

**TIPHARCO PHARMACEUTICAL JOINT STOCK
COMPANY**

FINANCIAL REPORTS

QUARTER III 2026



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TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

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TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

ASSETS	Code	Note	Sep 30, 2026	Jan 01, 2026
CURRENT ASSETS	100		186.372.131.875	183.274.997.946
Cash and cash equivalents	110	1	32.405.551.165	42.227.238.478
Cash	111		32.405.551.165	42.227.238.478
Cash equivalents	112		-	-
Short-term investments	120		-	-
Trading securities	121		-	-
Provision for diminution in value of trading securities (*)	122		-	-
Short-term investments held to maturity	123		-	-
Provision for short-term held-to-maturity investments (*)	124		-	-
Other short-term investments	125		-	-
Provision for impairment of other short-term investments (*)	126		-	-
Short-term receivables	130		42.201.760.593	60.101.859.170
Short-term trade accounts receivable	131	2	41.777.036.977	59.968.781.851
Short-term prepayments to suppliers	132	3	2.165.707.470	1.691.557.340
Short-term intercompany receivables	133		-	-
Construction contracts-in-progress receivables	134		-	-
Other short-term receivables	135	4(a)	407.496.009	123.705.049
Provision for doubtful debts - short-term (*)	136	5	(2.148.479.863)	(1.682.185.070)
Shortage of assets awaiting resolution	137		-	-
Inventories	140	6	110.877.821.775	80.395.789.077
Inventories	141		111.463.616.692	80.823.115.373
Provision for decline in value of inventories (*)	142		(585.794.917)	(427.326.296)
Short-term biological assets	150		-	-
Short-term livestock for one-time product harvesting	151		-	-
Seasonal crops or short-term crops for one-time harvesting	152		-	-
Provision for impairment of short-term biological assets (*)	153		-	-
Other current assets	160		886.998.342	550.111.221
Short-term prepaid expenses	161	7(a)	248.803.148	166.270.403
Value added tax to be reclaimed	162		638.195.194	-
Tax and other receivables from the State	163	12	-	383.840.818
Government bonds under repurchase agreement	164		-	-
Other current assets	165		-	-

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

ASSETS	Code	Note	Sep 30, 2026	Jan 01, 2026
LONG-TERM ASSETS	200		88.871.348.654	96.327.705.222
Long-term receivable	210		219.255.000	219.255.000
Long-term trade accounts receivable	211		-	-
Long-term prepayments to suppliers	212		-	-
Capital allocated to dependent units	213		-	-
Long-term intercompany receivables	214		-	-
Other long-term receivables	215	4(b)	219.255.000	219.255.000
Provision for doubtful long-term receivables (*)	216		-	-
Fixed assets	220		80.312.707.982	87.289.664.003
Tangible fixed assets	221	8(a)	79.762.707.982	86.739.664.003
<i>Historical cost</i>	222		203.713.979.982	202.779.789.982
<i>Accumulated depreciation (*)</i>	223		(123.951.272.000)	(116.040.125.979)
Finance lease fixed assets	224		-	-
<i>Historical cost</i>	225		-	-
<i>Accumulated depreciation (*)</i>	226		-	-
Intangible fixed assets	227	8(b)	550.000.000	550.000.000
<i>Historical cost</i>	228		550.000.000	550.000.000
<i>Accumulated amortisation (*)</i>	229		-	-
Long-term biological assets	230		-	-
Livestock for periodic product harvesting	231		-	-
a) Livestock for periodic product harvesting not yet at maturity stage	232		-	-
b) Livestock for periodic product harvesting at maturity stage	233		-	-
<i>Historical cost</i>	234		-	-
<i>Accumulated depreciation (*)</i>	235		-	-
Long-term livestock for one-time product harvesting	236		-	-
Seasonal crops or long-term crops for one-time harvesting	237		-	-
Provision for impairment of long-term biological assets (*)	238		-	-
Investment properties	240		-	-
<i>Historical cost</i>	241		-	-
<i>Accumulated depreciation (*)</i>	242		-	-

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

ASSETS	Code	Note	Sep 30, 2026	Jan 01, 2026
Long-term asset in progress	250		262.062.840	-
Long-term work in progress	251		-	-
Construction in progress	252	9	262.062.840	-
Long-term investments	260		-	-
Investment in subsidiary	261		-	-
Investments in associates, joint ventures	262		-	-
Investments in other entities	263		-	-
Provision for impairment of long-term investments in other entities (*)	264		-	-
Long-term investments held to maturity	265		-	-
Provision for long-term investments held to maturity (*)	266		-	-
Other long-term assets	270		8.077.322.832	8.818.786.219
Long-term prepaid expenses	271	7(b)	7.381.765.733	8.138.168.946
Deferred income tax assets	272	27	695.557.099	680.617.273
Long-term substituted equipment, supplies and spare parts	273		-	-
Other long-term assets	274		-	-
TOTAL ASSETS	280		275.243.480.529	279.602.703.168

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

RESOURCES	Code	Note	Sep 30, 2026	Jan 01, 2026
LIABILITIES	300		60.883.794.624	80.728.397.360
Short-term liabilities	310		60.154.569.624	79.940.822.360
Short-term trade accounts payable	311	10	16.066.063.373	18.572.794.425
Short-term advances from customers	312	11	5.788.879.597	7.833.163.831
Dividends and profits payable	313	14	65.993.362	33.042.612
Short-term taxes and other payables to the State	314	12	1.899.273.717	3.395.935.343
Payable to employees	315	13(a)	2.930.985.122	6.057.065.507
Short-term accrued expenses	316	13(b)	4.523.397.251	2.272.284.677
Short-term intercompany payables	317		-	-
Short-term construction contracts-in-progress payables	318		-	-
Short-term unearned revenue	319		-	-
Other short-term payables	320	14	2.977.709.512	3.516.591.312
Short-term borrowings and finance lease liabilities	321	15	25.642.323.037	38.000.000.000
Provision for short-term liabilities	322		-	-
Bonus and welfare fund	323		259.944.653	259.944.653
Price stabilisation funds	324		-	-
Government bonds under repurchase agreement	325		-	-
Long-term liabilities	330		729.225.000	787.575.000
Long-term trade accounts payables	331		-	-
Long-term advances from customers	332		-	-
Long-term taxes and other payables to the State	333		-	-
Long-term accrued expenses	334		-	-
Intercompany payables on capital contribution	335		-	-
Long-term intercompany payables	336		-	-
Long-term unearned revenue	337		-	-
Other long-term payables	338		-	-
Long-term borrowings and finance lease liabilities	339		-	-
Convertible bonds	340		-	-
Preference shares	341		-	-
Deferred income tax liabilities	342		-	-
Provision for long-term liabilities	343	16	729.225.000	787.575.000
Fund for science and technology development	344		-	-

