

No.25 CENTRAL PHARMACEUTICAL JOINT STOCK COMPANY

FINANCIAL STATEMENT

3rd QUARTER 2026

Oct-26



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STATEMENT OF FINANCIAL POSITION

As at 30th September 2026

Currency: VND

ITEMS	Code	Notes	30th Sep 2026	01st Jan 2026
A. CURRENT ASSETS	100		266,810,569,283	295,618,663,334
I. Cash and cash equivalents	110	5	12,644,660,462	49,385,213,542
1. Cash	111		12,644,660,462	18,818,460,793
2. Cash equivalents	112		-	30,566,752,749
II. Short-term investments	120		31,869,241,096	32,000,000,000
1. Held- to-maturity investments	123	6	31,869,241,096	32,000,000,000
III. Current accounts receivable	130		11,400,783,884	22,930,962,776
1. Short-term trade receivables	131	7.1	26,551,485,793	37,591,067,645
2. Short-term advances to suppliers	132	7.2	1,189,282,287	1,349,148,043
4. Other short-term receivables	135	8.1	5,826,853,758	6,104,365,851
5. Provision for doubtful short-term receivables	136	9	(22,166,837,954)	(22,113,618,763)
IV. Inventories	140	10	204,826,505,313	191,296,737,016
1. Inventories	141		207,480,256,107	194,560,789,270
2. Provision for obsolete inventories	149		(2,653,750,794)	(3,264,052,254)
V. Other current assets	160		6,069,378,528	5,750,000
1. Short-term expenses pending allocation	161		5,918,591,666	5,750,000
2. Value-added tax deductible	162	16.1	16,562,389	-
3. Tax and other receivables from the State	163	16.1	134,224,473	-
B. NON-CURRENT ASSETS	200		90,781,513,512	92,032,692,021
I. Long-term receivables	210		3,782,320,091	3,771,660,200
6. Other long-term receivables	215	8.2	3,782,320,091	3,771,660,200
II. Fixed assets	220		16,435,138,726	17,830,764,501
1. Tangible fixed assets	221	11	16,435,138,726	17,830,764,501
- Cost	222		110,259,144,697	109,971,144,697
- Accumulated depreciation	223		(93,824,005,971)	(92,140,380,196)
2. Intangible fixed assets	227	12	-	-
- Cost	228		334,130,000	334,130,000
- Accumulated depreciation	229		(334,130,000)	(334,130,000)
IV. Long-term assets in progress	250		24,647,380,116	21,237,108,032
1. Construction in progress	252	13	24,647,380,116	23,242,854,604
VI. Other long-term assets	270		45,916,674,579	47,187,412,716
1. Long-term expenses pending allocation	271		45,730,600,829	46,995,413,216
2. Deferred tax assets	272		186,073,750	191,999,500
TOTAL ASSETS	270		357,592,082,795	387,651,355,355

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STATEMENT OF FINANCIAL POSITION (continued)

As at 30th September 2026

Currency: VND

ITEMS	Code	Notes	30th Sep 2026	01st Jan 2026
C. LIABILITIES	300		197,113,635,787	230,234,279,073
I. Current liabilities	310		191,183,267,037	224,259,546,759
1. Short-term trade payables	311	14	283,313,901	10,376,383,448
2. Short-term advances from customers	312	15	178,269,471,165	178,147,654,361
3. Payable dividends and Profits	313	22	220,384,744	221,634,744
4. Statutory obligations	314	16.2	865,843,694	1,125,156,461
5. Payables to employees	315		1,552,703,380	4,239,290,641
6. Short-term accrued expenses	316	17	659,243,927	1,135,780,990
7. Other short-term payables	320	18	9,298,600,279	28,963,940,167
8. Bonus and welfare fund	323	20	33,705,947	49,705,947
II. Non-current liabilities	330		5,930,368,750	5,974,732,314
1. Long-term revenues pending allocation	337	19	5,000,000,000	5,000,000,000
2. Long-term provisions	343	21	930,368,750	959,997,500
3. Scientific and technological development fund	344		-	14,734,814
D. OWNERS' EQUITY	400		160,478,447,008	157,417,076,282
1. Share capital	411	22	132,946,410,000	132,946,410,000
2. Share premium	412		17,589,282,000	17,589,282,000
3. Investment and development fund	418		12,490,339,501	12,490,339,501
4. Accumulated losses	420		(2,547,584,493)	(5,608,955,219)
- Accumulated losses by the end of prior year	420a		(5,608,955,219)	(7,873,926,329)
- Undistributed earnings	420b		3,061,370,726	2,264,971,110
TOTAL LIABILITIES AND OWNERS' EQUITY	440		357,592,082,795	387,651,355,355

