary preparations;
- Production of non-alcoholic beverages and mineral water; Leasing of machinery, equipment, and other tangible goods;
- Real estate business; Wholesale of pharmaceuticals and medical instruments; Wholesale of perfumes, cosmetics, and sanitary products;
- Pharmaceutical retail business; Passenger transport by provincial and inter-provincial coaches; Leasing of chauffeur-driven vehicles for passenger transport, including tours, sightseeing, and other purposes;
- Business consulting and assistance services related to planning, organizing, operations, and management information; Consulting services for business establishment and corporate management support;
- Market research and public opinion polling;
- Retail sale of medical instruments, cosmetics, and sanitary items in specialized stores;
- Retail sale of eyeglasses and optical products;
- Production of functional foods, micronutrient-fortified foods, nutritional products, healthcare foods, dietary supplements, and other processed foods (excluding those banned by law);
- Wholesale of functional foods, micronutrient-fortified foods, nutritional products, healthcare foods, dietary supplements, and other processed foods (excluding those banned by law);
- Retail sale of functional foods, micronutrient-fortified foods, nutritional products, healthcare foods, dietary supplements, and other processed foods (excluding those banned by law);
- Wholesale of vaccines and medical biological products; Export and import of pharmaceuticals; Import of medical equipment; Wholesale of medicinal herbs, traditional medicine, and herbal medicines; Wholesale of disinfectant products for household and healthcare use; Wholesale of food ingredients and additives, and animal feed;
- Entrusted import services;
- Provision of pharmaceutical storage services; Commercial representation; Import and export of goods within the Company's business scope.

Normal Operating Cycle

The company's normal production and business cycle is completed within a period not exceeding 12 months.

NOTES TO FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

Corporate Structure

The company has dependent accounting branches as follows:

The Company has the following affiliated units:

CPC1 Hanoi Pharmaceutical Joint Stock Company - Hanoi Branch

Address

No. 356A, Giai Phong Street, Phuong Liet Ward, Hanoi City

CPC1 Hanoi Pharmaceutical Joint Stock Company - Da Nang Branch

No. 170 Nguyen Dinh Tuu, Lien Chieu ward, Da Nang city

CPC1 Hanoi Pharmaceutical Joint Stock Company - Ho Chi Minh City Branch

No. 26-28, Han Mac Tu Street, Phu Tho Hoa Ward, Ho Chi Minh City

Representative Office of CPC1 Hanoi Pharmaceutical Joint Stock Company

No. 81 Thong Nhat Street, Phu Tho Hoa Ward, Ho Chi Minh City

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Thanh Hoa

MB2125, Lots N27+N28, Le Hien Tong Street, Hac Thanh Ward, Thanh Hoa Province

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Hai Phong

Lot HA.S01, Vinhomes Marina Urban Area, An Bien Ward, Hai Phong City

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Nghe An

Apartment No. 109, 12-storey Building in the New Urban Area, West V.I. Lenin Boulevard, Hamlet 19, Vinh Phu Ward, Nghe An Province

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Khanh Hoa

Lot No. 4, Road No. 93, Thai Hung Urban Area (Package 05, My Gia Urban Area), Nam Nha Trang Ward, Khanh Hoa Province

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Can Tho

Plot No. 2158, Map Sheet No. 1, Road No. 3, Lot 11B Residential Area, South Can Tho Urban Area, Hung Phu Ward, Can Tho City

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Dak Lak

Plot Nos. 2263, 2264, Map Sheet No. 19, Buon Ma Thuot Ward, Dak Lak Province

Business Location - CPC1 Hanoi Pharmaceutical Joint Stock Company in Hanoi

Floors 1, 2, 3, Vinh Quang Group Building, Lot DX, Southwest Linh Dam Lake Urban Area, Hoang Liet Ward, Hanoi City

II. BASIC OF PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

The accompanying financial statements for the accounting period are presented in Vietnamese Dong (VND), prepared on a historical cost basis, and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements for the accounting period.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

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

Accounting period

The Company's financial year begins on January 1 and ends on December 31 of the calendar year.