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION

RESOURCES	Code	Note	Sep 30, 2026	Jan 01, 2026
OWNER'S EQUITY	400		214.359.685.905	198.874.305.808
Owner's capital	411	17	105.657.110.000	96.053.180.000
- Ordinary shares with voting rights	411a		105.657.110.000	96.053.180.000
- Preference shares	411b		-	-
Share premium	412	18	33.634.115.000	33.634.115.000
Share conversion options on convertible bonds	413		-	-
Owners' other capital	414		-	-
Treasury shares (*)	415		-	-
Differences upon asset revaluation	416		-	-
Foreign exchange differences	417		-	-
Investment and development fund	418	18	19.313.275.717	19.313.275.717
Other equity funds	419		-	-
Undistributed earnings	420	18	55.755.185.188	49.873.735.091
- Accumulated undistributed post-tax profits up to the end of the previous period	420a		35.467.146.091	37.057.492.389
- Undistributed post-tax profits of the current period	420b		20.288.039.097	12.816.242.702
TOTAL RESOURCES	440		275.243.480.529	279.602.703.168

Prepared

Pham Thi Thu Lanh

Chief Accountant

Le Thi My Tien

Dong Thap, October 16, 2026

General Director



Le Thanh Tung

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

INCOME STATEMENT

Form B 02 - DN

ITEMS	Code	Note	QUARTER 3		Year ended 30 September	
			2026 VND	2025 VND	2026 VND	2025 VND
Revenue from sales and provision of services	01		73.509.350.671	69.490.662.232	223.612.861.723	197.027.105.136
Deductions from revenue	02		513.373.551	804.113.217	1.684.170.234	4.092.562.228
Net revenue from sales and provision of services	10	20	72.995.977.120	68.686.549.015	221.928.691.489	192.934.542.908
Cost of goods sold	11	21	55.068.605.685	56.060.401.444	166.169.313.632	156.177.173.426
Gross profit from sales and provision of services	20		17.927.371.435	12.626.147.571	55.759.377.857	36.757.369.482
Gain/(loss) from sale and disposal of investment properties	21		-	-	-	-
Financial income	22	22	184.537.679	29.434.265	295.129.307	209.104.142
Financial expenses	23	23	302.986.597	702.520.719	1.368.191.788	3.636.543.115
- In which: Borrowing costs	24		306.975.244	690.122.134	1.291.272.177	3.451.090.032
Selling expenses	25	24	3.003.601.061	3.059.073.526	9.776.802.938	8.560.082.519
General and administration expenses	26	25	5.780.910.922	7.787.032.841	19.725.994.738	23.087.818.890
Net operating profit	30		9.024.410.534	1.106.954.750	25.183.517.700	1.682.029.100
Other income	31		69.973.912	32.064.652	314.039.795	203.143.577
Other expenses	32		357.683	-	357.683	-
Net other income	40	26	69.616.229	32.064.652	313.682.112	203.143.577
Total accounting profit before tax	50		9.094.026.763	1.139.019.402	25.497.199.812	1.885.172.677
Corporate income tax ("CIT") - current	51	27	1.819.605.353	227.803.880	5.224.100.541	298.746.817
CIT - deferred	52	27	-	-	(14.939.826)	39.662.864
Net profit after tax	60		7.274.421.410	911.215.522	20.288.039.097	1.546.762.996
Basic earnings per share	70	18(a)	688	86	1.920	146
Diluted earnings per share	71		688	86	1.920	146

Prepared

Pham Thi Thu Lanh

Chief Accountant

Le Thi My Tien

Dong Thap, October 16, 2026

General Director



Le Thanh Tung

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 03 - DN

CASH FLOW STATEMENT*(Indirect method)*

ITEMS	Code	Note	Year ended 30 September	
			2026 VND	2025 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		25.497.199.812	1.885.172.677
Adjustments for:				
Depreciation of fixed assets and investment properties	02	28	7.911.146.021	8.174.117.098
Provisions	03		566.413.414	(203.314.319)
Unrealised foreign exchange gains/losses	04		-	-
Gains/losses from investing and financing activities	05		(49.455.220)	(16.576.673)
Borrowing costs	06	23	1.291.272.177	3.451.090.032
Other adjustments	07		-	-
Operating profit before changes in working capital	08		35.216.576.204	13.290.488.815
Increase/decrease in receivables	09		17.164.509.582	55.241.781.668
Increase/decrease in inventories	10		(30.640.501.319)	9.865.689.765
Increase/decrease in payables (Other than loan interests, income tax)	11		(7.079.261.925)	7.343.638.463
Increase/decrease in prepaid expenses	12		673.870.468	362.976.662
Increase/decrease in securities held for trading	13		-	-
Borrowing costs paid	14		(1.334.663.919)	(3.451.090.032)
CIT paid	15	12	(5.548.033.571)	(3.069.372.352)
Other receipts from operating activities	16		-	-
Other payments on operating activities	17		-	-
Net cash flows from operating activities	20		8.452.495.520	79.584.112.989
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash paid for purchases and construction of fixed assets and other long-term assets	21		(1.196.252.840)	(605.651.000)
Cash received from disposals of fixed assets and other long-term assets	22		-	-
Cash paid for loans granted and purchases of debt instruments of other entities	23		-	-
Cash received from collection of loans and proceeds from sales of debt instruments of other entities	24		-	-
Cash paid for investments in other entities	25		-	-
Cash received from divestment in other entities	26		-	-
Interest, dividends and profit received	27		49.455.220	16.576.673
Net cash flows for investing activities	30		(1.146.797.620)	(589.074.327)

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

Form B 03 - DN

CASH FLOW STATEMENT

(Indirect method)

ITEMS	Code	Note	Year ended 30 September	
			2026 VND	2025 VND
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash received from issuance of shares and capital contributions from owners	31		-	-
Cash paid to owners for return of contributed capital and repurchase of issued shares	32		-	-
Proceeds from borrowings	33	15	79.723.580.811	93.529.178.046
Repayment of loan principals	34	15	(92.081.257.774)	(159.839.491.731)
Finance lease principal repayments	35		-	-
Dividends paid	36		(4.769.708.250)	-
Net cash flows from financing activities	40		(17.127.385.213)	(66.310.313.685)
Net increase/(decrease) in cash and cash equivalents during the period	50		(9.821.687.313)	12.684.724.977
Cash at beginning of period	60	1	42.227.238.478	16.360.889.595
Effect of foreign exchange differences	61		-	-
Cash at end of period	70	1	32.405.551.165	29.045.614.572

Prepared

Pham Thi Thu Lanh

Chief Accountant

Le Thi My Tien

Dong Thap, October. 16, 2026

General Director

Le Thanh Tung

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Ownership structure

Tipharco Pharmaceutical Joint Stock Company (referred to as "the Company") is a joint-stock company operating under the Enterprise Registration Certificate No. 1200100557, initially registered on February 28, 2006, issued by the Department of Planning and Investment of Tien Giang Province. The 25th amendment of the Enterprise Registration Certificate dated August 24, 2026, issued by the Department of Finance of Dong Thap Province.