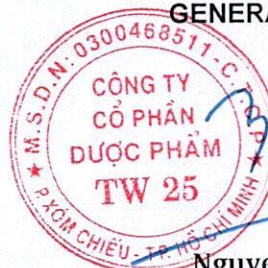
Ho Chi Minh City, 16th Oct 2026

PREPARER CUM CHIEF ACCOUNTANT



Ngo Tan Long

GENERAL DIRECTOR



Nguyen Manh Hai

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INCOME STATEMENT

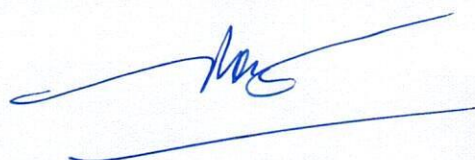
The accounting ends in 30th September 2026

Currency: VND

Items	Code	Notes	3rd QUARTER		Accumulatives from Jan till end of the 3rd quarter	
			2026	2025	2026	2025
1. Revenue from sale of goods and rendering of services	01	24	17,631,359,739	27,171,905,200	63,012,951,498	66,541,258,364
2. Deductions	02		156,117,036	249,834,634	156,117,036	249,834,634
3. Net revenue from sale of goods and rendering of services	10		17,475,242,703	26,922,070,566	62,856,834,462	66,291,423,730
4. Cost of goods sold and services rendered	11	25	14,860,602,867	23,633,658,127	50,346,431,939	58,445,968,615
5. Gross profit from sale of goods and rendering of services	20		2,614,639,836	3,288,412,439	12,510,402,523	7,845,455,115
6. Profit/loss from the sale and liquidation of investment properties	21		-	-	-	-
7. Finance income	22	26	392,106,312	352,341,618	2,286,829,205	1,702,235,686
8. Finance expenses	23	27	27,832,693	0	63,883,998	26,334,598
<i>In which: Interest expenses</i>	24		-	-	-	-
9. Selling expenses	25	29.1	282,615,903	270,337,332	937,099,403	674,672,901
10. General and administrative exp	26	29.2	2,489,091,286	2,839,048,888	9,246,948,202	8,027,769,500
11. Operating profit	30		207,206,266	531,367,837	4,549,300,125	818,913,802
12. Other income	31	30	-	6,000,000	409,229,847	6,000,000
13. Other expenses	32	31	44,681,823	(103,159,635)	297,399,082	(100,159,635)
14. Other profit	40		(44,681,823)	109,159,635	111,830,765	106,159,635
15. Accounting profit before tax	50		162,524,443	640,527,472	4,661,130,890	925,073,437
16. Current corporate income tax expense	51	32.1	134,876,870	-	1,593,834,414	-
17. Deferred tax expense	52	32.2	8,190,000	131,873,567	5,925,750	237,642,760
18. Net profit after tax	60		19,457,573	508,653,905	3,061,370,726	687,430,677

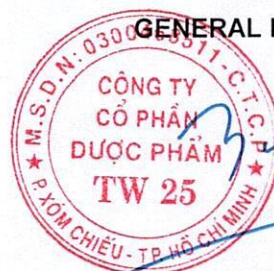
Ho Chi Minh City, 16th Oct 2026

PREPARER CUM CHIEF ACCOUNTANT



Ngo Tan Long

GENERAL DIRECTOR



Nguyen Manh Hai

CASH FLOW STATEMENT

(Indirect Method)

The accounting ends in 30th September 2026

Currenct: VND

Items	Code	From 01st Jan till end 30th Sep 2026	From 01st Jan till end 30th Sep 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	4,661,130,890	925,073,437
2. Adjustments for:			
- Depreciation of tangible fixed assets and investment properties	02	1,668,890,961	1,768,228,681
- Provisions	03	(557,082,269)	(87,503,542)
- Foreign exchange gains arising from revaluation of monetary accounts denominated in monetary currency	04	8,306,042	(18,270,319)
- (Profits)/losses from investing activities	05	(2,194,001,202)	(1,530,460,072)
3. Operating profit before changes in working capital	08	3,587,244,422	1,057,068,185
- (Increase)/decrease in receivables	09	11,449,737,421	10,265,467,013
- (Increase)/decrease in inventories	10	(12,919,466,837)	2,570,559,375
- Increase/(decrease) in payables	11	(33,135,645,165)	(20,760,409,049)
- (Increase)/decrease in expenses pending allocation	12	(4,648,029,279)	1,200,997,386
- Corporate income tax paid	15	(1,681,072,194)	-
- Other cash outflows for operating activities	17	(16,000,000)	-
Net cash flows from operating activities	20	(37,363,231,632)	(5,666,317,090)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase and construction of fixed assets and other long-term assets	21	(1,692,525,512)	(1,597,437,636)
Loans to other entities and payments for purchase of debt instruments of 3. other entities	23	(56,869,241,096)	(49,000,000,000)
Collections from borrowers and proceeds from sale of debt instruments of 4. other entities	24	57,000,000,000	67,000,000,000
7. Interest and dividends received	27	2,194,001,202	1,530,460,072
Net cash flows from investing activities	30	632,234,594	17,933,022,436
III. CASH FLOWS FROM FINANCING ACTIVITIES			
6. Dividends paid/Profit distributed	36	(1,250,000)	-
Net cash flows from financing activities	40	(1,250,000)	-
Net increase/(decrease) in cash for the year (50 = 20+30+40)	50	(36,732,247,038)	12,266,705,346
Cash and cash equivalents at beginning of year	60	49,385,213,542	28,283,162,460
Impact of exchange rate fluctuation	61	8,306,042	18,270,319
Cash and cash equivalents at end of year (70 = 50+60+61)	70	12,644,660,462	40,568,138,125