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

Accounting regime applied

The Company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Statement of Compliance with Accounting Standards and Accounting Regime

The Company has applied the Vietnamese Accounting Standards and all relevant guidance documents issued by the competent authorities. The financial statements for the reporting period have been prepared and presented in full compliance with the provisions of each applicable standard, the relevant implementing circulars, and the prevailing enterprise accounting regime.

Applied accounting form

The Company applies a computerized accounting system using the Fast Business accounting software.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The preparation of financial statements for each accounting period complies with the Vietnamese Accounting Standards, the Enterprise Accounting Regime, and other relevant legal regulations.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, non-term bank deposits, short-term investments (not exceeding 3 months) with high liquidity, easily convertible to cash, and minimal risk associated with value fluctuations.

Receivables

Receivables are amounts that can be recovered from customers or other entities. Receivables are presented at book value minus allowances for doubtful debts (if any).

Allowances for doubtful debts are established for receivables that are past due for six months or more, or receivables from parties who may have difficulty in payment due to liquidation, bankruptcy, or similar difficulties. The provision is based on the aging of overdue receivables or the estimated loss that may occur, as follows:

- For overdue receivables:
 - 30% of the value for receivables overdue from 6 months to less than 1 year
 - 50% of the value for receivables overdue from 1 year to less than 2 years
 - 70% of the value for receivables overdue from 2 years to less than 3 years
 - 100% of the value for receivables that are overdue for 3 years or more
- For receivables not yet overdue but deemed difficult to collect: provisions are based on estimated losses.

Changes in the balance of allowances for doubtful debts need to be recognized as an expense in the corporate management expenses on the date of the financial report.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

Inventories

Inventory is determined based on the lower of cost and net realizable value. The cost of inventory includes direct material costs, direct labor costs, and overhead costs incurred to acquire inventory at its current location and condition. The cost of inventory is determined using the weighted average method and is accounted for using the periodic inventory system. The net realizable value is determined by estimated selling prices minus estimated costs to complete the product along with marketing, selling, and distribution costs.

The company establishes provisions for inventory impairment in accordance with current accounting regulations. Accordingly, the company is permitted to set up provisions for obsolete, damaged, or inferior quality inventory, and in cases where the cost of inventory exceeds the net realizable value at the date of the financial report.

Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all other directly attributable costs related to placing the asset in a usable condition.

For fixed assets with a revaluation adjustment, depreciation is calculated using the new cost minus the accumulated depreciation, divided by the remaining useful life.

Any subsequent costs incurred after initial recognition of the tangible fixed asset are added to the asset's carrying amount if they are reasonably expected to increase future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses in the period incurred.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods are as follows:

	<u>Estimated useful life (year)</u>
Buildings and structures	05 - 45
Machinery and equipment	04 - 15
Transportation and transmission	06 - 10
Perennial plants, working animals and farm livestocks	08
Other tangible fixed assets	02 - 12

Intangible fixed assets and amortization

Land use rights

Land use rights are presented at cost less accumulated depreciation, representing the value of the right to use 30,306.3 square meters of leased land in Ha Bin Phuong Industrial Cluster, Van Binh Commune, Thuong Tin District, Hanoi City for 45 years by the Company. Land use rights are allocated using the straight-line method over the term of the land lease.

Accounting Software

Accounting software is initially recognized at cost, including the purchase price and directly related costs incurred to put the asset into use as intended. Accounting software is depreciated using the straight-line method over a period of 3 years.

Construction in Progress

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

Assets under construction for production, leasing, management, or any other purpose are recognized at cost. This cost includes service charges and interest expenses related to appropriate accounting policies of the Company. Depreciation for these assets is calculated similarly to other assets, starting from when the assets are ready for use.

Prepaid Expenses

Prepaid expenses are actual costs incurred but related to the results of business operations over multiple accounting periods. These include significant repair costs for fixed assets, one-time-use tools and equipment with substantial value, and the tools and equipment themselves participating in business activities over a financial year, considered capable of providing future economic benefits to the Company. These costs are capitalized as prepaid expenses and allocated to the Income Statement using the straight-line method according to current accounting regulations.

Payables

The principle of determining amounts payable to vendors is based on contracts, warehouse receipts, and recorded based on invoices from the seller.