The Company's charter capital as at September 30, 2026 amounted to VND 105.657.110.000, equivalent to 10.565.711 shares with a par value of VND 10.000 per share. As at January 1, 2026, the charter capital was VND 96.053.180.000, equivalent to 9.605.318 shares with a par value of VND 10.000 per share.

The Company's shares, with the stock code DTG, are listed on the Hanoi Stock Exchange under Decision No. 1111/QĐ-SGDHN dated August 27, 2025.

Type of shares	: Ordinary shares
Trading code	: DTG
Par value per share	: VND 10.000/share
Number of listed shares	: 10.565.711 shares
The total value of listed shares at par value	: VND105.657.110.000

English name:	TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY
Short name:	TIPHARCO
Stock code:	DTG (HNX)
Head office:	Lot 08, 09 Tan My Chanh Industrial and Handicraft Cluster, My Phong Ward, Dong Thap Province, Vietnam.
Telephone:	02733 871 817

2. Business sector

Pharmaceutical production.

3. Principal activities

Manufacturing of pharmaceuticals, chemicals, and medicinal materials

Details:

- Manufacturing of pharmaceuticals.
- Manufacturing of chemicals and medicinal materials.
- Manufacturing of plant products for medicinal purposes.

4. The normal business cycle of the Company is within 12 months.

5. Operations in the fiscal year affecting the financial statements: Not applicable.

6. Total employees to September 30, 2026: 247 employees. (Total employees to December 31, 2025: 259 employees)

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year

The fiscal year is begun on January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting System:

The Company applies Vietnamese Accounting Standards and the Vietnamese Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, effective from January 1, 2026, replacing Circular No. 200/2014/TT-BTC and its relevant amendments.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System:

The Board of Management ensures that the requirements of Vietnamese Accounting Standards and the Vietnamese Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, effective from January 1, 2026, replacing Circular No. 200/2014/TT-BTC and the relevant guiding circulars on the implementation of accounting standards issued by the Ministry of Finance, have been complied with in the preparation and presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Bases for preparing financial statements

Financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

2. Transactions in foreign currencies

Transactions arising in foreign currencies are converted at the exchange rate at the date of the transaction. The balance of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate on that date.

Exchange rate differences arising during the period from transactions in foreign currencies are recorded in financial income or financial expenses. Exchange rate differences due to revaluation of monetary items denominated in foreign currencies at the end of the fiscal year after clearing the increase and decrease difference are recorded in financial income or financial expenses.

3. Principles for recording cash and cash equivalents

The money includes cash, demand and term bank deposits, money in transit and monetary gold.

Cash equivalents are short-term investments with a redemption period or maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of cash and do not have much risk in conversion into money.

4. Principles for recording trade receivables and other

Receivables are presented at book value less provisions for doubtful debts.

The classification of receivables is carried out according to the following principles:

- **Receivables from customers** reflect commercial receivables arising from purchase-sale transactions between the Company and the buyer who is an independent unit of the Company, including amounts Receivable proceeds from sale.
- **Other receivables** reflect non-commercial receivables, not related to purchase and sale transactions

Provision for bad debts is made for each bad debt based on the overdue age of the debts or the expected level of loss that may occur, specifically as follows:

- For overdue receivables: the enterprise estimates the impaired value that is inherently difficult to recover and makes provisions according to current regulations.
- For receivables that are not overdue but are unlikely to be recovered: base on the expected level of loss to set up provisions.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

5. Principles for recording inventories

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

The original cost of inventory is determined as follows:

- **Raw materials and goods:** includes purchasing costs and other directly related costs incurred to bring inventory to its current location and condition.

- **Finished products:** includes raw material costs, direct labor and related manufacturing overhead costs that are further allocated based on normal operating levels/land use rights costs, direct costs and related general costs incurred during the investment and construction process of real estate products.

- **Cost of production and works in progress:** only includes the cost of main raw materials (or other appropriate cost elements).

Method of calculating inventories' value: According to specific price.

Method of accounting for the inventories: Perpetual method.

Method for setting up provisions for devaluation of inventory: Provision for devaluation of inventory is established for each inventory item whose original price is greater than its net realizable value. Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to consume them.

Increases and decreases in the balances of provision for devaluation of inventory that need to be appropriated at the end of the fiscal year are recorded in cost of goods sold.

6. Principles for recording fixed assets

6.1 Principles for recording tangible fixed assets:

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income statement.

Determination of original costs of tangible fixed assets:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalisation price of the construction project, other relevant fees plus (+) registration fee (if any).

Fixed assets which are buildings, structures attached to land use right, the value of land use right is computed separately and recorded as intangible fixed assets.

6.2 Principles for recording intangible fixed assets:

Intangible fixed assets are stated at cost less accumulated amortization. The original cost of an intangible fixed asset comprises all costs of owning the asset to the date it is put into operation as expected.

Principles for recording intangible fixed assets:

Land use rights

Land use rights are all actual expenses the Company has paid that are directly related to used land, including: money spent to have land use rights, costs for compensation and site clearance, site leveling, registration fees, etc. When land use rights are purchased along with houses and architectural objects on the land, the value of land use rights is determined separately and recorded as intangible fixed assets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

6.3 Method of depreciating and amortizing fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

<i>Buildings and structures</i>	<i>6 - 50 years</i>
<i>Machinery and equipment</i>	<i>2 - 15 years</i>
<i>Transportation and facilities</i>	<i>5 - 25 years</i>
<i>Land use rights which are granted for an indefinite term are carried at cost and not amortised.</i>	

7. Principles for recording construction in progress

Construction in progress costs reflect costs (including interest costs) directly related, in accordance with the Company's accounting policies, to assets under construction, machinery and equipment being installed to serve production, lease and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

These costs are capitalised as an additional cost of asset when the works have been completed. After the works have been finalized, the asset will be handed over and put into use.

