



FINANCIAL STATEMENTS

FOR THE FISCAL PERIOD ENDING SEPTEMBER 30, 2026



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October 16, 2026

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An, Giang Province, Vietnam

FINANCIAL STATEMENTS**STATEMENT OF FINANCIAL POSITION**

(As at 30 September 2026)

Unit: VND

ITEMS	Code	Notes	Ending balance	Beginning balance
A - CURRENT ASSETS	100		722.307.478.034	777.726.903.970
I. Cash and cash equivalents	110	V.1	32.067.308.187	73.077.662.081
1. Cash	111		32.067.308.187	27.089.251.455
2. Cash equivalents	112		0	45.988.410.626
II. Short-term financial investments	120		13.697.651.256	6.185.678.653
1. Trading securities	121	V.2a	1.097.651.256	1.097.651.256
2. Provisions for devaluation of trading securities	122		0	0
3. Short-term held-to-maturity investments	123	V.2b	12.600.000.000	5.088.027.397
4. Provisions for impairment of short-term held-to-maturity investments	124		0	0
5. Other short-term investments	125		0	0
6. Provisions for impairment of other short-term investments	126		0	0
III. Short-term receivables	130		300.269.115.594	234.716.627.353
1. Short-term trade receivables	131	V.3	186.154.387.189	154.328.616.775
2. Short-term advances to suppliers	132	V.4	7.306.922.009	5.973.546.025
3. Short-term intra-company receivables	133		0	0
4. Receivables from construction contracts under percentage of completion	134		0	0
5. Other short-term receivables	135	V.5a	111.803.879.333	79.015.183.426
6. Allowance for short-term doubtful debts	136	V.6	-4.996.072.937	-4.600.718.873
7. Shortage of assets awaiting resolution	137		0	0
IV. Inventories	140		350.181.595.946	341.450.986.601
1. Inventories	141	V.7	350.181.595.946	341.450.986.601
2. Allowance for devaluation of inventories	142		0	0
V. Current biological assets	150		0	0
1. Short-term livestock intended for one-time harvest	151		0	0
2. Short-term seasonal or one-time harvest crops	152		0	0
3. Provisions for impairment of current biological assets	153		0	0
VI. Other current assets	160		26.091.807.051	122.295.949.282
1. Short-term deferred expenses	161	V.8a	5.813.596.383	703.417.818
2. Deductible VAT	162		19.777.024.034	23.020.588.406
3. Taxes and other receivables from the State	163	V.15	501.186.634	167.552.491
4. Trading Government bonds	164		0	0
5. Other current assets	165		0	98.404.390.567
B- NON-CURRENT ASSETS	200		738.154.335.126	585.933.358.989
I. Long-term receivables	210		43.745.785.280	23.772.155.478
1. Long-term trade receivables	211		0	0
2. Long-term advances to suppliers	212		0	0
3. Working capital in affiliates	213		0	0
4. Long-term intra-company receivables	214		0	0
5. Other long-term receivables	215	V.5b	43.745.785.280	23.772.155.478
6. Allowance for long-term doubtful debts	216		0	0

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FINANCIAL STATEMENTS

ITEMS	Code	Notes	Ending balance	Beginning balance
II. Fixed assets	220		448.143.365.591	401.716.726.273
1. Tangible fixed assets	221	V.9	311.127.533.334	321.849.395.361
- Historical cost	222		509.766.341.162	502.428.649.474
- Accumulated depreciation	223		-198.638.807.828	-180.579.254.113
2. Financial leased assets	224	V.10	80.595.598.549	61.718.901.019
- Historical cost	225		93.002.593.036	68.420.125.038
- Accumulated depreciation	226		-12.406.994.487	-6.701.224.019
3. Intangible fixed assets	227	V.11	56.420.233.708	18.148.429.893
- Historical cost	228		58.857.916.126	20.510.164.376
- Accumulated depreciation	229		-2.437.682.418	-2.361.734.483
III. Non-current biological assets	230		0	0
1. Bearer animals	231		0	0
a) Immature bearer animals	232		0	0
b) Mature bearer animals	233		0	0
- Historical cost	234		0	0
- Accumulated depreciation	235		0	0
2. Long-term livestock intended for one-time harvest	236		0	0
3. Long-term seasonal or one-time harvest crops	237		0	0
4. Provisions for impairment of non-current biological assets	238		0	0
IV. Investment property	240		0	0
- Historical cost	241		0	0
- Accumulated depreciation	242		0	0
V. Non-current assets in process	250		211.755.174.011	125.438.110.860
1. Long-term work in process	251		0	0
2. Construction in progress	252	V.12	211.755.174.011	125.438.110.860
VI. Long-term financial investments	260		17.130.750.000	17.130.750.000
1. Investments in subsidiaries	261		0	0
2. Investments in joint ventures and associates	262	V.2c	17.130.750.000	17.130.750.000
3. Equity investments in other entities	263		0	0
4. Provisions for impairment of long-term investments in other entities	264		0	0
5. Long-term held-to-maturity investments	265	V.2a	0	0
6. Provisions for impairment of long-term held-to-maturity investments	266		0	0
VI. Other non-current assets	270		17.379.260.244	17.875.616.378
1. Long-term deferred expenses	271	V.8b	17.379.260.244	17.875.616.378
2. Deferred income tax assets	272		0	0
3. Long-term components and spare parts	273		0	0
4. Other non-current assets	278		0	0
TOTAL ASSETS	280		1.460.461.813.160	1.363.660.262.959
C - LIABILITIES	300		846.662.905.122	909.239.635.478
I. Current liabilities	310		652.442.691.522	792.607.200.373
1. Short-term trade payables	311	V.13	126.394.027.591	93.879.304.480
2. Short-term advances from customers	312	V.14	15.048.149.843	9.460.079.631
3. Payables for dividends and profit distributions	313	V.18	267.381.200	267.381.200
4. Short-term taxes and amounts payable to the State budget	314	V.15	8.051.043.412	13.578.767.542
5. Payables to employees	315		0	0
6. Short-term accrued expenses	316	V.16	2.067.869.507	1.570.510.420
7. Short-term intra-company payables	317		0	0
8. Short-term payables relating to construction contracts under percentage	318		0	0
9. Short-term deferred revenue	319	V.17	1.608.365.938	4.172.755.675
10. Other short-term payables	320	V.18	8.568.013.046	142.480.298.392

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FINANCIAL STATEMENTS

ITEMS	Code	Notes	Ending balance	Beginning balance
11. Short-term borrowings and financial lease liabilities	321	V.19a	489.046.880.224	515.594.422.349
12. Provisions for short-term payables	322		0	0
13. Bonus and welfare fund	323	V.20	1.390.960.761	11.603.680.684
14. Price stabilization fund	324		0	0
15. Trading Government bonds	325		0	0
II. Non-current liabilities	330		194.220.213.600	116.632.435.105
1. Long-term trade payables	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and amounts payable to the State budget	333			
4. Long-term accrued expenses	334		0	0
5. Intra-company payables for working capital received	335		0	0
6. Long-term intra-company payables	336		0	0
7. Long-term deferred revenue	337	V.17	1.455.166.854	0
8. Other long-term payables	338		0	0
9. Long-term borrowings and financial lease liabilities	339	V.19b	192.765.046.746	116.632.435.105
10. Convertible bonds	340		0	0
11. Preferred shares	341		0	0
12. Deferred income tax liability	342		0	0
13. Provisions for long-term payables	343		0	0
14. Science and technology development fund	344		0	0
D - OWNER'S EQUITY	400		613.798.908.038	454.420.627.481
1. Owner's capital	411	V.21	358.104.210.000	266.152.680.000
- Ordinary shares with voting rights	411a		358.104.210.000	266.152.680.000
- Preferred shares	411b			
2. Share premiums	412	V.21	106.458.856.700	34.984.290.700
3. Bond conversion options	413		0	0
4. Other owner's capital	414		0	0
5. Share repurchases	415		0	0
6. Differences upon asset revaluation	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development fund	418	V.21	114.338.863.589	101.242.219.168
9. Other equity funds	419		0	0
10. Retained profit/Accumulated loss	420	V.21	34.896.977.749	52.041.437.613
- Retained profit/Accumulated loss to the end of the previous period	420a		0 0	0
- Retained profit/Accumulated loss for the current period	420b		34.896.977.749 0	52.041.437.613
- Non-controlling interests	429			
TOTAL LIABILITIES AND OWNER'S EQUITY	440		1.460.461.813.160	1.363.660.262.959



Approved: 16 October 2026

 Do Thi Kim Len
Preparer

 Pham Do Phuong Thao
Acting Chief Accountant

 Nguyen Van Kha
Legal Representative

INCOME STATEMENT
Third Quarter of 2026

Unit: VND

ITEMS	Code	Notes	Current year	Previous year	Current period	Prior period
1. Revenue from sales of goods and provisions of services	01	VI.1	239,228,158,700	204,183,946,361	693,307,641,873	613,967,010,698
2. Revenue deductions	02	VI.2	757,867,552	617,236,501	3,223,641,224	2,474,860,532
3. Net revenue from sales of goods and provisions of services	10		238,470,291,148	203,566,709,860	690,084,000,649	611,492,150,166
4. Cost of sales	11	VI.4	177,511,164,001	140,114,818,973	499,302,963,135	431,866,937,964
5. Gross profit from sales of goods and provisions of services	20		60,959,127,147	63,451,890,887	190,781,037,514	179,625,212,202
6. Gain/loss on disposal, liquidation of investment properties	21		0	0	0	0
7. Financial income	22	VI.5	378,340,026	168,185,697	1,104,310,197	442,539,305
8. Financial expenses	23	VI.6	12,508,748,229	10,407,282,962	36,010,344,502	31,263,859,281
In which: Interest expenses	24		12,011,459,693	9,876,003,868	34,453,530,904	28,756,137,114
9. Selling expenses	25	VI.7	22,162,918,129	25,585,854,325	73,363,785,216	72,499,987,583
10. General and administrative expenses	26	VI.8	15,342,824,170	12,266,723,277	39,198,511,967	33,744,912,562
11. Share of profit or loss of joint ventures and associates	27		0	0	0	0
12. Net operating profit	30		11,322,976,645	15,360,216,020	43,312,706,026	42,558,992,081
13. Other income	31	VI.9	38,370,350	324,890,107	259,191,532	3,483,576,740
14. Other expenses	32		0	0	0	115,000
15. Other profit	40		38,370,350	324,890,107	259,191,532	3,483,461,740
16. Total accounting profit before tax	50		11,361,346,995	15,685,106,127	43,571,897,558	46,042,453,821
17. Current income tax	51	V.15	2,203,247,061	2,855,850,007	8,674,919,809	8,762,725,976
18. Deferred income tax	52				0	0
19. Profit after tax	60		9,158,099,934	12,829,256,120	34,896,977,749	37,279,727,845
20. Profit after tax attributable to the parent company	61		0	0	0	0
21. Profit after tax attributable to non-controlling interests	62		0	0	0	0
22. Basic earnings per share	70	VI.10a	445	546	1,049	1,304
23. Diluted earnings per share	71	VI.10a	445	546	1,049	1,304