Prepayments to vendors are recorded based on payment vouchers, bank documents, and economic contracts.

Detailed tracking of accounts payable to suppliers is carried out, and at the end of the month, a reconciliation statement of accounts payable is sent to suppliers for confirmation.

Accrued expenses

Accrued expenses represent estimated costs for business operations in the accounting period but have not yet been incurred due to the lack of formal settlement with the supplier for goods or services provided.

Owner's equity

Owner's equity is recorded based on the actual contributed capital of the owner.

Capital surplus is recorded based on the difference between the increase resulting from the issuance of shares above par value and the difference between the increase and decrease compared to the purchase price when selling treasury shares.

The principle of recognizing undistributed profits is the profit (or loss) from the Company's business operations minus (-) adjustments due to the retroactive application of changes in accounting policies and adjustments to material errors of previous years.

The principle of establishing reserves, funds from after-tax profits is based on the resolution of the Annual General Meeting of Shareholders

Revenue and Other Income Recognition

Revenue from sales

Revenue from sales is recognized when all five (5) of the following conditions are met simultaneously

- Most of the risks and rewards incidental to ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- The revenue can be measured reliably
- The Company has obtained or will receive economic benefits from the sales transaction;

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

- The costs related to the sales transaction can be reliably identified;

Revenue from services

Revenue from service provision transactions is recognized when the outcome of the transaction is reliably determinable. In cases where service provision transactions span multiple periods, revenue is recognized in the period based on the results of the completed portion of the work as of the date of the Balance Sheet for that period. The outcome of the service provision transaction is determined when all four (4) of the following conditions are met:

- Revenue is reliably determinable;
- Economic benefits have been received or will be received from the service provision transaction
- The completed portion of the work as of the date of the Balance Sheet is determined
- The costs incurred for the transaction and the costs to complete the service provision transaction are identifiable

In the case of service provision spanning multiple accounting periods, revenue recognition for the service in each period is done using the percentage-of-completion method.

Financial income

Revenue arising from interest and other financial income is recognized when the following two (2) conditions are satisfied:

- There is a probability of economic benefits from the transaction;
- Revenue is reliably determinable.

Foreign currencies

Transactions denominated in foreign currency are translated at the exchange rates prevailing at the transaction dates. The balances of items denominated in foreign currencies at the end of the accounting period are translated at the rates prevailing on that date

The exchange rate differences arising during the period from foreign currency transactions are recognized in the Income Statement. Exchange rate differences arising from the revaluation of items denominated in foreign currencies at the reporting date, after offsetting increases and decreases, are recognized in financial income or financial expenses.

Borrowing costs

Borrowing costs are recognized as expenses in the period they are incurred unless capitalized in accordance with the Accounting Standard "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of assets that require a relatively long period to complete for use or sale are added to the carrying amount of the assets until the assets are ready for use or sale. Income arising from the temporary investment of borrowed funds is deducted from the carrying amount of the related assets. For borrowings specifically obtained to finance the construction of fixed assets, investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

Taxation

Value added tax

The company pays value added tax using the deduction method, with the following tax rates:

Business activities	Tax rate
- Export of pharmaceuticals	0%
- Sale of pharmaceuticals	5%
- Activities of selling functional foods	8%

Corporate income tax

- Current Corporate Income Tax Expense

Current corporate income tax expense is determined based on the taxable income for the year and the applicable corporate income tax rate in the current financial year.

- Tax Incentive Policy

The Company is recognized as a science and technology enterprise under Certificate No. 44/DNKHCN, initially issued on July 19, 2018, by the Hanoi Department of Science and Technology. Accordingly, the Company is entitled to corporate income tax exemptions and reductions in accordance with Article 12 of Decree No. 13/2019/ND-CP dated February 1, 2019, of the Government on science and technology enterprises, provided that revenue from products derived from scientific and technological results accounts for at least 30% of the Company's total revenue. As a result, the Company is exempt from corporate income tax for 4 years and is entitled to a 50% reduction of the payable tax amount for the subsequent 9 years starting from 2018.

- Current Corporate Income Tax Rate

Corporate income tax is calculated at the applicable rate of 20% on taxable income, effective as of the end of the reporting period.