8. Accounting principles for prepaid expenses

Prepaid expenses of the Company comprise actual costs incurred that relate to the operating results of multiple accounting periods. Method of allocation: prepaid expenses are allocated to operating expenses of each period using the straight-line method.

Prepaid land rental: Prepaid land rent represents the land rental paid for the land the Company is using. Prepaid land rental is allocated to expenses according to the straight-line method corresponding to the rental period 43 years.

9. Operating lease assets

A lease is classified as an operating lease if the majority of the risks and rewards incidental to ownership of the asset belong to the lessor. Operating lease costs are reflected in expenses using the straight-line method throughout the lease term, regardless of the rental payment method.

10. Principle of recording payables

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

The classification of payables as payables to sellers, payable expenses, internal payables and other payables is done according to the following principles:

- Trade payables reflect trade payables arising from purchases of goods, services, assets and the seller is an independent unit of the Company, including payables upon import through the trustee.
- Other payables reflect non-commercial payables, not related to transactions of buying, selling or providing with goods and services.

11. Accounting principles for dividends and profit distribution payable

Dividends and profit distributions payable are recognized when there is an approved resolution on profit distribution issued by the General Meeting of Shareholders or Members' Council.

Such amounts are recognized only when the Company has a present obligation to make payment and the amount can be measured reliably.

The source of payment is retained earnings after tax.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026****Unit: VND****12. Principle of recording borrowings and financial lease liabilities**

The value of borrowings recorded is the total amount borrowed from banks, organizations, financial companies and other entities (excluding loans by bond issuance or preferred stock issuance with provisions that require the issuer to repurchase at a certain time in the future).

Finance lease liabilities are recognized at the total amount payable, measured at the present value of the minimum lease payments or the fair value of the leased asset.

Borrowings and financial lease liabilities are tracked in detail by each loan object, debtor, each borrowing contract and each type of borrowing asset.

13. Principle of recording accrued expenses

Accrued expenses reflect amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to lack of invoices or insufficient records, accounting documents and amounts payable to employees in terms of vacation wages, production and business expenses that must be deducted in advance.

14. Principle of recording provision for payables

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event and settlement of the obligation is likely to result in the economic benefits and value of the obligation can be estimated reliably.

If the effect of time is material, provisions will be determined by discounting future payments to settle debt obligations at a pre-tax discount rate that reflects current assessments on market in terms of the time value of money and the specific risks of that debt. The increase in provisions due to the passage of time is recognized as a financial expense.

The Company's payable provisions include:

Severance allowance provision: The Company must pay severance allowance to employees who work regularly at the Company for 12 months or more for the period of time not participating in unemployment insurance when they terminate the labor contract. Severance allowance provision is made at a level equal to 1/2 month's salary plus salary allowance (if any) of the average of the six most recent months up to the time of preparing the Financial Statements for 1 year of employment. Increases and decreases in severance allowance provision balance that need to be appropriated at the end of the fiscal year are recorded in corporate management expenses.

15. Principles for recording owner's Equity**Principles for recording owner's Paid-in Capital**

Owner's contributed capital is recorded according to the actual amount of capital contributed by shareholders and is reflected at the par value of the shares.

Share premium: Share premium is recorded according to the difference between the issue price and par value of shares, the difference between the re-issue price and book value of treasury shares.

Principles for recording undistributed earnings

Profit after corporate income tax is distributed to shareholders after setting up funds according to the Charter of the Company as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026****Unit: VND****16. Principles and methods of recording revenue and other income****16.1 Revenue from goods sold**

Sales revenue is recognized when the following five (5) conditions are simultaneously met: 1. The enterprise has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer; 2. The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods; 3. Revenue is measured with relative certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products and goods (except in cases where customers have the right to return goods in the form of exchange for other goods or services); 4. The enterprise receives or will receive economic benefits from the sales transaction; 5. Costs related to sales transactions can be identified.

16.2 Sales deductions

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as deduction of revenue of that year.

Sales deductions for sales of products, goods or rendering of services which are sold in the year but are incurred after the separate balance sheet date but before the issuance of the separate financial statements are recorded as deduction of revenue of the year.

17. Principles and method of recording cost of goods sold

Cost of goods sold is the cost of products, goods, services; expenses related to trading the investment properties, cost of production of construction products (for construction enterprises) sold during the period and other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

18. Principles and method of recording financial expenses

Financial expenses include: Costs or losses related to financial investment activities, lending and borrowing costs, joint venture and associate capital contribution costs, short-term securities transfer losses, transaction costs for selling securities; Provisions for financial investment devaluation, losses incurred from foreign currency sales, exchange rate losses, and other financial expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

19. Principles of accounting for sales costs

Selling expenses represent expenses incurred in the process of selling products and goods.

20. Principles of accounting for business management costs

General and administration expenses represent expenses incurred for administrative purposes.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

21. Principles and methods of recording current taxes and deferred taxes

Corporate income tax includes current corporate income tax and deferred corporate income tax incurred in the year and set basis for determining operating result after tax in current fiscal year.

Current income tax is a tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and transferred losses.

Deferred income tax is the corporate income tax that will be payable or refunded due to the temporary difference between the book value of assets and liabilities for the purpose of preparing financial statements and tax basis. income. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that taxable profits will be available in the future against which these deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or the entire deferred tax asset is used. Previously unrecognized deferred corporate income tax assets are reassessed at the balance sheet date and are recognized when it is certainty that sufficient taxable profit will be available against which the income tax assets can be utilized.

Tax rates of deferred income tax assets and deferred income tax liabilities are determined at the tax rates expected to be applied in the year the asset is recovered or the liability is settled based on the effective tax rates at the end of the financial year. Deferred income tax is recorded in the income statement and recorded directly in equity only when the tax relates to items recorded directly in equity.

22. Segment reporting

A segment is a component which can be separated by the Company engaged in sales of goods ("business segment"), or sales of goods within a particular economic environment ("geographical segment"). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Company's business segment or the Company's geographical segment.