Approved: 16 October 2026

Do Thi Kim Len
Preparer

Pham Do Phuong Thao
Acting Chief Accountant



Nguyen Van Kha
Legal Representative

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An, Giang Province, Vietnam

FINANCIAL STATEMENTS**CASH FLOW STATEMENT**

(Full form)

(Indirect method)

Third Quarter of 2026

Unit: VND

ITEMS	Code	Notes	Accumulated from the beginning of the year	
			Current period	Prior period
I. Cash flows from operating activities				
1. Profit/loss before tax	01		43.571.897.558	46.042.453.821
2. Adjustments for:				
- Depreciation/Amortization of fixed assets and investment properties	02	V.9, V.10, V.11	27.583.770.457	27.548.473.979
- Provisions and allowances	03	V.6	395.354.064	277.861.521
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04	VI.5	(115.794.094)	330.989.924
- Gain/loss from investing and financing activities	05	VI.5, VI.10	(50.000.000)	(3.213.604.399)
- Borrowing costs	06	VI.6	34.453.530.904	28.756.137.114
- Other adjustments	07		-	
3. Operating profit/loss before movements in working capital	08		105.838.758.889	99.742.311.960
- Increase/decrease of receivables	09		(81.340.783.058)	(1.397.151.867)
- Increase/decrease of inventories	10		(8.730.609.345)	(39.690.205.551)
- Increase/decrease of payables	11		(80.826.659.065)	10.418.645.297
- Increase/decrease of deferred expenses	12		(4.601.522.429)	(6.568.248.607)
- Increase/decrease of trading securities	13		-	-
- Interest expenses paid	14		(35.160.808.734)	(29.311.204.306)
- Corporate income tax paid	15	V.15	(14.202.643.939)	(11.719.900.308)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.20	(12.432.653.115)	(9.446.070.099)
Net cash flows generated from/(used in) operating activities	20		(131.456.920.796)	12.028.176.519
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.4, V.9, V.10, V.12,	(177.244.917.550)	(130.816.520.805)
2. Proceeds from disposals of fixed assets and other non-current assets	22		29.019.260.025	35.092.476.676
3. Cash outflow for lending, buying debt instruments of other entities	23		(7.600.000.000)	-
4. Cash recovered from lending, selling debt instruments of other entities	24		98.404.390.567	-
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5a, VI.5	453.449.803	81.442.500
Net cash flows generated from/(used in) investing activities	30		(56.967.817.155)	(95.642.601.629)

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

ITEMS	Code	Notes	Accumulated from the beginning of the year	
			Current period	Prior period
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		126.771.436.000	20.829.546.000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.19a,b	562.575.255.841	595.066.290.852
4. Repayment for borrowing principal	34	V.19a	(520.033.980.569)	(469.081.449.269)
5. Payment for financial lease principal	35	V.19a,b	(21.888.269.374)	(23.279.704.759)
6. Dividends and profit paid to the owners	36	V.21d	-	(11.462.191.300)
Net cash flows generated from/(used in) financing activities	40		147.424.441.898	112.072.491.524
Net cash flows during the period	50		(41.000.296.053)	28.458.066.414
Beginning cash and cash equivalents	60	V.1	73.077.662.081	13.948.008.363
Effects of fluctuations in foreign exchange rates	61		(10.057.841)	9.551.829
Ending cash and cash equivalents	70	V.1	32.067.308.187	42.415.626.606

Approved, 16 October 2026

Nguyễn Văn Kha
Legal Representative
Do Thi Kim Len
Preparer
Pham Do Phuong Thao
Acting Chief Accountant

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**NOTES TO THE FINANCIAL STATEMENTS****Third Quarter of 2026****I. GENERAL INFORMATION****1. Ownership form**

Agimexpharm Pharmaceutical Joint Stock Company (hereinafter referred to as the “Company”) is a joint stock company.

2. Business field

The Company operates in the industrial production and commercial trading sectors.

3. Principal business activities

Principal business activities of the Company are to manufacture medicines, pharmaceutical chemicals and pharmaceutical materials; trade optical, medical, dental and hospital equipment; trade medicines and pharmaceutical products; trade nutritious food; manufacture and trade cosmetics; trade materials and ancillary materials, pharmaceutical chemicals for pharmaceutical production; trade vaccines and medical biological products; manufacture bottled and jarred drinking water (the Company must comply with the Law on food safety and hygiene during operation course); manufacture dietary supplements; manufacture, trade and process essential oil from herbs; manufacture and trade food, nutritious food and dietary supplements.

4. Normal operating cycle

The Company’s normal operating cycle is within 12 months.

5. Company structure***Joint ventures***

The Company invests solely in USA-AGP Pharma, LLC, which has its registered office at 14314 Brookhurst Road, Garden Grove, California, 92843. The principal business activities of this joint venture are the packaging and sale of capsules and tablets in bottles, including functional foods, medicinal herbs, reishi mushrooms and cordyceps. At the end of the accounting period, the Company’s ownership interest in this joint venture stood at 43,24% as the capital contribution had not yet been fully paid up; however, in accordance with Contractual arrangement No. 01/HDHTKD dated 18 March 2019, the Company’s voting rights and percentage of ownership remain at 50 per cent.

Affiliates which are not legal entities

Affiliate	Address
Branch of Agimexpharm Pharmaceutical Joint Stock Company	No. 49-51-53, Street No. 3A, An Lac Ward, Ho Chi Minh City
Branch of Agimexpharm Pharmaceutical Joint Stock Company	No. 42 Nguyen Sinh Sac Street, Hoa Khanh Ward, Da Nang City
Branch of Agimexpharm Pharmaceutical Joint Stock Company - Agimexpharm Pharmaceutical Manufacturing Factory	No. 66 Vu Trong Phung Street, Thanh An Cluster, My Thoi Ward, An Giang Province
Branch of Agimexpharm Pharmaceutical Joint Stock Company – Binh Hoa Factory	Lot C4, Binh Hoa Industrial Park, Binh Hoa Commune, An Giang Province
Agimexpharm Pharmaceutical Joint Stock Company – Tay Nguyen Branch	No. 184/84 Giai Phong Street, Buon Ma Thuot Ward, Dak Lak Province

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

Affiliate	Address
Branch of Agimexpharm Pharmaceutical Joint Stock Company	No. 46, Lane 105, Lang Ha Street, Dong Da Ward, Hanoi City

6. Headcount

As of the reporting date, the Company's headcount is 504 (headcount at the beginning of the year: 489).

7. Statement of information comparability on the Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Company applied for the first time to the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in place of Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" and "Previous period" columns on the Interim Financial Statements have been restated in accordance with the new classifications and terminology set out in Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owner's equity, and profit after tax.

8. Other information

The Company's shares have been listed on the Hanoi Stock Exchange under the stock code "AGP" pursuant to Decision No. 594/QĐ-SGDHN dated 11 September 2015 of the Hanoi Stock Exchange. The first trading day was 6 October 2015; the number of shares listed as at the end of the accounting period was 35.810.421 shares, with a par value of 10.000 VND per share.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY UNIT

1. Accounting period

The accounting period of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99") and the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Company's Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99 as well as other Circulars guiding the implementation of Vietnamese

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FINANCIAL STATEMENTS

Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

2. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the spot exchange rate at the date of transaction. The balances of monetary items denominated in foreign currencies at the reporting date (excluding receivables denominated in foreign currencies for which allowances for doubtful debts have been made) are revalued at the average buying and selling rates applicable to wire transfer of Vietnam Joint Stock Commercial Bank of Industry and Trade – An Giang Branch (the Bank with which the Company regularly conducts transactions).

Exchange differences arising from the transactions denominated in foreign currency during the period, are recognized in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of net amount of total gains and total losses arising from the revaluation of such items and are recognized in financial income (if a gain) or financial expenses (if a loss).

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items “Other current assets” or “Other non-current assets”, depending on the duration of the restriction.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company for the trading purpose with the aim of making profit from price differences.

Trading securities receive initial recognition at the fair value of the payments made at the time the transaction occurs. Costs associated with the purchase of trading securities (if any), such as brokerage fees, transaction costs, information fees, taxes and bank charges, are recognised as financial expenses for the period. During the holding period, the Company does not reclassify trading securities as held-to-maturity investments, nor vice versa.

The recognition date for trading securities is the date the Company obtains ownership rights, specifically as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of legally obtaining ownership in accordance with applicable laws and regulations.

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FINANCIAL STATEMENTS

Interest and dividends incurred prior to the acquisition of trading securities are deducted from the cost of such securities. Interest and dividends incurred after the acquisition of such securities are recorded in the Company's financial income. Dividends received in the form of shares are tracked solely by the increase in the number of shares held; the value of the shares received is not recognised.

Provisions for devaluation of trading securities are established for each type of securities traded on the market and whose fair value is lower than its cost. The fair value of trading securities is measured as follows:

- For listed securities or whose fair value can be reliably determined: the market value of the securities at the end of the accounting period.
- For trading securities for which fair value cannot be reliably determined at the end of the accounting period, the provision is recognised based on the loss incurred by the investee.
- For shares registered for trading on the trading market of unlisted public companies: the average reference price over the 30 consecutive trading days immediately preceding the end of the accounting period, as published by the Stock Exchange.
- In cases where shares listed on a stock exchange or shares of a joint-stock company registered for trading on the Upcom market have not been traded within the 30 days prior to the date of provisioning, or where listed shares have been delisted, suspended from trading or halted from trading: the provision is established based on the loss of the investee, with the provision amount calculated as the Company's percentage of actual paid-up share capital in the investee at the end of the accounting period multiplied (x) by the difference between the actual investment by the owners and the investee's owner's equity at the same time.

Increases/(decreases) in the provisions for impairment of trading securities that must be recognized at the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The cost of trading securities is determined using the weighted average method. A change in the method used to determine the cost of trading securities shall be treated as a change in accounting policies.