Other types of taxes are applied according to the current tax laws in Vietnam

Earnings per share

Earnings per share for common stock are calculated by dividing the profit or loss attributable to common shareholders by the weighted average number of outstanding common shares during the period. Diluted earnings per share take into account the potential dilution from other securities that could convert into common stock, such as convertible bonds and stock options.

Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating policy decisions.

Individuals, directly or indirectly through one or more intermediaries, who have control over the Company or are under common control with the Company

Affiliated parties and individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company

Key management personnel such as the General Director, members of the Company, close family members of these individuals or affiliated parties, or companies affiliated with these individuals are also considered related parties

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

1. CASH AND CASH EQUIVALENTS

	30 Sept 2025	01 Jan 2025
Cash on hand	999,998,496	895,537,197
Cash in banks	22,586,258,679	5,027,489,445
Cash equivalents (*)	132,500,000,000	34,000,000,000
Total	156,086,257,175	39,923,026,642

(*) As of 30 Sept 2025, cash equivalents are term deposits from 1 week to 1 months with a value of VND 132,500,000,000

2. SHORT-TERM FINANCIAL INVESTMENTS

	30 Sept 2025	01 Jan 2025
Term deposits	-	5,000,000,000
Công	-	5,000,000,000

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

3. RECEIVABLES FROM CUSTOMERS

	30 Sept 2025	01 Jan 2025
a. Short-term trade receivables		
Receivables from related parties	8,822,687,942	9,954,555,937
Central Pharmaceutical Joint Stock Company CPC1 - Quang Ninh Branch	30,723,000	13,965,000
CPC1 Central Pharmaceutical Joint Stock Company - Ho Chi Minh City Branch	33,152,910	-
VNP Pharmaceutical Co., Ltd.	4,620,095,202	7,016,907,337
Tan Thinh Pharmaceutical Company Limited	4,138,716,830	2,923,683,600
<i>Receivables from other customers</i>	280,179,549,971	284,224,418,051
Thuan Phat Production and Investment Development Company Limited	12,902,896,709	24,848,092,599
Thanh Nhan Hospital	1,525,295,000	1,089,960,000
Binh Minh Pharmaceutical Co., Ltd.	2,627,581,417	3,885,418,637
Others	263,123,776,845	254,400,946,815
Total	289,002,237,913	294,178,973,988

b. Short-term prepayments from customers

	30 Sept 2025	01 Jan 2025
<i>Related parties</i>	-	-
<i>Unrelated parties</i>	44,298,718,888	32,612,600,526
Hoang Son Pharmaceutical Trading Joint Stock Company	601,911,000	738,000,000
Euphar Pharmaceutical Joint Stock Company	-	588,000,000
Nasaco Joint Stock Company	388,800,000	47,520,000
Sanophar	-	2,384,146,730
Vitafarma S.A.	6,123,393,292	-
Others	37,184,614,596	28,854,933,796
Total	44,298,718,888	32,612,600,526

4. OTHER RECEIVABLES

	30 Sept 2025	01 Jan 2025
Other short-term receivables		
Advances	2,508,159,898	2,233,936,114
Short term Collateral and deposit	19,308,188,397	684,566,797
Entrusted goods receivable	-	1,526,600
Advance payment for entrusted goods	-	283,889,063
Other short-term receivables	324,004,615	23,841,397
Total	22,140,352,910	3,227,759,971
Other Long-term Receivables		
<i>Receivables from related parties</i>	400,000,000	400,000,000
CPC1 Central Pharmaceutical Joint Stock Company - Deposit for office rental	400,000,000	400,000,000
<i>Receivables from other organizations and individuals</i>	3,119,706,370	2,605,883,684
Long term collaterals and deposits	3,119,706,370	2,605,883,684
Total	3,519,706,370	3,005,883,684

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

5. INVENTORIES

	30 Sept 2025		01 Jan 2025	
	Original cost	Provision	Original cost	Provision
Goods in transit	-	-	13,037,207,591	-
Raw materials	130,512,893,802	56,084,613	137,708,935,583	(171,425,088)
Tools and supplies	71,371,990	-	127,690,574	-
Cost for work in progress	8,845,769,912	-	10,331,775,450	-
Finished goods and merchandise	280,408,771,186	13,599,646	297,370,393,984	(598,547,664)
	419,838,806,890	69,684,259	458,576,003,182	(769,972,752)