Ho Chi Minh City, 16th Oct 2026

PREPARER CUM CHIEF ACCOUNTANT



Ngo Tan Long



GENERAL DIRECTOR

Nguyen Manh Hai

NOTES TO THE FINANCIAL STATEMENTS

The accounting ends in 30th September 2026

1. CORPORATE INFORMATION

Type of Business: Joint Stock Company

No. 25 Central Pharmaceutical Joint Stock Company was converted from a state-owned enterprise according to Decision No. 5112/QĐ-BYT dated 11 December 2006, by the Minister of Health, approving the plan to convert the Company into a joint stock company. The initial business registration certificate No. 0300468511 was issued on 19 June 2007, and the 19th amendment was registered on 6 June 2024, by the Department of Planning and Investment of Ho Chi Minh City.

Business Areas: Manufacturing, Services

Business Activities: Manufacturing and trading pharmaceuticals, manufacturing and selling cosmetics. Producing non-alcoholic beverages, mineral water (not produced at the headquarters). Trading in soft drinks (no food and beverage services at the headquarters). Manufacturing and selling paper and plastic packaging (no waste recycling at the headquarters). Manufacturing medical equipment and instruments (not produced at the headquarters). Trading in medical machinery and equipment. Manufacturing and selling chemical cosmetics (not produced at the headquarters). Real estate business

Tourism Accommodation Business: Hotels (not operated at the headquarters). Guesthouses, inns providing short-term lodging services (not operated in Ho Chi Minh City)

Retail of cameras, films, optical equipment, and precision instruments; retail of paintings, statues

Manufacturing flour-based confectionery. Milling and production of raw flour. Production of cocoa, chocolate and confectionery. Manufacturing other foods not elsewhere classified (details: production of special foods such as production of functional foods, nutritional foods, milk and other foods)

The Company's shares coding UPH were listed on the Hanoi Stock Exchange in accordance with the Decision No. 856/QĐ-SGDHN issued by the Hanoi Stock Exchange on 19 December 2016.

The Company's head office is located at 448B Nguyen Tat Thanh, Ward Xom Chieu, Ho Chi Minh City, Vietnam

Normal Business Cycle

The Company's normal business cycle is conducted within a period not exceeding 12 months

2. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

Accounting currency

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.

3. ACCOUNTING STANDARDS AND SYSTEMS

Accounting standards

The company has adopted the Corporate Accounting System according to Circular No. 99/2025/TT-BTC issued by the Minister of Finance on October 27, 2025 ("Circular 99"). Circular 99 is effective for the fiscal year beginning on or after January 1, 2026 and replaces Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the corporate accounting system (except as stipulated in Clause 2 of this Article).

Application of New Accounting Guidelines

On 21 March 2016, the Ministry of Finance issued Circular No. 53/2016/TT-BTC ("Circular 53") amending and supplementing certain provisions of Circular No. 200/2014/TT-BTC dated 22 December 2014, by the Ministry of Finance, which provides guidance on the corporate accounting regime. Circular 53 is effective for financial years beginning on or after 1 January 2016. The Company has applied Circular 53 in the preparation and presentation of its separate financial statements for the financial year ended 31 December 2016

Statement of Compliance with Accounting Standards and Accounting System

The Company has applied the Vietnamese Accounting Standards and the guiding documents issued by the Ministry of Finance. The financial statements are prepared and presented in accordance with all the provisions of each standard, the implementation guidance circulars, and the current applicable Accounting System.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies applied by the Company in preparing the Financial Statements are as follows:

Accounting estimates

The preparation of separate financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese accounting system, and other current accounting regulations in Vietnam requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the date of the separate financial statements, as well as the reported amounts of revenue and expenses during the financial year. Although these accounting estimates are made based on the best knowledge of the Board of Directors, actual results may differ from those estimates and assumptions.

Financial instruments

Initial Recognition

Financial Assets: At initial recognition, financial assets are recorded at cost plus any directly attributable transaction costs related to the acquisition of the financial asset. The Company's financial assets include cash and cash equivalents, short-term financial investments, trade receivables, other receivables, short-term loans receivable, and deposits..