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investments include: time deposits for the purpose of collecting periodic interest and other held-to-maturity investments or investments of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs. Interest incurred prior to the Company's acquisition of held-to-maturity investments is deducted from the costs at the acquisition time. Following initial recognition, these investments are carried at cost. Interest income after acquisition date is recognized in the Income Statement on an accrual basis.

Where a discount or premium arises at the time of purchase, the discount is amortized over the remaining term of the investment using the effective interest rate method, increasing the carrying amount of the investment and recognized as financial income; the premium is amortized using a similar method, reducing the carrying amount of the investment and recognized as financial expenses.

Where held-to-maturity investments with a floating interest rate are revalued periodically in line with market conditions, and where the update to the floating interest rate would offset the discount

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

or premium relating to the instrument's advantage or disadvantage, the discount or premium is allocated over the period from the date of purchase to the next interest rate reset date (the date on which the bond's nominal interest rate is determined in accordance with market interest rate movements). Where a held-to-maturity investment has a floating interest rate that is reset periodically in line with market conditions, and the discount or premium relating to the instrument's advantages or disadvantages is not eliminated by the floating interest rate updates, the discount or premium is amortised over the life of the instrument.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or ceases to exist in a subsequent period, the previously recognized loss is reversed and recognized as financial income for that period.

Investments in Joint ventures

Joint ventures

A joint venture is an entity which is established by a contractual arrangement whereby the Company and the involved parties undertake an economic activity that is subject to joint control. Joint control is understood as the requirement for strategic decisions regarding the operating and financial policies of the joint venture to be made with the consent of all parties involved in the joint venture.

Initial recognition

Investments in joint ventures are initially recognized at costs, including the cost of acquisition or capital contributions plus costs directly attributable to the investments (transaction costs, brokerage fees, consultancy fees, audit fees, duties, taxes, and bank charges, etc.). In the specific case where the Company borrows funds to invest in a Joint venture, interest expenses are recognised as financial expenses and are not capitalised. In cases where the investment is made through non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of occurrence. Following initial recognition, these investments are carried at cost.

Dividends and profits incurred prior to the acquisition of investments are deducted from investment costs. Dividends and profits for periods after the acquisition of the investment are recognised as financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in joint ventures

Provisions for impairment of investments in joint ventures are recognised when a joint venture incurs a loss or the investment suffers an impairment, resulting in the Company being likely to incur a loss of capital. The provision amount is determined by multiplying the Company's actual paid-in ownership interest (%) in the joint venture as at the end of the accounting period by the difference between the actual capital contributed by all owners and the associate's equity as at the same date. If the joint ventures are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provision for investment losses in joint ventures, which must be recognised at the end of the accounting period, is recorded as a financial expense.

5. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

The classification of receivables as trade receivables and other receivables is made according to the following principles:

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

Receivables are tracked in detail by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Statement of Financial Position on the basis of their remaining term as of the balance sheet date.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases and decreases in the balance of the allowance for doubtful debts at the end of the accounting period are recognised as general and administrative expenses.

6. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: comprises only the cost of primary materials and supplies.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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 make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

Materials, equipment and spare parts with a holding period of more than 12 months or more than one normal operating cycle, and products in process with a production or turnover period exceeding one normal operating cycle, shall not be presented as inventories but shall be presented as non-current assets in the Statement of Financial Position.

7. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

deferred expenses shall not be re-classified as short-term when preparing the Interim Financial Statements.

The Company allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Tools and supplies

The tools and supplies put into use or leased out in connection with business operations in multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over their estimated useful lives (3 years for maximum).

Expenses of fixed asset repairs

For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the expenses for periodic repairs and maintenance are recognized as deferred expenses and allocated into operation costs on a straight-line basis from the date on which the repair and maintenance are completed and the assets are available for use until the next scheduled repair or maintenance (normally every 3 years).

Other deferred expenses

Other expenses incurred that relate to multiple accounting periods are recognised as deferred expenses and allocated to expenses.

8. **Tangible fixed assets**

Tangible fixed assets are presented at historical cost less any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year. Costs of routine repairs and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognised, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The useful life and amortization method are reviewed at least at the end of every fiscal year and adjusted if necessary. The depreciation periods for the various types of tangible fixed assets are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 25
Machinery and equipment	02 – 15
Vehicles	05 – 10

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam
FINANCIAL STATEMENTS

<u>Fixed assets</u>	<u>Years</u>
Management equipment and tools	03 – 10

9. Financial leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Finance leased assets are presented at cost less accumulated depreciation. The historical cost of a finance lease asset is the lower of the fair value of the leased asset at the commencement of the lease term and the present value of the minimum lease payments.

The discount rate used to calculate the present value of the minimum lease payments is the implicit interest rate in the lease agreement. Where the implicit interest rate cannot be determined, the interest rate used is either the rate specified in the lease agreement or the Company's marginal borrowing rate at the commencement of the lease.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Company will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The useful life and amortization method are reviewed at least at the end of every fiscal year and adjusted if necessary. The depreciation periods for the various types of financial leased assets are as follows:

<u>Fixed assets</u>	<u>Years</u>
Machinery and equipment	03 – 15

10. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization. Initial cost of intangible fixed assets includes all costs incurred by the Company to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognised, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

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

The Company's intangible fixed assets include:

Land use rights

Land use right comprises all the actual costs incurred by the Company that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees and other directly attributable costs. Land use rights are amortized on a straight-line basis over 49 years. Long-term land use rights are not subject to amortization.

Computer software

Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

the Company up to the date the software is available to use. Computer software programs are amortized on a straight-line basis over 5 years.

11. Construction in progress

Construction in progress reflect costs directly attributable to assets under construction and machinery and equipment being installed, including capitalised borrowing costs in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs (“VAS 16”). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

12. Payables and accrued expenses

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

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

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Company.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers for which payment has not yet been made due to the absence of invoices or insufficient supporting documentation, as well as employee entitlements such as accrued annual leave and other operating expenses incurred but not yet settled (such as costs during seasonal production stoppages and interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase or sales of merchandise or provisions of services.

Payables and accrued expenses are classified as current or non-current on the Interim Statement of Financial Position based on their remaining maturity as of the end of the accounting period.

13. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Company has no right to refuse its obligation to pay dividends to shareholders under the provisions of securities law and the Company’s Articles of Association.

Preference dividends are treated in accordance with the classification of preferred shares: where preferred shares are classified as liabilities, the corresponding dividend is not recognised from retained profit/accumulated loss. Where they are classified as Owner's equity, preferential

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

dividends are treated in the same way as ordinary share dividends. Upon recognition of the payment obligation, dividends/profits payable in cash are recorded under 'Payables for dividends and profit distributions' and presented as a liability on the Statement of Financial Position.

14. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

Share premiums are recognised and comprise:

- The difference between the issue price and the nominal value of shares upon initial issue or additional issue.
- The difference between the value of capital contributions actually received and the value of capital as set out in the Company's Articles of Association.

Direct costs relating to the successful issue of shares are charged against share premiums. Costs arising from unsuccessful share issues are recognised as financial expenses for the period.

15. Profit distribution

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

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

16. Recognition of revenue and income

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise, finished goods shall be recognized when the Company fulfils its contractual obligations upon the transfer of control of goods and finished products to customers and all of the following conditions are satisfied:

- The Company transfers most of the risks and benefits incident to the ownership of merchandise or products to customers.
- The Company no longer retains the continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The costs incurred in respect of the sale transaction can be measured reliably.

Interest

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

Dividends and profit received

For investments in entities whose securities are registered and centrally deposited with Viet Nam Securities Depository and Clearing Corporation, the recognition date is the last record date. For investments in other entities, the recognition date is decided in accordance with the Law on Enterprises and the Charter of the investee. The dividends received in the form of shares are not

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

recognized in financial income and are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

17. Revenue deductions

Revenue deductions include trade discounts, sales allowances and sales returns. These items are tracked separately and included into revenue from sales of goods and provisions of services to determine net revenue for the reporting period.

In case of products or merchandise provided in the previous years but trade discounts, sales allowances, sales returns incurred in the current year, the Company records a reduction in revenue in accordance with the following principles:

- If the revenue deductions arise prior to the publication of the Interim Financial Statements: this constitutes a post-balance-sheet event requiring adjustment and is recognized as a revenue deduction in the Interim Financial Statements for the reporting period
- If the revenue deductions arise after the publication of the Interim Financial Statements: they are recognized as revenue deductions for the period in which they arise.

18. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Company and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

In the event that general borrowings are partly used for the construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings outstanding during the period, except for borrowings made specifically for the purpose of obtaining an asset.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

19. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reliable in order to ensure the principle of prudence and capital preservation.

When the Company recognizes revenue, it shall recognize the cost corresponding to generating that revenue. Such cost included those incurred in the period in which the revenue was generated together with cost incurred in the previous periods or accrued expenses related to the revenue generated in that period. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature of the transaction and Vietnamese Accounting Standards in order to guarantee that transactions can be fairly and truly reflected.

20. Corporate income tax

The Company's corporate income tax accounting policy is implemented in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain provisions of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal provisions. Corporate income tax includes current income tax and deferred income tax.

Current corporate income tax

Current income tax includes the tax amount computed based on the assessable income during the period and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

On a quarterly basis, the Company determines and recognizes the provisional corporate income tax payable based on the tax return. At the end of the fiscal year, the Company determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expense.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Statement of Financial Position, the Company offsets deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

21. Related party

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company if both parties are subject to common control.