23. Related parties

According to accounting standard No. 26 - Information about related parties at the company is as follows:

- (i) Enterprises that control, or are controlled directly or indirectly through one or more intermediaries, or are under joint control with the reporting enterprise (including parent companies, subsidiaries, subsidiaries of the same group);
- (iii) Individuals with direct or indirect voting rights in reporting enterprises that lead to significant influence over these enterprises, including close family members of these individuals. Close family members of an individual are those who can control or be controlled by that person when dealing with a business such as: Father, mother, spouses, children, siblings;
- (iv) Key management employees have the rights and responsibilities for planning, managing and controlling the activities of the reporting enterprise, including leaders and management staff of the company and close family members of these individuals;
- (v) Enterprises where the individuals mentioned in case (iii) or case (iv) of Section 1.3 of this article directly or indirectly hold an important part of the voting rights or through this, that person can have a significant impact on the business. This includes businesses that are owned by the directors or major shareholders of the reporting enterprise and businesses that share a key member of management with the reporting enterprise.

In considering each relationship between related parties, it is necessary to pay attention to the nature of the relationship, not just the legal form of those relationships.

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1 CASH

	Sep 30, 2026	Jan 01, 2026
Cash on hand	916.159.763	1.027.733.603
Demand deposits	31.489.391.402	41.199.504.875
	32.405.551.165	42.227.238.478

Details of demand deposit balances:

+ Bank for Investment and Development of Vietnam (BIDV) – Tien Giang Branch	28.613.821.232	17.997.850.775
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Tien Giang Branch	2.875.514.395	23.201.598.365
+ Other banks	55.775	55.735
	31.489.391.402	41.199.504.875

2 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	Sep 30, 2026	Jan 01, 2026
Hung Phu Pharmaceutical and Medical Equipment Company Limited	7.405.346.921	-
Circa Pharmacy Company Limited	-	1.931.837.152
Windi Pharmaceutical Company Limited	3.458.968.800	5.678.855.138
FPT Long Chau Pharma Joint Stock Company	-	8.466.720.702
Others	30.912.721.256	43.891.368.859
	41.777.036.977	59.968.781.851

3 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Sep 30, 2026	Jan 01, 2026
Roshn Technology New Material (Zhengyang) Co., Ltd.	-	979.107.813
Ho Chi Minh City Drug Testing Institute	895.000.000	472.946.960
Trieu Nhan Construction Private Enterprise	840.000.000	-
Others	305.707.470	114.502.567
Related party – SBS Securities Joint Stock Company (Note 32(b))	125.000.000	125.000.000
	2.165.707.470	1.691.557.340

4 OTHER RECEIVABLES

(a) Short term

	Sep 30, 2026	Jan 01, 2026
Advances	294.000.000	-
Deposits	113.496.009	123.705.049
+ Tam Binh Regional Health Center	56.284.200	56.284.200
+ Others	57.211.809	67.420.849
	407.496.009	123.705.049

(b) Long term

+ Related party – Magnolia Investment Corporation (Note 31(b))	218.505.000	218.505.000
+ Others	750.000	750.000
Deposits	219.255.000	219.255.000

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

5 PROVISION FOR DOUBTFUL DEBTS SHORT-TERM

	Sep 30, 2026		
	Cost	Recoverable amount	Provision
District 10 Medical Center	171.191.755	-	171.191.755
Huynh Trung Dung General Hospital One Member Company Limited	34.371.400	-	34.371.400
Others	4.833.627.347	2.890.710.639	1.942.916.708
Receivables that were past due	5.039.190.502	2.890.710.639	2.148.479.863

	Jan 01, 2026		
	Cost	Recoverable amount	Provision
Levo Pharma Company Limited	359.485.586	172.969.028	186.516.558
District 10 Medical Center	171.191.755	-	171.191.755
Huynh Trung Dung General Hospital One Member Company Limited	34.371.400	-	34.371.400
Others	3.291.838.112	2.001.732.755	1.290.105.357
Receivables that were past due	3.856.886.853	2.174.701.783	1.682.185.070

6 INVENTORIES

	Sep 30, 2026		Jan 01, 2026	
	Cost	Provision	Cost	Provision
Raw materials	37.170.312.911	(222.620.000)	33.088.589.107	(225.825.290)
Works in progress	8.308.685.238	-	5.256.428.867	-
Finished goods	65.379.864.272	(363.174.917)	41.591.874.890	(201.501.006)
Merchandise	604.754.271	-	886.222.509	-
	111.463.616.692	(585.794.917)	80.823.115.373	(427.326.296)

7 PREPAID EXPENSES

	Sep 30, 2026	Jan 01, 2026
a) Short-term prepaid expenses		
Insurance expenses	110.123.148	26.130.405
Software	138.680.000	140.139.998
	248.803.148	166.270.403
b) Long-term prepaid expenses		
Land lease expense (*)	6.150.063.780	6.296.493.870
Repair expenses	529.636.890	889.501.826
Others	702.065.063	952.173.250
	7.381.765.733	8.138.168.946

(*) The balance represents prepaid land lease payments for plots 08 and 09, Tan My Chanh Industrial and Handicraft Cluster, My Phong Ward, Dong Thap Province. The lease term is 43 years, commencing on April 24, 2015, and expiring on April 2, 2058.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

8 FIXED ASSETS**(a) Tangible fixed assets**

Items	Buildings & structures	Machinery & equipment	Transportation and transmission instruments	Total
Original cost				
Opening balance	52.603.724.573	97.501.837.271	52.674.228.138	202.779.789.982
New purchases	-	40.000.000	-	40.000.000
Transfers from construction in progress	-	-	894.190.000	894.190.000
Disposal, sale	-	-	-	-
Closing balance	52.603.724.573	97.541.837.271	53.568.418.138	203.713.979.982
Accumulated depreciation				
Opening balance	15.180.435.280	75.640.829.478	25.218.861.221	116.040.125.979
Charge for the year	1.076.983.785	4.131.187.506	2.702.974.730	7.911.146.021
Disposal, sale	-	-	-	-
Closing balance	16.257.419.065	79.772.016.984	27.921.835.951	123.951.272.000
Net book value				
Opening balance	37.423.289.293	21.861.007.793	27.455.366.917	86.739.664.003
Closing balance	36.346.305.508	17.769.820.287	25.646.582.187	79.762.707.982

Cost of fully depreciated tangible fixed assets still in use:

As at Jan.1, 2026	773.236.081	42.223.791.878	9.920.560.088	52.917.588.047
As at Sep.30, 2026	773.236.081	43.040.481.878	9.920.560.088	53.734.278.047

Net book value of tangible fixed assets pledged at banks as collateral for borrowings:

As at Jan.1, 2026	31.192.396.996	9.142.922.919	12.699.275.651	53.034.595.566
As at Sep.30, 2026	30.333.262.261	7.385.238.198	11.446.967.744	49.165.468.203

(b) Intangible fixed assets

As at 30 September 2026 and 31 December 2025, the balance of intangible fixed assets is the value of land use rights at Thu Khoa Huan Street, Go Cong Ward, Dong Thap Province, which is indefinite and not amortised.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

9 CONSTRUCTION IN PROGRESS

	Sep 30, 2026	Jan 01, 2026
Construction in Progress – Fixed Asset Acquisition	262.062.840	-
	<u>262.062.840</u>	<u>-</u>

10 SHORT-TERM TRADE ACCOUNTS PAYABLE

	Sep 30, 2026		Jan 01, 2026	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Sinobright Pharma Co., Limited	3.412.185.600	3.412.185.600	-	-
Phuc Dan International	3.148.124.000	3.148.124.000	1.000.000.000	1.000.000.000
Pharmaceutical Trading Joint				
Shandong New Time	-	-	3.577.616.000	3.577.616.000
Pharmaceutical Co.,Ltd				
Tan Thanh Packaging Company	1.637.117.108	1.637.117.108	1.358.844.048	1.358.844.048
Limited				
Dong Au Packaging Company	1.504.585.136	1.504.585.136	1.057.439.232	1.057.439.232
Limited				
Multipack Company Limited	656.035.848	656.035.848	1.836.661.632	1.836.661.632
Phuong Phuc Pharmaceutical	-	-	2.273.937.141	2.273.937.141
Company Limited				
Others	5.708.015.681	5.708.015.681	7.468.296.372	7.468.296.372
	<u>16.066.063.373</u>	<u>16.066.063.373</u>	<u>18.572.794.425</u>	<u>18.572.794.425</u>

11 SHORT-TERM ADVANCES FROM CUSTOMERS

	Sep 30, 2026	Jan 01, 2026
Anpha Pharma Company Limited	1.594.315.006	2.714.392.570
Hiep Thuan Thanh Pharmaceutical Company Limited	660.579.152	634.972.009
GSpharm Joint Stock Company	534.050.295	534.050.295
Others	2.999.935.144	3.949.748.957
	<u>5.788.879.597</u>	<u>7.833.163.831</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026

*Unit: VND***12 TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE**

	As at Jan.1, 2026	Movement in the period		As at Sep.30, 2026
		Payables	Paid	
Tax payables/(Tax receivables)				
VAT output	1.100.391.900	957.419.116	(2.057.811.016)	-
VAT on importation	(351.157.940)	4.952.961.496	(4.601.803.556)	-
Personal income tax	152.805.060	1.047.042.422	(1.119.379.118)	80.468.364
CIT - current	2.142.738.383	5.224.100.541	(5.548.033.571)	1.818.805.353
Others	(32.682.878)	177.665.777	(144.982.899)	-
	3.012.094.525	12.359.189.352	(13.472.010.160)	1.899.273.717

TIPHARCO PHARMACEUTICAL JOINT STOCK COMPANY

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

13 ACCRUED EXPENSES

(a) Payables To Employees

As of September 30, 2026, the balance represents salaries payable for September 2026.

(b) Short-Term Accrued Expenses

	Sep 30, 2026	Jan 01, 2026
Accrued allowance for the Board of Directors	-	456.000.000
Advance payment of 13th month salary 2026	2.247.021.852	-
Others	2.276.375.399	1.816.284.677
	<u>4.523.397.251</u>	<u>2.272.284.677</u>

14 OTHER SHORT-TERM PAYABLES

	Sep 30, 2026	Jan 01, 2026
Short-term Security Deposits Received	2.952.129.512	3.488.629.512
Other Short-term Payables	91.573.362	61.004.412
	<u>3.043.702.874</u>	<u>3.549.633.924</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

15 BORROWINGS**Short-term**

	As at Jan.1, 2026	New drawdown	Repayments	As at Sep.30, 2026
Joint Stock Commercial Bank for Investment and Development of Vietnam (*)	38.000.000.000	79.723.580.811	(92.081.257.774)	25.642.323.037
	<u>38.000.000.000</u>	<u>79.723.580.811</u>	<u>(92.081.257.774)</u>	<u>25.642.323.037</u>

(*) This is a loan facility under Contract No.01/2025/433498/HĐTD 15 July 2025, with a total loan limit of VND45.000.000.000 and Contract No.01/2026/433498/HĐTD 25 March 2026, with a total loan limit of VND43.000.000.000, the loan term is 6 months, an interest rate determined at each disbursement, secured by a pledge on the company's plant, machinery, equipment, and vehicles, and is intended to supplement working capital requirements for production and business operations.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

16 PROVISIONS FOR LONG-TERM LIABILITIES

As at 30 September 2026 and 31 December 2025, the balance of provisions for long-term liabilities represents the provision for severance allowance.

17 OWNERS' CAPITAL**(a) Number of shares**

	Sep 30, 2026	Jan 01, 2026
	Ordinary shares	Ordinary shares
Number of shares registered	10.565.711	9.605.318
Number of shares issued	10.565.711	9.605.318
Number of existing shares in circulation	<u>10.565.711</u>	<u>9.605.318</u>
Par value per share: VND10.000		

(b) Details of owners' shareholdings

	Sep 30, 2026		Jan 01, 2026	
	Cổ phiếu phổ thông	%	Cổ phiếu phổ thông	%
Mr. Nguyen Ho Nam	2.626.550	24,86	2.387.773	24,86
Ms. Dang Thi Thu Hang	2.578.788	24,41	2.344.353	24,41
Bamboo Capital Group Joint Stock Company	2.220.020	21,01	2.018.200	21,01
Ms. Nguyen Phuong Hoa	1.190.739	11,27	1.082.490	11,27
Magnolia Investment Joint Stock Company	545.341	5,16	495.765	5,16
Others	1.404.273	13,29	1.276.737	13,29
	<u>10.565.711</u>	<u>100</u>	<u>9.605.318</u>	<u>100</u>

(c) Movement of share capital

	Number of shares	Ordinary shares
Opening balance	9.605.318	96.053.180.000
New shares issued	960.393	9.603.930.000
Closing balance	<u>10.565.711</u>	<u>105.657.110.000</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026