Financial Liabilities: At initial recognition, financial liabilities are recorded at cost plus any directly attributable transaction costs related to the issuance of the financial liability. The Company's financial liabilities include trade payables and other payables, accrued expenses, and loans..

Re-evaluate after initial recognition

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

Cash and Cash equivalents

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

Financial investments

Held-for-trading securities

Held-for-trading securities are securities held by the Company for trading purposes. Held-for-trading securities are recorded from the date the Company acquires ownership and are initially measured at the fair value of the payments at the time the transaction occurs add costs related to the purchase of held-for-trading securities

In subsequent accounting periods, securities investments are determined at original cost minus any reduction in the value of trading securities.

Provision for impairment of held-for-trading securities is made in accordance with current accounting regulations

Loan receivables

Loans are measured at cost less any provision for doubtful debts. Provisions for doubtful debts on the Company's loans are made in accordance with current accounting regulations

Investment in subsidiary

Subsidiaries are companies controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies to obtain benefits from their operations.

Joint venture capital contribution

Joint venture capital contributions are agreements made by contract whereby the Company and the participating parties engage in economic activities based on joint control. Joint control means that strategic decisions regarding the operating and financial policies of the joint venture entity require the unanimous consent of the parties sharing control.

Investment in Associates

An associate is a company over which the Company has significant influence but is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but does not entail control or joint control over those policies.

Investment in Other Entities

Investment in other entities reflects investments where the company does not have control, joint control, or significant influence over the investee. Investments in equity instruments of other entities are recorded at original cost less any provision for impairment.

Provisions for impairment of investments in other entities are made in accordance with current accounting regulations.

Financial investments (continued)

The company initially recognizes investments in subsidiaries, joint ventures, and associates at cost. The company records in the income statement the share of cumulative net profit of the investee arising after the investment date. Any amounts received by the company other than the share of profit are considered a recovery of the investment and are recorded as a reduction in the original cost of the investment.

Investments in subsidiaries, joint ventures, and associates are presented in the balance sheet at cost less any provision for impairment (if any).

Receivables

Receivables are amounts recoverable from customers or other parties. Receivables are presented at their carrying value less any provision for doubtful debts.

Provisions for doubtful debts are made for receivables that are overdue for six months or more, or for receivables where the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

Inventory

Inventory is valued at the lower of cost and net realizable value. The cost of inventory includes purchase costs, direct material costs, direct labor costs, and, if applicable, manufacturing overheads to bring the inventory to its current location and condition. The cost of inventory is determined using the specific identification method. Net realizable value is the estimated selling price less the costs of completion and selling expenses.

Provisions for inventory devaluation are made in accordance with current accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, or substandard inventory and in cases where the carrying amount of inventory exceeds its net realizable value at the end of the financial year.

Fixed Assets***Tangible Fixed Assets and Depreciation***

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all other direct costs related to bringing the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

Buildings and structures	05 - 45 years
Machinery and equipment	03 - 10 years
Means of transportation	03 - 10 years
Office equipment	03 - 08 years

Intangible Fixed Assets and Amortization

Intangible fixed assets include the value of land use rights with definite and indefinite terms and computer software, which are presented at cost less accumulated amortization.

Indefinite-term land use rights are not amortized according to current regulations. Definite-term land use rights are amortized using the straight-line method over the land use period. Computer software is amortized using the straight-line method over a period of five years

Deferred Corporate Income Tax

Deferred income tax is calculated on the differences between the carrying amounts of assets or liabilities on the balance sheet and their tax bases. Deferred income tax is accounted for using the balance sheet method. Deferred income tax liabilities are recognized for all taxable temporary differences, while deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized

Deferred income tax is determined using tax rates that are expected to apply in the period when the asset is realized or the liability is settled. Deferred income tax is recognized in the income statement, except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity.

Deferred income tax assets and deferred income tax liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis

Prepaid Expenses

Prepaid expenses include actual costs incurred that relate to the business operations of multiple accounting periods. Prepaid expenses include prepaid land rent, rental fees for premises, and other prepaid expenses.

Prepaid land rent represents the amount of land rent paid in advance. Prepaid land rent is allocated to the income statement on a straight-line basis over the lease term.

Other prepaid expenses include costs related to the company's production activities. These costs are capitalized as prepaid expenses and allocated to the income statement using the straight-line method in accordance with current accounting regulations

Borrowing Costs

Borrowing costs are recognized as an expense in the year in which they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 'Borrowing Costs'.

Accrued Expenses

Accrued expenses are recognized when actual costs have not yet been paid but have been anticipated and included in the production and business expenses for the period to ensure that when the actual costs are incurred, they do not cause sudden spikes in production and business expenses, thereby ensuring the matching principle between revenue and expenses. When these costs are incurred, if there is a difference from the amount accrued, the accounting will record an additional expense or reduce the expense corresponding to the difference.