Related parties of the Company include:

- Joint ventures within the same group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Company, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Company's operations, including the members of the Board of Management, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by key management personnel or major shareholders of the Company and entities that share key management personnel with the Company.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Company, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**22. Segment reporting**

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

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

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business field and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business field. The Company's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Interim Financial Statements of the Company.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	9.866.892.005	7.860.159.984
Cash in bank	22.200.416.182	19.229.091.471
- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch	4.655.475.509	3.508.092.484
- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – Da Nang Branch	2.661.237.906	5.261.061.616
- Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – An Giang Branch	10.402.976.126	5.219.358.701
- Other banks	4.480.726.641	5.240.578.670
Cash equivalents	-	45.988.410.626
- 1-month term deposit with Prosperity and Growth Commercial Joint Stock Bank (PGBank) – An Giang Branch	-	45.985.764.870
- Accrued interest	-	2.645.756

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	<u>Ending balance</u>	<u>Beginning balance</u>
Total	32.067.308.187	73.077.662.081

2. Financial investments

The financial investments of the Company include trading securities, held-to-maturity investments, and equity investments in other entities. The Company's financial investments are as follows:

2a. Trading securities

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Original amount</u>	<u>Fair values</u>	<u>Provisions</u>	<u>Original amount</u>	<u>Fair values</u>	<u>Provisions</u>
Shares						
Imexpharm Corporation	1.052.350.306	5.724.523.200	-	1.052.350.306	8.302.140.000	-
Mekophar Chemical Pharmaceutical Joint-Stock Company	45.300.950	137.721.000	-	45.300.950	119.199.900	-
Total	1.097.651.256	5.862.244.200	-	1.097.651.256	8.421.339.900	-

2b. Held-to-maturity investments

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Original amount</u>	<u>Recoverable amount</u>	<u>Provisions</u>	<u>Original amount</u>	<u>Recoverable amount</u>	<u>Provisions</u>
Short-term						
Fixed-term deposits						
- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch	5.000.000.000	5.000.000.000	-	5.000.000.000	5.000.000.000	-
- Prosperity and Growth Commercial Joint Stock Bank (PGBank) – An Giang Branch	7.500.000.000	7.500.000.000	-			
- Asia Commercial Joint Stock Bank (ACB) – An Giang Branch	100.000.000	100.000.000	-			
Expected term deposit interest	-	-	-	88.027.397	88.027.397	-
Total	12.600.000.000	12.600.000.000	-	5.088.027.397	5.088.027.397	-

(i) This deposit has been mortgaged to secure borrowings from the Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch (see note V.21a).

(ii) This deposit has been mortgaged to secure borrowings from the Prosperity and Growth Commercial Joint Stock Bank (PGBank) – An Giang Branch (see note V.21a).

2c. Equity investments in other entities

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original amount</u>	<u>Provisions</u>	<u>Original amount</u>	<u>Provisions</u>
Investments in joint venture				
USA-AGP Pharma, LLC ⁽ⁱ⁾	17.130.750.000	-	17.130.750.000	-
Total	17.130.750.000	-	17.130.750.000	-

(i) According to Investment Certificate No. 201900695, initially registered on 19 July 2019 and amended for the first time on 9 April 2022, issued by the Ministry of Planning and Investment, the Company has invested in USA-AGP Pharma, LLC VND 19.663.050.000 (equivalent to USD 850.000), equivalent to 50% of charter capital. As at the end of the accounting period, the Company invested VND 17.130.750.000 (USD 735.000), equivalent to 43,24% of charter capital.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

The charter capital to be invested in USA-AGP Pharma, LLC is VND 2.532.300.000 (equivalent to USD 115.000).

Recoverable amount

For investments in listed shares or investments for which a fair value can be reliably determined, the recoverable amount is determined based on the market value at the end of the accounting period.

For investments for which fair value cannot be determined, the recoverable amount is determined based on the investee's owner's equity, as a proportion of the Company's ownership interest, as shown in the Consolidated Financial Statements (if the investee is a parent company) or the separate financial statements (if the investee is an independent entity with no subsidiaries) as at the end of the accounting period.

The Company has not yet been able to determine the recoverable amount of its investment in USA-AGP Pharma, LLC as the investee has not provided reliable financial information. Consequently, the Company has no basis for recognising a provision for impairment on this investment. The Company will reassess the situation once sufficient information is available.

Operating performance of joint ventures

USA-AGP Pharma, LLC has completed the construction of its manufacturing plant in accordance with the objectives set out in the Overseas Investment Registration Certificate. USA-AGP Pharma, LLC has now finalised all necessary procedures and obtained the required licences, and has commenced production and business operations.

Transactions with joint ventures

Transactions between the Company and its Joint ventures are presented in Note No. VII.1b.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Carrying amount	Allowances	Carrying amount	Allowances
<i>Receivables from related parties</i>	<i>1.071.828.100</i>	-	<i>904.459.010</i>	-
Imexpharm Corporation	-	-	-	-
USA-AGP Pharma, LLC	1.071.828.100	-	904.459.010	-
<i>Receivables from other customers</i>	<i>185.082.559.089</i>	<i>4.996.072.937</i>	<i>153.424.157.765</i>	<i>4.600.718.873</i>
Pharmacy Pharmacy Joint Stock Company	11.432.174.365	-	12.909.406.111	-
Other customers	173.650.384.724	4.996.072.937	140.514.751.654	4.600.718.873
Total	186.154.387.189	4.996.072.937	154.328.616.775	4.600.718.873

Certain trade receivables with a carrying amount of VND 107.000.000.000 as at the end of the accounting period have been pledged as collateral for bank borrowings (see Note V.21a).

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Kien An Construction Architecture Design Consultancy Company Limited	2.495.875.882	-
Nguyen Phuc Mechanical Joint Stock Company	-	1.102.811.883
Central Institute for Pharmaceutical Control	950.000.000	1.507.920.000

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	<u>Ending balance</u>	<u>Beginning balance</u>
Other suppliers	3.861.046.127	3.362.814.142
Total	7.306.922.009	5.973.546.025

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>In which:</i>		
Short-term advances to suppliers for the acquisition of fixed assets/construction in progress	3.760.227.801	2.101.594.011

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying amount</u>	<u>Allowances</u>	<u>Carrying amount</u>	<u>Allowances</u>
<i>Other receivables from other organisations and individuals</i>	<i>111.803.879.333</i>	<i>-</i>	<i>79.015.183.426</i>	<i>-</i>
Advances ⁽ⁱ⁾	77.900.200.779	-	36.804.570.162	-
Short-term mortgages and deposits	8.727.198.552	-	25.203.978.542	-
Vietnam International Leasing Company Limited – Prepaid lease payments under finance lease contracts	14.772.960.000	-	14.772.960.000	-
Vietnam International Leasing Company Limited – Receivables from import consignment	7.971.882.400	-	-	-
Other short-term receivables	2.431.637.602	-	2.233.674.722	-
Total	111.803.879.333	-	79.015.183.426	-

⁽ⁱ⁾ Advances for the development of the sales system and the Company's business operations.**5b. Other long-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying amount</u>	<u>Allowances</u>	<u>Carrying amount</u>	<u>Allowances</u>
<i>Advances for expenses incurred in preparation for investment activities</i>	<i>10.750.000.000</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Long-term mortgages and deposits</i>	<i>26.093.516.304</i>	<i>-</i>	<i>23.772.155.478</i>	<i>-</i>
- Vietnam International Leasing Company Limited	16.984.350.000	-	16.984.350.000	-
- Chaileas International Leasing Company Limited	6.289.545.886	-	5.873.186.969	-
- Other long-term mortgages and deposits	2.819.620.418	-	914.618.509	-
<i>Other long-term receivables</i>	<i>6.902.268.976</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total	43.745.785.280	-	23.772.155.478	-

6. Doubtful debts

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original amount</u>	<u>Recoverable amount</u>	<u>Original amount</u>	<u>Recoverable amount</u>
Receivables from other organizations and individuals				
Trade receivables	4.996.072.937	-	4.600.718.873	-

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	Ending balance		Beginning balance	
	Original amount	Recoverable amount	Original amount	Recoverable amount
Total	4.996.072.937	-	4.600.718.873	-

Fluctuations in allowances for short-term doubtful debts are as follows:

	Ending balance	Beginning balance
Beginning balance	4.600.718.873	4.375.357.352
Extraction of allowance	395.354.064	277.861.521
Ending balance	4.996.072.937	4.653.218.873

7. Inventories

	Ending balance		Beginning balance	
	Cost	Allowances	Cost	Allowances
Materials and supplies	186.860.622.352	-	175.704.568.367	-
Work-in-process	21.757.467.448	-	19.440.823.444	-
Finished goods	139.626.915.168	-	144.671.276.715	-
Merchandise	1.702.109.518	-	1.509.185.272	-
Goods on consignment	234.481.460	-	125.132.803	-
Total	350.181.595.946	-	341.450.986.601	-

Some inventories with a carrying amount of VND 255.000.000.000 have been mortgaged as security for borrowings from banks (see note V.21a).

8. Deferred expenses**8a. Short-term deferred expenses**

	Ending balance	Beginning balance
Tools and supplies	38.015.874	-
Property insurance premiums	390.980.829	627.212.436
Infrastructure usage costs	32.528.170	76.205.382
Other short-term prepaid expenses	5.352.071.510	-
Total	5.813.596.383	703.417.818

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Tools and supplies	6.408.156.618	6.920.235.741
Expenses of fixed asset repairs	3.457.114.810	5.247.988.497
Biological equivalence testing costs	3.402.018.981	851.917.380
Other long-term prepaid expenses	4.111.969.835	4.855.474.760
Total	17.379.260.244	17.875.616.378

9. Other current assets

	Ending balance	Beginning balance
Blocked deposits	-	98.404.390.567
Total	-	98.404.390.567

10. Tangible fixed assets

Increases/(decreases) of tangible fixed assets are presented in the attached Appendix 01.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam
FINANCIAL STATEMENTS

Some tangible fixed assets, of which the carrying value is VND 263.877.575.460, have been mortgaged to secure the borrowings from Banks (see notes V.21a and V.21b).

The list of tangible fixed assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
<i>Buildings and structures</i>	347.246.569.862	79.177.103.465	268.069.466.397
Betalactam Plant – Binh Hoa	167.035.354.357	11.639.947.230	155.395.407.127
Non-Betalactam Plant – Binh Hoa	46.367.418.754	6.867.961.284	39.499.457.471
Buildings and structures	133.843.796.751	60.669.194.951	73.174.601.800
<i>Machinery and equipment</i>	142.340.096.560	105.591.321.231	36.748.775.329
Other machinery and equipment	142.340.096.560	105.591.321.231	36.748.775.329
<i>Vehicles</i>	15.804.617.771	11.691.160.658	4.113.457.113
Other vehicles	15.804.617.771	11.691.160.658	4.113.457.113
<i>Management equipment and tools</i>	4.375.056.969	2.179.222.474	2.195.834.495
Other management equipment and tools	4.375.056.969	2.179.222.474	2.195.834.495
Total	509.766.341.162	198.638.807.828	311.127.533.334

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

	Historical cost	Accumulated depreciation	Carrying value	Disposal value
<i>Machinery and equipment</i>	29.606.514.383	4.007.735.685	25.598.778.698	28.983.438.140
Air-conditioning systems – Liquid-cooled plants	14.458.736.692	-	14.458.736.692	14.446.436.692
Boiler	2.550.000.000	-	2.550.000.000	2.550.000.000
CKD tablet press	2.457.034.534	273.003.836	2.184.030.698	2.184.030.698
Solar power system (Binh Hoa Expanded Medicinal Materials Plant)	725.050.790	725.050.790	-	726.249.074
Solar power system (Binh Hoa Liquid Dosage Plant)	2.657.730.539	2.657.730.539	-	2.662.810.370
Other machinery and equipment	6.757.961.828	351.950.520	6.406.011.308	6.413.911.306
<i>Vehicles</i>	740.000.000	740.000.000	-	50.000.000
8-seater Toyota, registration number 51A-584.65 (Sienna)	740.000.000	740.000.000	-	50.000.000
Total	30.346.514.383	4.747.735.685	25.598.778.698	29.033.438.140