Unit: VND

18 MOVEMENTS IN OWNERS' EQUITY

	Owner's capital	Share premium	Investment and development fund	Undistributed earnings	Total
As at 1 January 2025	83.525.730.000	33.634.115.000	19.313.275.717	49.584.942.389	186.058.063.106
Net profit for the period	-	-	-	12.816.242.702	12.816.242.702
Dividend payment in 2024	12.527.450.000	-	-	(12.527.450.000)	-
As at 31 December 2025	96.053.180.000	33.634.115.000	19.313.275.717	49.873.735.091	198.874.305.808
Net profit for the period	-	-	-	20.288.039.097	20.288.039.097
Dividend payment in 2025 (*)	9.603.930.000	-	-	(14.406.589.000)	(4.802.659.000)
As at 30 September 2026	105.657.110.000	33.634.115.000	19.313.275.717	55.755.185.188	214.359.685.905

(*) Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders No. 04/2026/NQ-ĐHĐCĐ-DTG dated 27 March 2026 and the Board of Directors' Resolution No. 16/2026/NQ-HĐQT-DTG dated 6 July 2026, the Board of Directors approved the distribution of dividends in cash and shares, as follows: a cash dividend of 5% of the par value (equivalent to VND 500 per share), which was paid on 18 August 2026, totaling VND 4.802.659.000; and a stock dividend of 10% of the par value, equivalent to 960.393 shares to be issued. The Company recorded an increase in contributed capital and a corresponding decrease in undistributed after-tax profits for 2025 in the amount of VND 9.603.930.000. On 24 August 2026, the Company received the 25th amended Enterprise Registration Certificate issued by the Department of Finance of Dong Thap Province, reflecting an increase in charter capital to VND 105.657.110.000.

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare fund by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares repurchased by the Company and held as treasury shares:

	Sep 30, 2026	Sep 30, 2025
Net profit attributable to shareholders	20.288.039.097	1.546.762.996
Weighted average number of ordinary shares in issue (shares)	10.565.711	8.352.573
Basic earnings per share (VND)	1.920	185

(b) Diluted earnings per share

The Company did not have any ordinary shares potentially diluted during the year and up to the date of this financial statements. Therefore, the diluted earnings per share is equal to the basic earnings per share.

**NOTES TO THE FINANCIAL STATEMENTS
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Unit: VND

19 OFF BALANCE SHEET**a) Foreign currencies**

As at 30 September 2026, included in cash were balances held in foreign currencies of USD7.955,91 (as at 31 December 2025: USD16.000,32).

b) Precious metals, gems

As of September 30 2026, the company holds 27 SJC gold bars, valued at VND382.500.000.

20 NET REVENUE FROM SALES OF GOODS

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Sales		
Revenue from merchandise sales	-	419.400.000
Revenue from finished goods sales	223.536.398.542	196.451.685.935
Revenue from service provision	76.463.181	156.019.201
	<u>223.612.861.723</u>	<u>197.027.105.136</u>
Sales deductions		
Trade discounts	1.435.617.449	3.761.358.308
Sales returns	248.552.785	331.203.920
	<u>1.684.170.234</u>	<u>4.092.562.228</u>
Net revenue from sales of goods		
Revenue from merchandise sales	-	419.400.000
Revenue from finished goods sales	221.852.228.308	192.359.123.707
Revenue from service provision	76.463.181	156.019.201
	<u>221.928.691.489</u>	<u>192.934.542.908</u>

21 COST OF GOODS SOLD

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Cost of goods sold	-	371.070.000
Cost of finished goods sold	166.010.845.011	156.388.447.535
Provision for decline in value of inventories	158.468.621	(582.344.109)
	<u>166.169.313.632</u>	<u>156.177.173.426</u>

22 FINANCIAL INCOME

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Deposit interest	49.455.220	16.576.673
Exchange rate difference gains	245.674.087	192.527.469
	<u>295.129.307</u>	<u>209.104.142</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2026**

Unit: VND

23 FINANCIAL EXPENSES

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Interest expense	1.291.272.177	3.451.090.032
Exchange rate difference loss	76.919.611	116.539.555
Payment discounts	-	68.913.528
	<u>1.368.191.788</u>	<u>3.636.543.115</u>

24 SELLING EXPENSES

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Staff costs	6.932.616.379	5.456.030.865
Outside service expenses	2.013.831.047	2.014.194.150
Tax and other fees	8.920.000	47.602.901
Depreciation	154.093.158	154.093.158
Others	667.342.354	888.161.445
	<u>9.776.802.938</u>	<u>8.560.082.519</u>

25 GENERAL AND ADMINISTRATION EXPENSES

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Staff costs	10.627.812.656	9.876.768.890
Outside service expenses	6.077.691.708	9.076.310.917
Provision for doubtful debts	466.294.793	436.213.123
Depreciation	412.114.115	377.660.556
Others	2.142.081.466	3.320.865.404
	<u>19.725.994.738</u>	<u>23.087.818.890</u>

26 OTHER INCOME AND EXPENSES

	<i>Sep 30, 2026</i>	<i>Sep 30, 2025</i>
Other income		
Others	314.039.795	203.143.577
	<u>314.039.795</u>	<u>203.143.577</u>
Other expenses		
Others	357.683	-
	<u>357.683</u>	<u>-</u>
Other profits/(losses)	<u>313.682.112</u>	<u>203.143.577</u>

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NOTES TO THE FINANCIAL STATEMENTS
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27 CORPORATE INCOME TAX

	Sep 30, 2026	Sep 30, 2025
1. Earning before taxes	25.497.199.812	1.885.172.677
2. Adjustments to increase (decrease) accounting profit to determine taxable	619.302.891	(198.314.319)
Adjustment to increase	1.169.367.177	541.213.123
- Invalid expenses	544.603.763	-
- Others	624.763.414	541.213.123
Adjustment to decrease	(550.064.286)	(739.527.442)
- Others	(550.064.286)	(739.527.442)
3. Taxable income	26.116.502.703	1.686.858.358
- Taxable income to non-preferential tax rates	26.116.502.703	1.300.609.814
- Taxable income to preferential tax rates	-	386.248.544
4. Corporate income tax	5.224.100.541	298.746.817
- CIT to non-preferential tax rates	5.223.300.541	260.121.963
- CIT to preferential tax rates (*)	-	38.624.854
- Adjustments to corporate income tax expenses from the previous year are included in the current year's corporate income tax expense	800.000	-
5. Current corporate income tax	5.224.100.541	298.746.817

(*) The Company shall be entitled to CIT exemption for 4 years and 50% tax reduction for the next 9 years since 2017. The company started receiving a 50% tax reduction from 2021 to 2029.