Provisions

Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are determined based on the estimates of the Board of Directors regarding the necessary costs to settle the obligation at the end of the financial year.

Severance Payable

Severance payable for employees is accrued for all employees who have worked at the Company for more than 12 months up to December 31, 2008. The accrual for each year of service up to December 31, 2008, is equal to half of the average monthly salary in accordance with the Labor Law, the Social Insurance Law, and related guiding documents. Any increase or decrease in this accrual will be recognized in the income statement.

Equity

Owner's Investment: Recognized based on the actual capital contributed by the owner and the capital supplemented from after-tax profits during the operation.

Share Premium: Recognized based on the excess amount between the actual issuance price and the par value of shares in joint-stock companies when shares are initially issued and when additional shares are issued.

Retained Earnings: The after-tax profits not yet distributed, as reflected on the balance sheet, represent the profits from the company's operations after deducting corporate income tax, dividends, reserves, and funds appropriated from after-tax profits

Revenue Recognition

Sales revenue is recognized when all of the following five conditions are satisfied:

- The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;
- The Company no longer retains control over the goods sold as an owner or control over the goods;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. If the service transaction spans multiple periods, revenue is recognized in the period based on the stage of completion of the transaction at the end of the accounting period. The outcome of a service transaction is determined when all of the following four conditions are satisfied

- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the end of the accounting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest income is recognized on an accrual basis, determined based on the balance of deposit accounts and the applicable interest rates. Income from investments is recognized when the Company has the right to receive the interest.

Foreign Currency

Transactions arising in foreign currencies are translated at the exchange rates on the transaction dates. Monetary items denominated in foreign currencies at the end of the financial year are translated at the exchange rates on that date. Exchange differences arising are recognized in the income statement. Exchange gains resulting from the revaluation of balances at the end of the accounting period are not distributed to shareholders

Corporate Income Tax

Corporate income tax represents the total value of current tax liabilities and deferred tax.

Current tax liabilities are calculated based on taxable income for the year. Taxable income differs from the net profit reported in the income statement because it excludes taxable income or deductible expenses in other years (including carryforward losses, if any) and also excludes non-taxable income and non-deductible expenses

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

The corporate income tax rate for 2026 is 20%.

Related Parties

Related parties are entities, including parent companies and subsidiaries, and individuals, directly or indirectly through one or more intermediaries, that have control over the company, are controlled by the company, or are under common control with the company. Related parties also include associates, individuals who directly or indirectly hold voting rights in the company and have significant influence over the company, key management personnel of the company, close family members of these individuals or associates, and entities associated with these individuals.

In considering the relationship of each related party, the substance of the relationship is taken into account rather than merely the legal form

5. CASH AND CASH EQUIVALENTS	30th Sep 2026 VND	01st Jan 2026 VND
- Cash	28,443,286	295,815,395
- Cash in banks	12,616,217,176	18,522,645,398
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon Branch	9,760,308,594	2,902,437,302
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh Bran	681,285,624	5,474,000,341
- Vietnam Asia Commercial Joint Stock Bank - Sai Gon Branch	2,161,781,934	10,074,625,480
- Other Banks	12,841,024	71,582,275
- Cash equivalents	-	30,566,752,749
1-month term deposits		
- Vietnam Asia Commercial Joint Stock Bank - Saigon Branch	-	25,000,000,000
- Military Commercial Joint Stock Bank - West Saigon Branch	-	5,566,752,749
	12,644,660,462	49,385,213,542
6. SHORT-TERM INVESTMENTS	30th Sep 2026 VND	01st Jan 2026 VND
-Held- to-maturity investments	31,869,241,096	32,000,000,000
+ 6-months term deposits	31,869,241,096	32,000,000,000
- Vietnam Asia Commercial Joint Stock Bank - Saigon Branch	28,000,000,000	27,000,000,000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon Branch	3,000,000,000	5,000,000,000
- Interest receivables	869,241,096	-
	31,869,241,096	32,000,000,000

7. SHORT - TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Short-term trade receivables

	30th Sep 2026 VND	01st Jan 2026 VND
- OPC Pharmaceutical Joint Stock Company (related parties)	6,114,856,268	16,704,601,436
- Kim Long Business and Contruction Company Limited	12,825,176,072	12,825,176,072
- Hadico Pharmaceutical Joint Stock Company	1,115,066,153	788,243,484
- Other customers	6,496,387,300	7,273,046,653
	26,551,485,793	37,591,067,645

7.2 Short-term advances to suppliers

	30th Sep 2026 VND	01st Jan 2026 VND
- Sagen Constructive Design Consultancy Joint Stock Company	254,260,000	254,260,000
- Dung Phat Trading Development Investment Company Limited	431,200,000	431,200,000
- Branch of Ky Bac Exact Mechanic Joint Stock Company	107,250,000	107,250,000
- Other suppliers	396,572,287	556,438,043
	1,189,282,287	1,349,148,043