11. Financial leased assets

	Machinery and equipment
Historical costs	
Beginning balance	68.420.125.038
Increases during the period	28.983.438.140
Repurchases during the period	(4.400.970.142)
Ending balance	93.002.593.036
Depreciation	
Beginning balance	6.701.224.019
Increases during the period	8.082.715.276
Repurchases during the period	(2.376.944.808)
Ending balance	12.406.994.487
Carrying amount	

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	Machinery and equipment
Beginning balance	61.718.901.019
Ending balance	80.595.598.549

The list of financial leased assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Air-conditioning system – Liquid-cooled plant	14.446.436.692	-	14.446.436.692
Other financial leased assets	78.556.156.344	12.406.994.487	66.149.161.857
Total	93.002.593.036	12.406.994.487	80.595.598.549

12. Intangible fixed assets

	Land use rights (*)	Computer software	Total
Initial cost			
Beginning balance	18.706.085.532	1.804.078.844	20.510.164.376
Increases during the period	38.347.751.750	-	38.347.751.750
Decreases during the period	-	-	-
Ending balance	57.053.837.282	1.804.078.844	58.857.916.126
<i>In which:</i>			
Assets fully amortized but still in use	-	1.804.078.844	1.804.078.844
Assets waiting for liquidation	-	-	-
Amortization			
Beginning balance	557.655.639	1.804.078.844	2.361.734.483
Depreciation for the period	75.947.935	-	75.947.935
Ending balance	633.603.574	1.804.078.844	2.437.682.418
Carrying value			
Beginning balance	18.148.429.893	-	18.148.429.893
Ending balance	56.420.233.708	-	56.420.233.708
<i>In which:</i>			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

(*) In which, the land use right of which carrying value of VND 19.134.498.860 has been mortgaged to secure the borrowings from Banks (see Note No. V.21a).

The list of intangible fixed assets at the end of the accounting period is as follows:

	Initial cost	Accumulated amortization	Carrying value
Land use rights	57.053.837.282	633.603.574	56.420.233.708
Land use rights for plots Nos. 70 and 80, map sheet No. 11, My Thoi Ward, An Giang Province, with a total area of 1.469,8 m ²	3.587.954.000	-	3.587.954.000
Land use rights for plot No. 160, map sheet No. 11, My Thoi Ward, An Giang Province, with an area of 2.175,9 m ²	3.198.573.000	-	3.198.573.000
Land use rights for plots Nos. 322-597, 322-598 and 322-599, Map Sheet No. 10 (TL02/CT-UB), Binh Tri Dong B Ward, Ho	8.500.000.000	-	8.500.000.000

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	<u>Initial cost</u>	<u>Accumulated amortization</u>	<u>Carrying value</u>
Chi Minh City, with an area of 300 m ²			
Other land use rights	41.767.310.282	633.603.574	41.133.706.708
<i>Computer software</i>	<i>1.804.078.844</i>	<i>1.804.078.844</i>	-
Total	58.857.916.126	2.437.682.418	56.420.233.708

13. Construction-in-progress

	<u>Beginning balance</u>	<u>Increase during the period</u>	<u>Inclusion into fixed assets during the period</u>	<u>Transfer to deferred expenses during the period</u>	<u>Ending balance</u>
Acquisition of fixed assets	9.800.000.000	28.547.751.750	38.347.751.750	-	-
Construction-in-progress	115.638.110.860	122.308.352.073	(26.159.611.122)	(31.677.800)	211.755.174.011
- Expansion project of the Medicinal Plant Factory – Binh Hoa	17.737.827.916	14.045.717.074	-	-	31.783.544.990
- Liquid Medicine Factory construction project – Binh Hoa	75.967.225.964	7.118.755.775	-	-	83.085.981.739
- Air filtration system of the Liquid Medicine Factory – Binh Hoa	11.749.032.492	2.709.704.200	(14.458.736.692)	-	-
- Liquid medicine production machinery line project	-	79.427.424.679	-	-	79.427.424.679
- Other constructions	10.184.024.488	19.006.750.345	(11.700.874.430)	(31.677.800)	17.458.222.603
Total	125.438.110.860	150.856.103.823	12.188.140.628	(31.677.800)	211.755.174.011

14. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	<i>1.483.200.708</i>	<i>3.031.598.285</i>
Imexpharm Corporation	1.483.200.708	3.031.598.285
<i>Payables to other suppliers</i>	<i>124.910.826.883</i>	<i>90.847.706.195</i>
Branch Glandcore Company Limited	12.528.950.512	15.843.717.996
Khang Gia Construction and Architect Design Company Limited	-	10.367.407.336
Other suppliers	112.381.876.371	64.636.580.863
Total	126.394.027.591	93.879.304.480

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>In which:</i>		
Short-term trade payables for acquisition of fixed assets/ construction in progress	1.038.194.308	15.783.370.430

15. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Thien Dien Pharmaceutical Joint Stock Company	2.999.999.997	2.999.999.997
Global Pharmaceutical Joint Stock Company	-	1.908.674.679
PARAMOUNT MEDICAL NM COMPANY LIMITED	1.433.505.564	-
Duke University	1.144.302.300	1.144.302.300
Other customers	9.470.341.982	3.407.102.655
Total	15.048.149.843	9.460.079.631

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**16. Payables for dividends and profit distributions**

Dividends payable past their due date amount to VND 267.381.200 (beginning balance: VND 267.381.200). The delay in paying these dividends is due to the Company awaiting shareholders' bank account details.

17. Taxes and other obligations to the State Budget

	Beginning balance		Increases during the period		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
- VAT on local sales	-	-	-	-	-	-
- Export-import duties	-	-	121.762.354	(124.092.527)	-	2.330.173
- Corporate income tax	13.578.767.542	-	8.674.919.809	(14.202.643.939)	8.051.043.412	-
- Personal income tax	-	167.552.491	3.383.636.295	(3.714.940.265)	-	498.856.461
- Property tax	-	-	450.000	(450.000)	-	-
- Land rental	-	-	352.998.144	(352.998.144)	-	-
Total	13.578.767.542	167.552.491	12.533.766.602	(18.395.124.875)	8.051.043.412	501.186.634

Value Added Tax (VAT)

The Company pays value added tax using the deduction method. The tax rates applied are as follows:

- Group of medicinal products and pharmaceuticals of all kinds	5%
- Cosmetics and functional foods	10%

During the period, the Company is subject to a VAT rate of 8% on merchandise and services currently subject to a 10%, in accordance with the provisions of Clauses 1 and 2, Article 1, of Government Decree No. 174/2025/NĐ-CP dated 30 June 2025.

Corporate income tax

The Company has to pay corporate income tax at the rate of 20% on taxable income.

In 2020, the Company commissioned the Binh Hoa Herbal Medicine Plant Project in an area with difficult socio-economic conditions. In accordance with the provisions of the current Corporate Income Tax Law, the project is eligible for a tax incentive with a 17% corporate income tax rate for 10 years on income from business activities in this area, and is exempt from tax for two years, with a 50% reduction in the corporate income tax payable for the following four years. The year 2026 marks the seventh year in which the project is eligible for the tax incentive at a rate of 17% on income from business operations in this area.

The estimated corporate income tax payable for the period is as follows:

	Current period	Previous period
Total accounting profit before tax	43.571.897.558	46.042.453.821
Increases/ (decreases) of accounting profit to determine taxable income:	-	-
- Increases	732.401.838	720.361.521
- Decreases	(2.067.189)	(13.775.089)
Taxable income	44.302.232.207	46.749.040.253
Income exempted from tax	-	(81.442.500)
Assessable income	44.302.232.207	46.667.597.753
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	8.860.446.441	9.333.519.551
Differences due to the application of rate other than common tax rate	(185.526.632)	(125.048.179)

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	<u>Current period</u>	<u>Previous period</u>
<i>Corporate income tax reduced</i>	-	(445.745.396)
<i>Corporate income tax to be paid</i>	<u>8.674.919.809</u>	<u>8.762.725.976</u>

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Land rental

The Company is required to pay land rental for the plots of land it is currently using at the following rates:

<u>Land location</u>	<u>Rent rate</u>
- No. 151, Dinh Tien Hoang Street, Long Xuyen Ward, An Giang Province, area 208 m ²	259.200 VND/m ² /year
- No. 27, Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, area 2.636 m ²	1.036.800 VND/m ² /year
- No. 01, Phan Dinh Phung Street, Long Xuyen Ward, An Giang Province, area 57 m ²	604.800 VND/m ² /year
- My Thoi Ward, An Giang Province, area 3.023 m ²	72.000 VND/m ² /year
- My Thoi Ward, An Giang Province, area 132,7 m ²	25.920 VND/m ² /year

Property tax

Property tax is paid according to the notices of the tax department.

Other taxes, fees, legal fees, and other duties

The Company has declared and paid these amounts in line with the prevailing regulations.

18. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Interest expenses	-	707.277.830
Commissions and sales promotions	2.067.869.507	863.232.590
Total	<u>2.067.869.507</u>	<u>1.570.510.420</u>

19. Deferred revenue

This item reflects the gain on sales of financial leased assets.

20. Other short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditure	522.399.490	318.295.624
Payable from import consignment	7.971.882.400	43.585.842.100
Advances from subscribers for shares	-	98.372.000.000
Other short-term payables	73.731.156	204.160.668
Total	<u>8.568.013.046</u>	<u>142.480.298.392</u>

The Company has no other overdue payables.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**21. Borrowings and financial lease liabilities****21a. Short-term borrowings and financial lease liabilities**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term borrowings from banks	449.030.260.314	481.084.422.453
- Borrowings from Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch ⁽ⁱ⁾	245.856.612.861	246.902.476.537
- Borrowing from Prosperity and Growth Commercial Joint Stock Bank – An Giang Branch ⁽ⁱⁱ⁾	-	20.441.566.778
- Borrowing from Joint Stock Commercial Bank for Foreign Trade of Vietnam – An Giang Branch ⁽ⁱⁱⁱ⁾	77.415.357.976	93.123.776.008
- Borrowing from Vietnam Technological and Commercial Joint Stock Bank (Techcombank) – Cho Lon Branch ^(iv)	48.585.253.639	82.602.553.565
- Borrowing from Shinhan Bank Vietnam Limited – North Saigon Branch ^(v)	29.707.543.886	29.996.691.421
- Borrowing from Hong Leong Bank Vietnam Limited ^(vi)	47.465.491.952	8.017.358.144
Short-term borrowings from individuals ^(vii)	400.000.000	400.000.000
Current portions of long-term borrowings (see note V.21b)	14.400.000.000	14.400.000.000
Current portions of financial lease liabilities (see note V.21b)	25.216.619.910	19.709.999.896
Total	<u>489.046.880.224</u>	<u>515.594.422.349</u>

The Company is capable of repaying its short-term borrowings and financial lease liabilities.