6. CONSTRUCTION IN PROGRESS

	30 Sept 2025	01 Jan 2025
Purchasing fixed assets	18,955,065,936	2,553,964,000
Construction in progress	14,169,651,593	11,071,944,358
Major repairs of fixed assets	1,410,325,053	3,495,030,333
Total	34,535,042,582	17,120,938,691

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

7. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and Equipment	Transportation and Transmission	Office equipment	Others	Total
COST						
As at 1 January 2025	142,217,699,785	471,765,169,358	30,546,288,758	921,124,091	24,947,243,624	670,397,525,616
Purchase	2,129,664,840	61,306,035,526	1,899,841,408		2,679,657,047	68,015,198,821
Basic construction investment completed	10,081,918,141	-				10,081,918,141
As at 30 Sept 2025	154,429,282,766	533,071,204,884	32,446,130,166	921,124,091	27,626,900,671	748,494,642,578
 ACCUMULATED DEPRECIATION						
As at 1 January 2025	31,595,517,573	246,898,242,760	18,671,225,980	374,320,637	14,754,548,658	312,293,855,608
Depreciation	4,719,687,517	44,236,337,610	3,052,678,051	230,717,146	2,742,260,762	54,981,681,086
Disposal of Fixed Assets	-	(6,771,000,000)	-	-	-	(6,771,000,000)
Other decrease	-	(45,260,000)	-	(26,900,201)	-	(72,160,201)
As at 30 Sept 2025	36,315,205,090	284,318,320,370	21,723,904,031	578,137,582	17,496,809,420	360,432,376,493
 NET BOOK VALUE						
As at 1 January 2025	110,622,182,212	224,866,926,598	11,875,062,778	546,803,454	10,192,694,966	358,103,670,008
As at 30 Sept 2025	118,114,077,676	248,752,884,514	10,722,226,135	342,986,509	10,130,091,251	388,062,2466,085

Unit: VND



NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

8. INTANGIBLE FIXED ASSETS

Đơn vị tính: VND

	Land use rights	Computer software	Others	Công
COST				
As at 1 Januaery 2025	20,260,434,763	1,499,500,000	-	21,759,934,763
Purchase	-	531,700,000	-	531,700,000
As at 30 Sept 2025	20,260,434,763	2,031,200,000	-	22,291,634,763
ACCUMULATED DEPRECIATION				
As at 1 Januaery 2025	5,850,375,179	1,208,870,374	-	7,059,245,553
Amortization	337,735,773	174,469,147	-	512,204,920
As at 30 Sept 2025	6,188,110,952	1,383,339,521	-	7,571,450,473
NET BOOK VALUE				
As at 1 Januaery 2025	14,410,059,584	290,629,626	-	14,700,689,210
As at 30 Sept 2025	14,072,323,811	647,860,479	-	14,720,184,290

9. PREPAID EXPENSES

	30 Sept 2025	01 Jan 2025
Short-term Prepaid Expenses		
Tools and supplies allocated	1,796,595,485	1,279,731,556
Office rental costs	692,683,937	2,072,400,000
Insurance costs	310,091,132	116,912,006
Other short-term Prepaid Expenses	857,935,375	814,059,888
Total	3,657,305,929	4,283,103,450
Long-term Prepaid Expenses	30 Sept 2025	01 Jan 2025
Prepaid land and infrastructure rent in Tan Phu Trung Industrial Park	11,287,654,488	11,577,908,458
Land use rights in Hoa Khanh Expanded Industrial Park	13,425,088,423	13,778,380,228
Export tools	20,619,821,582	20,413,558,074
Repair and maintenance costs	12,397,545,975	9,486,939,560
Others	2,149,300,048	2,045,026,540
Total	59,879,410,516	57,301,812,860

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NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