8. OTHER RECEIVABLES

8.1 Other short-term receivables

	30th Sep 2026 VND	01st Jan 2026 VND
- Advance payment to employees	57,668,214	98,960,000
- Other Receivables	5,769,185,544	6,005,405,851
+ Kim Long Business and Contruction Company Limited	3,601,800,798	3,601,800,798
+ Tan Hiep Loi Plastic Packaging Joint Stock	2,079,031,093	2,270,993,339
+ Other receivables	88,353,653	132,611,714
	5,826,853,758	6,104,365,851

8.2. Other long-term receivables

- Bet; Deposits	146,223,491	135,563,600
- Business cooperation receivables from Kim Long Business and Contruction Company Limited	3,636,096,600	3,636,096,600
	3,782,320,091	3,771,660,200

Provision for doubtful other receivables	(3,644,234,494)	(3,601,800,798)
Net realizable value	5,964,939,355	6,274,225,253

9. BAD DEBTS

	Debtor VND	Ending Balance Cost VND	Recoverable amount VND
- Kim Long Business and Contruction Company Limited	16,426,976,870	(16,426,976,870)	-
- Other partier	5,809,234,469	(5,739,861,084)	69,373,385
	22,236,211,339	(22,166,837,954)	69,373,385
	Debtor VND	Beginning balance Cost VND	Recoverable amount VND
- Kim Long Business and Contruction Company Limited	16,426,976,870	(16,426,976,870)	-
- Other partier	5,686,641,893	(5,686,641,893)	-
	22,113,618,763	(22,113,618,763)	-

This bad debt has been provisioned by the Company in accordance with current regulations.

10. INVENTORIES

	30th Sep 2026 VND	01st Jan 2026 VND
- Raw materials	32,097,999,792	23,672,367,388
- Real estate for sale	160,742,501,912	160,622,501,912
- Tools and supplies	12,755,000	5,745,800
- Work in process	686,017,380	4,678,134,404
- Finished goods	13,940,982,023	5,582,039,766
- Provision for obsolete inventories (*)	(2,653,750,794)	(3,264,052,254)
	204,826,505,313	191,296,737,016

(*) During the period, the company liquidated packaging for several product lines, with a large proportion being hand sanitizer gel (which the company had discontinued production of) and Rhnex spray (which had run out of registration numbers)... The total liquidation amounted to VND 610,301,460, resulting in a reduction in the provision for inventory devaluation.

11. INCREASE/DECREASE TANGIBLE FIXED ASSETS

Items	Buildings and structures VND	Machinery and equipment VND	Means of transportation VND	Office equipment VND	Total VND
COST					
At 01st Jan 2026	38,973,526,498	67,521,947,456	2,713,306,813	762,363,930	109,971,144,697
New purchase	-	288,000,000	-	-	288,000,000
Disposal	-	-	-	-	-
At 30th Sep 2026	38,973,526,498	67,809,947,456	2,713,306,813	762,363,930	110,259,144,697
ACCUMULATED DEPRECIATION					
At 01st Jan 2026	24,658,936,858	64,021,698,774	2,697,380,634	762,363,930	92,140,380,196
Depreciation for the year	653,491,278	1,014,208,318	15,926,179	-	1,683,625,775
Disposal	-	-	-	-	-
At 30th Sep 2026	25,312,428,136	65,035,907,092	2,713,306,813	762,363,930	93,824,005,971
NET CARRYING AMOUNT					
At 01st Jan 2026	14,314,589,640	3,500,248,682	15,926,179	-	17,830,764,501
At 30th Sep 2026	13,661,098,362	2,774,040,364	-	-	16,435,138,726
In which: Original price of assets has been fully depreciated but is still in use					
	4,513,091,128	57,812,268,016	2,713,306,813	762,363,930	65,801,029,887

12. INCREASE/DECREASE INTANGIBLE FIXED ASSETS

Items	Computer software VND	Other intangible fixed assets	Total VND
COST			
At 01st Jan 2026	250,230,000	83,900,000	334,130,000
At 30th Sep 2026	250,230,000	83,900,000	334,130,000
ACCUMULATED DEPRECIATION			
At 01st Jan 2026	250,230,000	83,900,000	334,130,000
Depreciation for the year	-	-	-
At 30th Sep 2026	250,230,000	83,900,000	334,130,000
NET CARRYING AMOUNT			
At 01st Jan 2026	-	-	-
At 30th Sep 2026	-	-	-
In which: Original price of assets has been fully depreciated but is still in use			
	250,230,000	83,900,000	334,130,000