- (i) A borrowing from the Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch to supplement working capital for production and business operations; the borrowing term for each disbursement shall not exceed 12 months, with interest rates applicable to each disbursement. The borrowing is secured by the pledge of savings books and the mortgage of the Company's receivables, inventories, buildings and structures, machinery and equipment, vehicles, management equipment and tools, and land use rights (see notes V.2b, V.3, V.7, V.10 and V.12).
- (ii) A borrowing from Prosperity and Growth Commercial Joint Stock Bank – An Giang Branch to supplement working capital for production and business operations; the term of each drawdown shall not exceed 12 months, with interest rates applicable to each drawdown. The borrowing is secured by a mortgage on the Company's land use rights (see note V.12).
- (iii) A borrowing from the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – An Giang Branch to supplement working capital for production and business operations; the term of each drawdown shall not exceed 12 months, with interest rates applicable to each drawdown. The borrowing is secured by a mortgage over the Company's inventories, machinery and equipment, and land use rights (see notes V.7, V.10 and V.12).
- (iv) A borrowing from Vietnam Technological and Commercial Joint Stock Bank (Techcombank) – Cho Lon Branch to supplement working capital for production and business operations; the term of each drawdown shall not exceed 12 months, with interest rates applicable to each drawdown. The borrowing is secured by a charge on the Company's receivables and Inventories, and by a pledge of third-party assets (see notes V.3, V.7 and VII.1a).

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

- (v) A borrowing from Shinhan Bank Vietnam Limited – North Saigon Branch to supplement working capital for production and business operations; the term of each drawdown shall not exceed 12 months, with interest rates applicable to each drawdown. The borrowing is secured by a pledge of third-party assets (see Note VII.1a).
- (vi) A borrowing from Hong Leong Bank Vietnam Limited to supplement working capital for production and business operations; the term of each drawdown shall not exceed 12 months, with the interest rate determined for each drawdown. The borrowing is secured by a pledge of third-party assets (see Note VII.1a).
- (vii) Unsecured borrowings from external individuals and Company employees to supplement working capital for production and business operations, at an interest rate of 7,5%/year.

Details of increases/(decreases) of short-term borrowings and financial lease liabilities during the period are as follows:

	Beginning balance	Increase during the period	Transfer from long-term borrowings and non-current liabilities	Amount repaid during the period	Ending balance
Short-term borrowings from banks	481.084.422.453	477.179.818.431	-	(509.233.980.569)	449.030.260.315
Short-term borrowings from individuals	400.000.000	-	-	-	400.000.000
Current portions of long-term borrowings	14.400.000.000	-	10.800.000.000	(10.800.000.000)	14.400.000.000
Current portions of financial lease liabilities	19.709.999.896	-	23.354.395.865	(17.847.775.852)	25.216.619.909
Total	515.594.422.349	477.179.818.431	34.154.395.865	(537.881.756.421)	489.046.880.224

21b. Long-term borrowings and financial lease liabilities

	Ending balance	Beginning balance
Long-term borrowings and financial lease liabilities payable to other entities		
Long-term bank borrowings	78.477.000.000	89.277.000.000
<i>Borrowings from Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch ⁽ⁱ⁾</i>	<i>78.477.000.000</i>	<i>89.277.000.000</i>
Finance lease liabilities	114.288.046.746	27.355.435.105
<i>Finance lease with Chaileas International Leasing Company Limited to support production and business operations, term of 36 months</i>	<i>11.188.626.191</i>	<i>17.391.846.346</i>
<i>Finance lease from Vietnam International Leasing Company Limited to support production and business operations, for a term of 36–60 months</i>	<i>91.148.547.342</i>	<i>9.963.588.759</i>
<i>Finance lease from Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) Financial Leasing Company Limited, Ho Chi Minh City Branch, to support production and business operations, for a term of 48 months</i>	<i>11.950.873.213</i>	-
Total	192.765.046.746	116.632.435.105

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

The Company is capable of repaying its long-term borrowings and financial lease liabilities.

- (i) A borrowing from the Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch to cover the investment costs of the Beta-lactam Antibiotic Production Plant project, with interest rates as specified in each promissory note and a borrowing term of nine years from the date of the first disbursement. The borrowing is repaid quarterly, with a 16-month grace period on the principal. This borrowing is secured by a mortgage on buildings and structures (see note V.10).

Repayment schedule of long-term borrowings and financial lease liabilities is as follows:

	Total debt	1 year or less	More than 1 year to 5 years	More than 5 years
Ending balance				
Long-term bank borrowings	92.877.000.000	14.400.000.000	57.600.000.000	20.877.000.000
Finance lease liabilities	139.504.666.656	25.216.619.910	114.288.046.746	-
Total	232.381.666.656	39.616.619.910	171.888.046.746	20.877.000.000
Beginning balance				
Long-term bank borrowings	103.677.000.000	14.400.000.000	57.600.000.000	31.677.000.000
Finance lease liabilities	47.065.435.001	19.709.999.896	27.355.435.105	-
Total	150.742.435.001	34.109.999.896	84.955.435.105	31.677.000.000

Total financial lease liabilities are as follows:

	1 year or less	More than 1 year to 5 years	Total
Ending balance			
Principal repayable	139.504.666.656	25.216.619.910	114.288.046.746
Lease interest payable	6.165.933.523	3.739.163.497	2.426.770.026
Financial lease liabilities	145.670.600.179	28.955.783.407	116.714.816.772
Beginning balance			
Principal repayable	47.065.435.001	19.709.999.896	27.355.435.105
Lease interest payable	4.819.932.306	2.853.592.223	1.966.340.083
Financial lease liabilities	51.885.367.307	22.563.592.119	29.321.775.188

Details of increases/(decreases) of long-term borrowings and financial lease liabilities are as follows:

	Beginning balance	Increase during the period	Amount repaid during the period	Transferred to short-term borrowings	Ending balance
Long-term bank borrowings	89.277.000.000	-	-	(10.800.000.000)	78.477.000.000
Finance lease liabilities	27.355.435.105	114.327.501.030	(4.040.493.524)	(23.354.395.865)	114.288.046.746
Total	116.632.435.105	114.327.501.030	(4.040.493.524)	(34.154.395.865)	192.765.046.746

21c. Overdue borrowings and financial lease liabilities

The Company has no overdue borrowings and financial lease liabilities.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**22. Bonus and welfare funds**

	Beginning balance	Increase due to appropriation for profit	Disbursement during the year	Ending balance
Bonus fund	10.907.313.595	1.040.828.752	(11.211.548.675)	736.593.672
Welfare Fund	696.367.089	-	(42.000.000)	654.367.089
Bonus fund to Board of Directors and Supervisory Board	-	759.195.540	(759.195.540)	-
Total	11.603.680.684	1.800.024.292	(12.012.744.215)	1.390.960.761

23. Owner's equity**23a. Statement of changes in owner's equity**

Information on changes in owner's equity is presented in the attached Appendix 04.

23b. Details of owner's capital

	Ending balance	Beginning balance
Imexpharm Pharmaceutical Joint Stock Company	103.486.110.000	80.346.370.000
Lien Phat Vung Tau Joint Stock Company	24.670.830.000	19.154.380.000
Mr. Pham Uyen Nguyen	49.142.970.000	38.154.500.000
Mr. Nguyen Van Kha	42.849.040.000	33.959.460.000
Other shareholders	137.955.260.000	94.537.970.000
Total	358.104.210.000	266.152.680.000

During the period, the Company issued shares to pay dividends to existing shareholders at a ratio of 25:03 (existing shareholders holding 25 shares received 03 additional shares issued) in accordance with Resolution No. 01/NQ-AGP.The Annual General Meeting of Shareholders held on 27 March 2026. On this basis, the Company recognised an increase in Owner's equity and a decrease in retained profit/accumulated loss of VND 36.724.860.000. At the same time, the Company issued 3.992.290 shares under a public rights issue to existing shareholders to raise working capital, in accordance with General Shareholders' Meeting Resolution No. 02/NQ-AGP.The Annual General Meeting held on 25 August 2025 and the issue of 1.530.377 ordinary shares under the Employee Share Option Plan (ESOP) to supplement working capital, in accordance with Resolution No. 01/NQ-AGP.The Annual General Meeting of Shareholders held on 27 March 2026 increased Owner's capital and share premiums by VND 55.226.670.000 and VND 71.544.766.000 (after deducting costs directly related to the share issue incurred up to the reporting date, amounting to VND 582.600.000). On 21 June 2026, the Company received the 22nd amended Business Registration Certificate issued by the An Giang Provincial Department of Finance regarding the increase in authorised capital to VND 358.104.210.000, and the Company received Decision No. 993/QĐ-SGDHN dated 23 July 2026 from the Hanoi Stock Exchange approving the change to the trading registration of Agimexpharm Pharmaceutical Joint Stock Company's shares.