	Sep 30, 2026	Sep 30, 2025
6. Total deferred income tax		
- Deferred corporate income tax incurred from reversal of deferred corporate income tax assets.	-	39.662.864
- Deferred corporate income tax incurred from reversal of deferred corporate income tax liabilities	(14.939.826)	-
	(14.939.826)	39.662.864
7. Deferred income tax assets		
- Deferred income tax assets related to taxable temporary differences	695.557.099	559.539.941
	695.557.099	559.539.941

28 COSTS OF OPERATION BY FACTOR

Costs of operation by factor represents all costs incurred during the period, excluding cost of merchandises for trading activities. Details are as follows:

	Sep 30, 2026	Sep 30, 2025
Raw materials	186.362.214.474	108.592.224.510
Staff costs	32.853.899.501	29.172.401.396
Depreciation	7.911.146.021	8.174.117.098
Outside service	16.378.735.055	17.651.544.527
Others	3.284.638.613	4.692.842.873
	246.790.633.664	168.283.130.404

NOTES TO THE FINANCIAL STATEMENTS
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29 SEGMENT REPORTING*Segment reporting by business segments*

Pharmaceutical production and trading is the unique activity that generates revenue and profit for the Company. Therefore, the Board of Management determines that the Company operates in one business segment.

Segment reporting by geographic area

The Company operates mainly in the territory of Vietnam. Therefore, the Company does not manage segment reports on business results, fixed assets, other long-term assets or the amount of major non-cash expenses of the division by geographical area based on the customer's location.

30 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE CASH FLOW STATEMENT

	Sep 30, 2026	Sep 30, 2025
(a) Amount of loan actually withdrawn during the period		
Proceeds from borrowings following normal borrowing contracts	79.723.580.811	93.529.178.046
(b) Amount of loan principal actually paid during the period		
Repayments for borrowings following normal borrowing contracts	92.081.257.774	160.830.101.731
(c) Non-cash transactions affect the statement of cash flows		
Pay dividends by issuing additional shares	9.603.930.000	12.527.450.000

**NOTES TO THE FINANCIAL STATEMENTS
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Unit: VND

31 RELATED PARTY DISCLOSURES

Details of the key related parties and relationship are given as below:

Company name	Relationship
AAA Insurance Corporation Joint Stock Company	Under common by key management
Tam Sinh Nghia Investment and Development Joint Stock Company	Under common by key management
Magnolia Investment Joint Stock Company	Under common by key management
Board of Directors, Board of Supervision and Board of Management	Key management
SBS Securities Joint Stock Company	Under common by key management
BCG Alliance Company Limited	Under common by key management

(a) Related party transactions

The primary transactions out with related parties incurred in the period are:

		Sep 30, 2026	Sep 30, 2025
(i) Sales of goods			
Tam Sinh Nghia Investment and Development Joint Stock Company		-	17.911.449
BCG Alliance Company Limited		<u>25.752.000</u>	<u>-</u>
(ii) Purchases of goods and services			
AAA Insurance Joint Stock Corporation		258.655.050	336.370.580
Magnolia Investment Joint Stock Company		<u>1.165.992.939</u>	<u>1.199.576.575</u>
(iii) Expenses for key management personnel			
		Sep 30, 2026	Sep 30, 2025
Mr. Le Thanh Tung	Vice Chairman of the Board of Directors and General Director	1.046.585.058	1.058.357.690
Ms. Ly Thi Xuan Mai	Member of the Board of Directors and Deputy General Director	910.462.676	939.413.576
Ms. Le Thi My Tien	Chief Accountant	321.884.923	305.332.000
Mr. Tran Ngoc Tuan	Chairman of the Board of Directors	45.000.000	-
Mr. Dang Viet Anh	Chairman of the Board of Directors until January 5, 2026; Member of the Board of Directors from January 5, 2026	87.000.000	60.000.000
Ms. Nguyen Kim Thanh	Vice Chairman of the Board of Directors - Independent Member of the Board of Directors	24.000.000	-
Mr. Luu Hoai Nam	Member of the Board of Directors until April 18, 2025	10.500.000	39.000.000
Ms. Tran Thi Kieu Tien	Member of the Board of Directors until April 18, 2025	10.500.000	-
Mr. Do Ngoc An	Member of the Board of Directors until December 31, 2025	25.500.000	-
Ms. Nguyen Thi Hong Nhung	Member of the Board of Directors until March 27, 2026	34.500.000	-
Ms. Dang Thi Thu Hang	Member of the Board of Directors	63.000.000	36.000.000
Mr. Thai Van Hung	Independent Member of the Board of Directors	63.000.000	36.000.000
Mr. Nguyen Quoc Khanh	Independent Member of the Board of Directors	63.000.000	36.000.000
Mr. Nguyen Quang Huy	Member of the Board of Directors	27.000.000	-

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Unit: VND

		Sep 30, 2026	Sep 30, 2025
Mr. Dong Hai Ha	Chief Supervisor	63.000.000	36.000.000
Ms. Tran Thi Bich Nhi	Deputy Head of the Supervisory Board until March 27, 2026	30.000.000	24.000.000
Mr. Le Van Son	Member of the Supervisory Board until April 18, 2025	3.500.000	12.000.000
Mr. Hoang Quoc Trung	Member of the Supervisory Board	17.500.000	-
Mr. Nguyen Khanh Tuong	Member of the Supervisory Board	6.000.000	-
		2.851.932.657	2.582.103.266

(b) Closing balance with related parties

	Sep 30, 2026	Jan 01, 2026
Prepayment to short-term sellers (Note 3)		
SBS Securities Joint Stock Company	125.000.000	125.000.000
Short-term trade accounts receivable (Note 4(b))		
Magnolia Investment Joint Stock Company	218.505.000	218.505.000

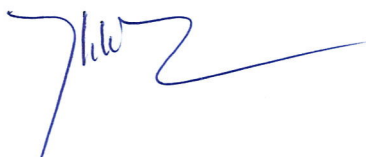
32 COMMITMENTS

Commitments under operating leases

The future minimum lease payments under non-cancellable operating leases were as follows:

	Sep 30, 2026	Jan 01, 2026
Within one year	1.556.110.202	1.499.865.255
Between one and five years	2.047.316.073	3.228.459.961
Total minimum payments	3.603.426.275	4.728.325.216

Prepared


Pham Thi Thu Lan

Chief Accountant


Le Thi My Tien

Dong Thap, October. 16, 2026

General Director


Le Thanh Tung