13. CONTRUCTION IN PROGRESS	30th Sep 2026 VND	01st Jan 2026 VND
- Construction in progress at Tan Phu Trung industrial park	24,647,380,116	23,242,854,604
	<u>24,647,380,116</u>	<u>23,242,854,604</u>

14. SHORT-TERM TRADE PAYABLES	30th Sep 2026 VND	01st Jan 2026 VND
Trade payables	227,401,401	10,329,920,948
- Ningxia Qiyuan Pharma	-	1,693,403,400
- Henan Lihua Pharmaceutical Co.,Ltd	-	2,263,146,600
- Global Hub Chemical Joint Stock Company	-	1,347,150,000
- Other suppliers	227,401,401	5,026,220,948
Trade payables to related parties	55,912,500	46,462,500
- OPC - Binh Duong Pharmaceutical only member Co., Ltd (Related partiers)	55,912,500	46,462,500
	<u>283,313,901</u>	<u>10,376,383,448</u>

All short-term trade payables are expected to be settled on 1st Jan 2026, and 30th Sep 2026.

15. ADVANCES FROM CUSTOMERS	30th Sep 2026 VND	01st Jan 2026 VND
- Tay Ninh Industrial Park Infrastructure development Joint Stock Company	178,082,838,961	178,082,838,961
- An Phat Business Investment Trading Joint Stock Company	50,000,000	50,000,000
- Other customers	136,632,204	14,815,400
	<u>178,269,471,165</u>	<u>178,147,654,361</u>

16. TAX AND OTHER RECEIVALBLES/PAYABLES FROM THE STATE

	01st Jan 2026	Increase in year	Decrease in year	30th Sep 2026
16.1. Tax receivalbles from the States	VND	VND	VND	VND
- Value added tax	-	3,222,476,520	3,205,914,131	16,562,389
- Personal income tax	-	603,755,011	469,530,538	134,224,473
	<u>0</u>	<u>3,826,231,531</u>	<u>3,675,444,669</u>	<u>150,786,862</u>

No.25 CENTRAL PHARMACEUTICAL JOINT STOCK COMPANY

Address: 448B Nguyen Tat Thanh Street, Ward Xom Chieu
Ho Chi Minh City, Viet Nam

FINANCIAL STATEMENT

For the financial year
ended 30th Sep 2026

	01st Jan 2026	Payable for the year	Payment made in the year	30th Sep 2026
	VND	VND	VND	VND
16.2. Payables				
- Value added tax	770,395,702	4,667,345,606	5,437,741,308	-
- Corporate income tax	172,114,650	1,593,834,414	1,681,072,194	84,876,870
- Personal income tax	22,547,899	-	22,547,899	-
- Land rent	160,098,210	7,678,427,118	7,057,558,504	780,966,824
	1,125,156,461	12,345,772,724	14,198,919,905	865,843,694
17. SHORT-TERM ACCRUED EXPENSES			30th Sep 2026	01st Jan 2026
			VND	VND
- Staff uniform cost			229,250,000	-
- Audit fee			64,000,000	-
- Other Short-term accrued expenses			365,993,927	1,135,780,990
			659,243,927	1,135,780,990
18. OTHER SHORT-TERM PAYABLES			30th Sep 2026	01st Jan 2026
			VND	VND
- Advance payment to employees			5,441,900	4,494,000
- Deposits received			420,000,000	420,000,000
- Trade union fee			223,483,883	238,850,935
- Social insurance			28,190,843	30,720,944
- Southern Public Interest Environmental Corporation (*)			5,750,000,000	26,250,000,000
- District 3 Tax Departments			-	352,584,714
- Other payables			2,871,483,653	1,667,289,574
			9,298,600,279	28,963,940,167

(*) During the reporting period, the Company signed Contract Liquidation Minutes No. 68/2017/HĐCN/SPEC-TW25 dated November 2, 2017, regarding the transfer of land-attached assets and the rights to develop and exploit the project located at 448B Nguyen Tat Thanh, Ward 18, District 4 (currently Xom Chieu Ward), Ho Chi Minh City. Pursuant to this, TW25 Pharmaceutical Joint Stock Company has returned the principal amount of VND 26,250,000,000 and recognized compensation for damages resulting from the early termination of the contract in the amount of VND 5,750,000,000, which is scheduled to be paid to Southern Public Utility Environment Joint Stock Company in December 2026.

19. REVENUES PENDING ALLOCATION	30th Sep 2026	01st Jan 2026
	VND	VND
Unearn revenue under the transfer contract (*)	5,000,000,000	5,000,000,000

(*) This represents the advance received from An Phat Investment Trading Business Joint Stock Company ("An Phat") under the Contract No. 20/2018/HĐCN/TW25-AP regarding the transfer of the Company's rights and obligations from the Business Cooperation Contract No. 24/HĐ/XN25 dated 24 February 2005, with Kim Long Construction and Housing Business Company Limited and the right to lease the land at No 41-43 Tran Cao Van, Xuan Hoa Ward, Ho Chi Minh City. As at 30th Sep 2026, the transfer procedure has not been completed yet. The company has issued the invoice and recognized unearned revenue.