23c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	35.810.421	26.615.268
Number of shares sold to the public	35.810.421	26.615.268
- Common shares	35.810.421	26.615.268
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	35.810.421	26.615.268
- Common shares	35.810.421	26.615.268

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

	<u>Ending balance</u>	<u>Beginning balance</u>
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

23d. Profit distribution

During the period, the Company distributed its 2025 profits in accordance with Resolution No. 01/NQ-AGP.ĐHĐCĐ dated 27 March 2026 of the 2026 Annual General Meeting of Shareholders, as follows:

	<u>VND</u>
• Dividend distribution in the form of shares (70,58% of profit after tax for 2025) :	36.729.060.000
• Appropriation for bonus and welfare fund (2% of profit after tax for 2025) :	1.040.828.752
• Appropriation for bonus fund to the Board of Directors and the Supervisory Board (1,46% of profit after tax for 2025) :	759.195.540
• Appropriation to the investment and development fund (25,96% of profit after tax for 2025) :	13.512.353.321
Total	52.041.437.613

During the period, the Company paid dividends to shareholders as follows:

	<u>Accumulated from the beginning</u>	<u>Current year</u>	<u>Previous year</u>
Dividends	-	-	11.343.723.000
Total	-	-	11.343.723.000

24. Off Statement of Financial Position**24a. Assets under operating lease**

The total minimum lease payments in the future for non-cancellable leasing contracts are classified by terms as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Up to 1 year	705.996.288	705.996.288
More than 1 year to 5 years	2.823.985.152	2.823.985.152
Over 5 years	17.187.702.972	17.715.749.511
Total	20.717.684.412	21.245.730.951

The above operating lease payments comprise:

- The total land rental for 208 m² at No. 151, Dinh Tien Hoang Street, Long Xuyen Ward, An Giang Province, is VND 259.200 m²/year. The lease agreement was signed for a term of 50 years from 27 October 2005.
 - The total land rental for 2.636 m² at No. 27, Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, is VND 1.036.800m²/year. The lease was signed for a term of 50 years from 19 December 2005.
 - The total land rental for 57 m² at No. 01, Phan Dinh Phung Street, Long Xuyen Ward, An Giang Province, at a rental rate of VND 604.800 m²/year. The lease agreement was signed for a term of 50 years from 19 December 2005.
 - The total land rental for 3.023 m² of land in My Thoi Ward, An Giang Province, at a rate of VND 72.000 m²/year. The lease was signed for a term of 50 years from 21 December 2006.
- Total land rental for 132,7 m² of land in My Thoi Ward, An Giang Province, at a rate of VND 25.920 m²/year. The lease was signed for a term of 50 years from 07 November 2017.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam
FINANCIAL STATEMENTS

24b. Pledged and mortgaged assets

	Carrying values		Term of pledge or mortgage	Pledgee or mortgagee
	Ending balance	Beginning balance		
Short-term held-to-maturity investments – Term deposits (see Note V.2b)	5.000.000.000	5.000.000.000	By loan term	- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch
Short-term held-to-maturity investments – Term deposits (see Note V.2b)	7.500.000.000	7.500.000.000	By loan term	- Prosperity and Growth Commercial Joint Stock Bank – An Giang Branch
Trade receivables (see Note V.3)	107.000.000.000	107.000.000.000	By loan term	- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch; - Vietnam Technological and Commercial Joint Stock Bank (Techcombank) – Cho Lon Branch
Inventories (see Note V.7)	255.000.000.000	255.000.000.000	By loan term	- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch - Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – An Giang Branch - Vietnam Technological and Commercial Joint Stock Bank (Techcombank) – Cho Lon Branch
Tangible fixed assets (see Note V.10)	267.411.912.452	272.574.308.705	By loan term	- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch - Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – An Giang Branch
Intangible fixed assets (see Note V.12)	19.134.498.860	18.148.429.893	By loan term	- Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch - Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – An Giang Branch
Total	661.046.411.312	665.222.738.598		

24c. Foreign currencies

At the end of the accounting period, cash and cash equivalents include USD 86.724,67 (beginning balance: USD 26.528,45).

VI. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of merchandise	7.305.997.401	4.586.219.939
Revenue from sales of finished goods	686.001.644.472	609.380.790.759
Total	693.307.641.873	613.967.010.698

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**1b. Revenue from sales of goods and provisions of services to related parties**

Transactions relating to the sale of goods and provision of services to related parties are presented in Note No. VII.1b.

2. Revenue deductions

	Accumulated from the beginning of the year	
	Current year	Previous year
Sales returns	3.146.769.062	1.317.488.404
Sales allowances for finished goods	52.466.166	39.045.716
Sales allowances for merchandise	-	2.658.130
Trade discounts on finished goods	24.405.996	1.115.668.282
Total	3.223.641.224	2.474.860.532

3. Total net revenue from sales and rendering of services

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of merchandise	7.303.117.401	4.583.561.809
Revenue from sales of finished goods	682.780.883.248	606.908.588.357
Total	690.084.000.649	611.492.150.166

4. Costs of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of merchandise sold	6.745.984.132	3.785.670.696
Costs of finished goods sold	492.556.979.003	428.081.267.268
Total	499.302.963.135	431.866.937.964

5. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Demand deposit interest	42.853.363	21.043.403
Term deposit interest	466.479.454	154.707.966
Dividends and profit received	97.256.100	81.442.500
Exchange gain arising	497.721.280	185.345.436
Total	1.104.310.197	442.539.305

6. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Borrowing costs	34.453.530.904	28.756.137.114
Exchange loss arising	123.951.591	715.797.034
Cash discount given to customers	1.432.862.007	1.791.925.133
Exchange loss due to the revaluation of monetary items in foreign currencies	-	-
Total	36.010.344.502	31.263.859.281

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam
FINANCIAL STATEMENTS

7. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	10.352.709.040	10.418.848.289
Tools, supplies	64.519.580	235.545.590
Depreciation/ (amortization) of fixed assets	2.288.665.655	1.994.688.231
Expenses for external services	52.568.978.054	53.727.959.420
- Expenses for Commission, discount, promotion, advertisement	46.224.373.024	49.116.183.472
- Expenses for external services	6.344.605.030	4.611.775.948
Other expenses	8.088.912.887	6.122.946.053
Total	73.363.785.216	72.499.987.583

8. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	21.416.422.734	18.058.946.106
Office supplies	2.899.771.556	2.746.974.417
Depreciation/ (amortization) of fixed assets	562.170.545	652.078.495
Taxes, fees and legal fees	353.448.144	207.591.958
Allowance for doubtful debts	395.354.064	277.861.521
Expenses for external services	7.339.037.353	6.021.018.287
Other expenses	6.232.307.571	5.780.441.778
Total	39.198.511.967	33.744.912.562

9. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Collection of fees for testing	116.195.350	75.511.500
Collection of fees for storage	81.818.182	163.636.364
Gain on liquidation, disposal of fixed assets	50.000.000	3.110.042.755
Other income	11.178.000	134.386.121
Total	259.191.532	3.483.576.740

10. Earnings per share**10a. Basic/diluted earnings per share**

	Accumulated from the beginning	
	Current year	Previous year
Accounting profit after corporate income tax	34.896.977.749	37.279.727.845
Appropriation for bonus and welfare fund (*)	(697.939.555)	(2.795.979.588)
Appropriation for bonus for the Board of Directors and the Supervisory Board (*)	(509.495.875)	(555.467.945)
Profit used to calculate basic/diluted earnings per share	33.689.542.319	33.928.280.312
The weighted average number of ordinary shares outstanding during the year	32.113.855	26.011.143
Basic/diluted earnings per share	1.049	1.304

(*) Bonus and welfare funds and bonus for the Board of Directors, the Supervisory Board in the current period are temporarily appropriated at the rate as stipulated in Resolution No. 01/NQ-AGP.DHĐCĐ dated 27 March 2026 of the 2026 Annual General Meeting of Shareholders.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**10b. Other information**

On 21 June 2026, the Company increased its charter capital from retained earnings. Basic/diluted earnings per share for the previous period have been adjusted to reflect this event. This adjustment causes a decrease in basic/diluted earnings per share of the previous year from VND 1.304 to VND 1.049.

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	401.753.416.633	385.141.755.813
Labor costs	63.616.663.901	55.717.047.059
Depreciation/ (amortization) of fixed assets	27.583.770.458	27.548.473.969
Expenses for external services	71.912.450.777	68.739.456.283
Other expenses	16.651.840.417	13.664.441.891
Total	581.518.142.186	550.811.175.015

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include the key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The Company's key management personnel include the Board of Directors, the Supervisory Board and the Board of Management. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods and service provisions to the key management personnel and their related individuals and only has following transactions with members of the Board of Directors and the Board of Management:

	Accumulated from the beginning of the year	
	Current year	Previous year
Collection of capital contribution (dividend payment in form of shares)	11.044.700.000	-
Dividend payment in cash	-	7.357.390.000
Advance payment	24.004.956.040	-
Reimbursement of advance payments	14.047.273.331	-

Guarantee commitments

The Company's key management personnel use their own term savings books as collateral for the Company's bank borrowings (see Note V.21a).

Receivables from and payables to the key management personnel and their related individuals

Receivables from and payables to the key management personnel and their related individuals are presented in Note No. V.5a.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS*Remuneration of the key management personnel*

Full name	Position	Accumulated from the beginning	
		Current year	Previous year
Ms. Pham Thi Bich Thuy	Chairwoman cum Deputy General Director	479.363.375	307.078.925
Mr. Nguyen Van Kha	Vice Chairman cum General Director	812.000.000	568.000.000
Ms. Tran Thi Dao	Board Member	148.000.000	145.000.000
Mr. Nguyen Quoc Dinh	Board Member	148.000.000	145.000.000
Mr. Pham Uyen Nguyen	Board Member	148.000.000	145.000.000
Mr. Huynh Hoang Ha	Board Member cum Deputy General Director	458.313.665	331.173.515
Mr. Lam Tri Hien	Deputy General Director	199.554.455	96.411.280
Mr. Vu Minh Tuan	Deputy General Director	205.219.665	123.420.931
Mr. Le Van Mac	Deputy General Director (appointed on 25 May 2026)	210.317.080	-
Ms. Tran Thi Thanh Hang	Chief of the Supervisory Board	145.000.000	142.000.000
Ms. Pham Hai Yen	Supervisory Board Member (resigned on 27 March 2026)	-	15.303.360
Ms. Nguyen Thi An	Supervisory Board Member (appointed on 27 March 2026)	78.091.404	-
Ms. Nguyen Hong Ngoc	Supervisory Board Member	35.000.000	34.000.000
Total		3.066.859.644	2.052.388.011

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Imexpharm Corporation	Major shareholder (holding 28,90% of charter capital)
USA-AGP Pharma, LLC	Joint ventures
Lien Phat Vung Tau Joint Stock Company	Major shareholder (holding 6,89% of charter capital)
STA-X Pharmaceutical Joint Stock Company	A company whose founding shareholder is a member of the Board of Directors and Deputy General Director of the company

Transactions with other related parties

The Company has entered into transactions relating to the sale of goods and the provision of services, as well as other transactions, with other related parties as follows:

	Accumulated from the beginning	
	Current year	Previous year
Imexpharm Corporation		
Revenue from sales of goods and provisions of services	13.112.624.880	15.420.801.858
Purchases of merchandise	5.072.437.147	10.721.754.115
Storage fee	81.818.182	163.636.364
Collection of capital contribution in form of dividend payment in share	11.087.790.000	7.304.210.000
Dividend distribution in cash	-	3.652.108.000
USA-AGP Pharma, LLC		
Revenue from sales of goods	167.369.090	716.327.070

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

The prices of merchandises supplied to other related parties are market prices. The purchases of merchandises from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3 and V.14.