10. BORROWINGS AND FINANCE LEASE LIABILITIES

	30 Sept 2025	01 Jan 2025
Short-term loans		
<i>Short-term loans from related parties</i>	-	-
<i>Short-term loans from banks (VND)</i>	4,639,093,806	8,812,381,275
Military Commercial Joint Stock Bank (MB) - Transaction Office Branch 1	-	508,240,000
Vietnam Foreign Trade Commercial Joint Stock Bank - Nam Thang Long Branch	4,639,093,806	8,304,141,275
<i>Short-term loans from banks (foreign currency)</i>	16,672,773,330	19,882,306,242
Asia Commercial Joint Stock Bank (ACB) - Timescity Transaction Office	16,672,773,330	19,882,306,242
<i>Long-term loans are due for repayment</i>	9,825,000,000	13,000,000,000
Asia Commercial Joint Stock Bank (ACB) - Timescity Transaction Office	4,125,000,000	5,500,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - My Dinh Branch	5,700,000,000	7,500,000,000
Total	31,136,867,136	41,694,687,517
 Long-term loans	 30 Sept 2025	 01 Jan 2025
Asia Commercial Joint Stock Bank (ACB) - Timescity Transaction Office	-	2,750,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - My Dinh Branch	23,900,000,000	27,700,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Thai Binh Branch	13,276,685,000	-
Total	37,176,685,000	30,450,000,000

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

11. PAYABLES TO SUPPLIERS

	30 Sept 2025	01 Jan 2025
a. Short-term trade payables		
<i>Payable to related parties</i>	895,700,212	960,941,016
Tan Thinh Pharmaceutical Company Limited	895,700,212	960,941,016
<i>Other suppliers</i>	66,836,948,269	78,560,105,459
Thuan Phat Production and Investment Development Company Limited	2,394,614,756	363,261,366
Duc Thanh Packaging Production and Trading Company Limited	2,755,494,544	2,636,801,834
Others	61,686,838,969	75,560,042,259
Total	67,732,648,481	79,521,046,475
b. Short-term advances to suppliers		
Qui Long Refrigeration and Mechanical Engineering Co., Ltd.	15,431,926	5,203,970,160
Huy Anh Construction and Trading Service Joint Stock Company	5,471,645,385	1,748,281,844
Tan Phuong Vinh Technology Company Limited	-	349,470,000
lhome Architecture and Construction Joint Stock Company	8,390,000,000	-
Others	49,034,754,845	18,754,307,671
Total	62,911,832,156	26,056,029,675

12. TAXES AND OTHER RECEIVABLES/ PAYABLES TO THE STATE BUDGET

	30 Sept 2025		01 Jan 2025	
	Payables	Receivables	Payables	Receivables
Value added tax	2,169,934,060	-	787,585,833	2,437,467
Value added tax on imports	-	7,869	-	-
Import and export tax	-	-	-	-
Corporate income tax	17,677,999,945	-	15,448,435,501	-
Personal income tax	863,812,553	-	1,466,160,374	-
Other taxes	-	-	-	-
Total	20,711,746,558	7,869	17,702,181,708	2,437,467

13. SHORT-TERM ACCRUED EXPENSES

	30 Sept 2025	01 Jan 2025
<i>Payable to related parties - interest expenses</i>	-	-
<i>Payable to other organizations and individuals</i>	955,456,122	1,013,834,994
Personal income tax expenses	955,456,122	946,371,244
Other short-term accrued expenses	-	67,463,750
Total	955,456,122	1,013,834,994

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

14. OTHER PAYABLES

Other Short-term Payables

	30 Sept 2025	01 Jan 2025
Trade union fees, social insurance	828,956,606	2,132,020,086
Dividends payable	32,458,084,000	-
Receive advance payments for entrusted goods	-	6,151,817,546
Others	7,789,430,556	3,433,654,255
Total	41,076,471,162	11,717,491,887