The receivables from other related parties are unsecured and will be paid in cash. There are no allowances for doubtful debts made for the receivables from other related parties.

2. Segment information

Segment information is presented based on business segments and geographical segments. Segment reporting is mainly done on the basis of business segments since the Company's business operations are organized and managed on the basis of the natures of its products.

2a. Information on business segment

Principal business activity of the Company is to trade finished medicines of all kinds. Additionally, other business activity of the Company is mainly sale of goods and materials. Sales from other business activity only account for a very small proportion of gross sales (approximately 1,05% of gross sales for the first 9 months of 2026). Sales and costs of business activities are presented in Notes No. VI.1a, VI.3 and VI.4.

2b. Information on geographical segment

The Company's operations include exports and local sales.

Details of net external revenue in respect of geographical segment based on the location of customers are as follows:

	Accumulated from the beginning	
	Current year	Previous year
Domestic	679.181.373.637	606.430.869.149
Overseas	10.902.627.012	5.061.281.017
Total	690.084.000.649	611.492.150.166

3. Comparative figures**3a. Adoption of the new accounting system**

For the fiscal year ended 31 December 2026, the Company has applied the Corporate Accounting Standards under Circular 99, replacing Circular 200/2014/TT-BTC dated 22 December 2014.

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

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

Circular 99 does not provide specific transition guidance for the following changes. Consequently, the Company applies the non-retrospective method to Payables for dividends and profit distributions.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS**3b. Impact of changes in accounting policies**

The impact of changes in accounting policies on comparative figures in the Interim Financial Statements is as follows:

	Code	Previous figures Adjusted	Adjustment due to changes in accounting policies	Figures after adjustment	Notes
<i>Interim Financial Statements</i>					
Cash	111	125.493.642.022	(98.404.390.567)	27.089.251.455	(i)
Cash equivalents	112	45.985.764.870	2.645.756	45.988.410.626	(ii)
Short-term held-to-maturity investments	123	5.000.000.000	88.027.397	5.088.027.397	(ii)
Other short-term receivables	135	79.105.856.579	(90.673.153)	79.015.183.426	(ii)
Other current assets	165	-	98.404.390.567	98.404.390.567	(i)

- (i) This is an amount that has been frozen for the purpose of receiving proceeds from the public offering of additional shares to existing shareholders at Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) – An Giang Branch as at 31 December 2025.

- (ii) Adjustments include:

- Cash equivalents: an increase due to the reclassification of accrued Term deposit interest.
- Short-term held-to-maturity investments: increase due to the reclassification of Term deposit interest.
- Other short-term receivables: decrease due to the reclassification of Term deposit interest.

4. Significant accounting judgements, estimates and assumptions

In preparing the Interim Financial Statements, the Board of Management has made assumptions and estimates that affect the figures for assets, liabilities, revenue and expenses. Actual results may differ from these estimates. The Board of Management assesses and updates these significant accounting judgements, estimates and assumptions on an ongoing basis based on historical experience and other relevant factors.

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

Allowance for doubtful debts

The Company estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises from forecasting customers' future ability to pay, particularly in a volatile economic environment.

As at 30 September 2026, the total balance of trade receivables was VND 186.154.387.189, of which the Company had recognised a provision of VND 4.996.072.937.

The Board of Management assesses the likelihood of actual losses exceeding the provisions set aside as low, based on customers' payment history and available information regarding the financial situation of each debtor.

To mitigate credit risk, the Board of Management has implemented the following measures:

- Performing regular monitoring and collection of outstanding receivables;
- Requiring collateral or third-party guarantees for significant credit exposures;

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam

FINANCIAL STATEMENTS

- Reviewing customer credit limits on a quarterly basis; and
- Initiating legal proceedings or other legal enforcement actions against overdue receivables where appropriate.

Allowance for devaluation of inventories

The Company estimates the net realizable value of inventories based on estimated selling prices less estimated selling expenses. Uncertainty arises from fluctuations in market prices, changes in customer demand and the risk of merchandise becoming obsolete.

Based on market conditions at the reporting date, including market price trends over the preceding 9 months and sales contracts executed, the Board of Management considers the likelihood that actual selling prices will be significantly lower than the estimated amounts to be low.

Based on the assessment performed as at 30 September 2026, the Board of Management concluded that the net realizable value of inventories is not lower than their cost. Accordingly, no allowance for devaluation of inventories is required.

This assessment will continue to be reviewed at each subsequent reporting date.

To minimize risks, the Board of Management has implemented the following measures:

- Conducting physical inventory counts and quality assessments every six months;
- Adjusting production plans in line with market demand;
- Implementing promotional programs to accelerate the sale of slow-moving inventories; and
- Diversifying distribution channels to expand market coverage.

Estimated useful lives and residual values of fixed assets

The Company estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimated.

The Board of Management considers the likelihood of significant differences between the estimated and actual useful lives to be low for the majority of the Company's fixed assets.

As of 30 September 2026, the Board of Management has not identified any factors that would require significant revisions to the assumptions currently applied in determining the useful lives of fixed assets.

The Board of Management has adopted the following measures:

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

Estimation of corporate income tax and deferred tax

The determination of income tax expense and deferred tax assets/tax liabilities require the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An Giang Province, Vietnam
FINANCIAL STATEMENTS

Based on the Company's recent operating performance and the approved business plan, the Board of Management considers the likelihood that actual future taxable profits will be significantly lower than forecast to be low.

The Board of Management has adopted the following measures:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Prepare a complete set of supporting documents to be ready for a tax audit.
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

5. Subsequent events

From the end of the accounting period to the approval date of the Financial Statements, there are no material events which are required adjustments or disclosures in the Interim Financial Statements.

Approved on 16 October, 2026



Do Thi Kim Len
Preparer



Pham Do Phuong Thao
Acting Chief Accountant



Nguyen Van Kha
Legal Representative

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An, Giang Province, Vietnam

FINANCIAL STATEMENTS

For the period from 1 January 2026 to 30 September 2026

Appendix 01: Increases and decreases in tangible fixed assets

	Unit: VND				
	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Office equipment and management tools	Total
Historical costs					
Beginning balance	345.741.809.657	137.857.621.152	14.744.430.215	4.084.788.450	502.428.649.474
Acquisition during the period	0	7.726.522.118	1.800.187.556	290.268.519	9.816.978.193
Completed constructions	1.504.760.205	24.304.554.339	0	0	25.809.314.544
Increase due to transfer from finance lease assets	0	2.057.913.334			2.057.913.334
Liquidation and disposal	0	(29.606.514.383)	(740.000.000)	0	(30.346.514.383)
Other decreases	0	0			0
Ending balance	347.246.569.862	142.340.096.560	15.804.617.771	4.375.056.969	509.766.341.162
In which:					
Assets fully depreciated but still in use	18.788.153.469	38.674.225.949	8.468.258.758	1.136.544.154	67.067.182.330
Assets waiting for liquidation	0	0	0	0	0
Accumulated depreciation					
Beginning balance	67.755.202.311	99.370.934.928	11.665.538.628	1.787.578.246	180.579.254.113
Depreciation during the period	11.421.901.154	6.845.340.672	765.622.017	391.644.228	19.424.508.071
Liquidation and disposal	0	(624.954.356)	(740.000.000)	0	(1.364.954.356)
Other decreases					0
Ending balance	79.177.103.465	105.591.321.244	11.691.160.645	2.179.222.474	198.638.807.828
Carrying value					
Beginning balance	277.986.607.346	38.486.686.224	3.078.891.587	2.297.210.204	321.849.395.361
Ending balance	268.069.466.397	36.748.775.316	4.113.457.126	2.195.834.495	311.127.533.334
In which:					
Assets temporarily not in use	0	0	0	0	0
Assets waiting for liquidation	0	0	0	0	0

Approved, 16 October 2026


Do Thi Kim Len
Preparer


Pham Do Phuong Thao
Acting Chief Accountant




Nguyen Van Kha
Legal Representative

AGIMEXPHARM PHARMACEUTICAL JOINT STOCK COMPANY

Address: No. 27 Nguyen Thai Hoc Street, Long Xuyen Ward, An, Giang Province, Vietnam

FINANCIAL STATEMENTS

For the period from 1 January 2026 to 30 September 2026

Appendix 02: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	231.439.410.000	25.726.714.700	93.803.543.069	48.889.738.710	399.859.406.479
Payment of dividends in the form of shares in the previous period	23.141.300.000	0	0	-23.141.300.000	0
Issuance of shares for cash in the previous period	11.571.970.000	9.257.576.000	0	0	20.829.546.000
Profit in the previous period	0	0	0	37.279.727.845	37.279.727.845
Appropriation to funds in the previous period	0	0	9.777.947.742	-14.173.827.210	-4.395.879.468
Dividends and profit distributions in the previous period	0	0	0	-11.571.970.500	-11.571.970.500
Disbursements from funds in the previous period	0	0	-2.299.353.158	0	-2.299.353.158
Transfer of fractional shares from share dividends to the investment and development fund	0	0	2.641.000	-2.641.000	0
Ending balance of the previous period	266.152.680.000	34.984.290.700	101.284.778.653	37.279.727.845	439.701.477.198
Beginning balance of the current year	266.152.680.000	34.984.290.700	101.242.219.168	52.041.437.613	454.420.627.481
Issuance of shares for cash in the current period	55.226.670.000	71.544.766.000	0	0	126.771.436.000
Payment of dividends in the form of shares in the current period	36.724.860.000	0	0	-36.724.860.000	0
Payment of dividends in the form of cash in the current period	0	0	0	0	0
Profit in the current period	0	0	0	34.896.977.749	34.896.977.749
Appropriation to funds in the current period	0	0	13.512.353.321	-15.312.377.613	-1.800.024.292
Disbursements from funds in the current period	0	-70.200.000	-419.908.900	0	-490.108.900
Transfer of fractional shares from share dividends to the investment and development fund	0	0	4.200.000	-4.200.000	0
Ending balance of the current period	358.104.210.000	106.458.856.700	114.338.863.589	34.896.977.749	613.798.908.038


Do Thi Kim Len
Preparer


Pham Do Phuong Thao
Acting Chief Accountant

Approved, 16 October 2026

Nguyen Van Kha
Legal Representative