Other Long-term Payables

	30 Sept 2025	01 Jan 2025
Long term Deposits received	421,500,000	131,500,000
Total	421,500,000	131,500,000

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

15. OWNER'S EQUITY

a. Changes in owner's equity

	Owner's contributed capital	Capital surplus	Investment and development fund	Other equity funds	Undistributed profit after tax	Total
As at 1 Januaery 2025	162,290,420,000	9,442,260,000	94,353,394,407	-	708,458,548,850	974,544,623,757
Capital increase for the period	162,290,420,000	-	-	-	-	162,290,420,000
Profit for current period	-	-	-	-	221,577,446,754	221,577,446,754
Distributions to Bonus and welfare funds	-	-	-	-	(11,861,607,979)	(11,861,607,979)
Stock dividend distribution	-	-	-	-	(162,290,420,000)	(162,290,420,000)
Cash dividend distribution	-	-	-	-	(32,458,084,000)	(32,458,084,000)
Appropriation to the Executive Board bonus fund	-	-	-	-	(13,399,903,789)	(13,399,903,789)
Bonus for the Board of Directors and Supervisory Board	-	-	-	-	(72,000,000)	(72,000,000)
As at 30 Sept 2025	324,580,840,000	9,442,260,000	94,353,394,407	-	709,953,979,836	1,138,330,474,243

Unit: VNĐ

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

b. Shares

	30 Sept 2025	01 Jan 2025
Authorised share capital	32,458,084	16,229,042
Issued share capital	32,458,084	16,229,042
- Ordinary shares	32,458,084	16,229,042
- Preferred shares	-	-
Shares in circulations	32,458,084	16,229,042
- Ordinary shares	32,458,084	16,229,042
- Preferred shares	-	-

* Par value : 10.000 VND



NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT

1. REVENUES FROM SALES OF GOODS AND RENDERING OF SERVICES

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Revenue from sales of goods and finished products	1,150,026,789,575	585,587,616,517
Revenue from services rendered	157,422,767	268,978,866
Total	1,150,184,212,342	585,856,595,383

2. REVENUE DEDUCTIONS

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Sales returns	4,930,244,039	1,140,928,623
Sales discounts	4,500,653,291	3,038,805
Total	9,430,897,330	1,143,967,428

3. COST OF GOODS SOLD AND SERVICES RENDERED

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Cost of goods and services provided	509,671,147,126	265,342,297,456
Total	509,671,147,126	265,342,297,456

4. FINANCIAL INCOME

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Interest on deposits and loans	936,252,237	723,532,571
Exchange rate difference interest	404,450,979	322,705,598
Total	1,340,703,216	1,046,238,169

5. FINANCIAL EXPENSES

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Interest expenses	3,017,285,636	3,161,696,471
Exchange rate difference losses	889,794,621	1,657,829,294
Other financial expenses	1,468,133	-
Total	3,908,548,390	4,819,525,765

6. OTHER INCOME

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Other Income	1,349,870,344	25,480,903
Total	1,349,870,344	25,480,903

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements

7. OTHER EXPENSES

	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Non-deductible depreciation expenses	101,556,090	101,556,090
CIT payable in the previous year	15,807,830,661	-
Fines	5,429,489,795	-
Other Expenses	116,151,068	441,870,866
Total	21,455,027,614	543,426,956

8. SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

Selling Expenses	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Selling staff expenses	210,847,046,021	108,276,345,392
Tools and supplies expenses	5,863,502,855	2,397,999,062
Depreciation expenses of fixed assets	4,219,053,340	2,102,107,483
Promotional costs	4,396,576,095	3,120,607,234
Outside purchasing services cost	80,869,921,699	43,156,374,134
Other cash expenses	25,080,676,483	6,988,912,579
Total	331,276,776,493	166,042,345,884

General administration expenses	From January 1, 2025, to Sept 30, 2025	From January 1, 2024, to Sept 30, 2024
Administration staff expenses	10,547,383,966	5,587,774,287
Office equipment expenses	796,376,702	2,382,996,670
Depreciation expenses of fixed assets	2,068,901,390	1,260,013,753
Taxes, fees and charges	1,464,286,258	716,301,206
Outside purchasing services cost	10,370,051,908	6,655,098,850
Other cash expenses	4,218,942,026	1,902,119,245
Total	29,465,942,250	18,780,391,475

Ha Noi, 20 Oct 2025

Preparer



Nguyen Thi Xuan Hoan

Chief Accountant



Dang Thi Thu Thuy

Chairman of the Board of Directors



Le Nam Thang