No.25 CENTRAL PHARMACEUTICAL JOINT STOCK COMPANY

Address: 448B Nguyen Tat Thanh Street, Ward Xom Chieu

Ho Chi Minh City, Viet Nam

FINANCIAL STATEMENT

For the financial year

ended 30th Sep 2026

20. BONUS AND WELFARE FUND

	Current year VND	Previous year VND
- Beginning balance	49,705,947	111,605,947
- Use fund	(16,000,000)	(61,900,000)
- Ending balance	33,705,947	49,705,947

21. LONG-TERM PROVISIONS

	30th Sep 2026 VND	01st Jan 2026 VND
- Severance payable for employees	930,368,750	959,997,500

22. OWNERS' EQUITY**a) Increase and decrease in owners' equity**

Items	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
PREVIOUS YEAR					
I. Beginning balance	132,946,410,000	17,589,282,000	12,490,339,501	(7,873,926,329)	155,152,105,172
Net profit for the year	-	-	-	2,264,971,110	2,264,971,110
II. Ending Balance	132,946,410,000	17,589,282,000	12,490,339,501	(5,608,955,219)	157,417,076,282
CURRENT YEAR					
Net profit for the year	-	-	-	3,061,370,726	3,061,370,726
III. Ending Balance at 30th Sep 2026	132,946,410,000	17,589,282,000	12,490,339,501	(2,547,584,493)	160,478,447,008

b) Contributed Share Capital

	30th Sep 2026	% of ownership	01st Jan 2026	% of ownership
Contributed by OPC Pharmaceutical Joint Stock Company	77,300,000,000	58,14%	77,300,000,000	58,14%
Contributed by Vietnam Pharmaceutical Corporation - JSC	37,800,000,000	28,43%	37,800,000,000	28,43%
Other Owner's Equity	17,846,410,000	13,42%	17,846,410,000	13,42%
Total	132,946,410,000	100%	132,946,410,000	100%

22. OWNERS' EQUITY (continued)

Detail of Shares capital	30th Sep 2026 VND	01st Jan 2026 VND
- Beginning balance	132,946,410,000	132,946,410,000
- Increase shares capital	-	-
- Ending balance	132,946,410,000	132,946,410,000
Shares	30th Sep 2026	01st Jan 2026
Number of shares registered and issued (Shares):	13,294,641	13,294,641
Number of outstanding shares (Shares)	13,294,641	13,294,641
Par value of shares (VND)	10,000	10,000

The Company has only one type of common share with a par value of 10,000 VND per share. Shareholders holding common shares are entitled to receive dividends when declared and have the right to vote at the Company's shareholder meetings, with one vote per share owned. All shares have equal rights to the net assets of the Company.

Dividends	Current year VND	Previous year VND
- Beginning Balance	221,634,744	221,634,744
- Dividends declared and provisionally appropriated during the year	-	-
- Dividends paid during the year	(1,250,000)	-
- Ending Balance	<u>220,384,744</u>	<u>221,634,744</u>

23. OFF-BALANCE SHEET ITEMS

Foreign Currency	30th Sep 2026	01st Jan 2026
- United States Dollars ("USD")	<u>71,027,05</u>	<u>59,266,87</u>

24. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Revenue from sales of finished goods and merchandise	61,129,396,884	64,974,978,924
- Rendering of services	1,883,554,614	1,566,279,440
	<u>63,012,951,498</u>	<u>66,541,258,364</u>

24. DEDUCTIONS

	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Sales returns	156,117,036	249,834,634
	<u>156,117,036</u>	<u>249,834,634</u>

25. COST OF GOODS SOLD AND SERVICES RENDERED	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Cost of finished goods and merchandise sold	49,479,983,031	57,609,690,730
- Cost of services rendered	866,448,908	836,277,885
	50,346,431,939	58,445,968,615
26. FINANCE INCOME	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Interest income	2,194,001,202	1,530,460,072
- Foreign exchange gains	92,828,003	171,775,614
	2,286,829,205	1,702,235,686
27. FINANCE EXPENSES	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Foreign exchange losses	63,883,998	26,334,598
	63,883,998	26,334,598
28. PRODUCTION AND BUSINESS EXPENSES PER FACTOR	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Raw material costs	36,814,861,343	43,640,182,620
- Labour costs	13,976,040,732	12,485,705,468
- Depreciation costs	1,668,890,961	1,768,228,681
- Professional service fees	893,319,333	824,267,111
- Other expenses	10,478,603,528	8,408,614,989
	63,831,715,897	67,126,998,869
29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES		
29.1. Selling expenses	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Labour costs	777,378,082	524,824,464
- Raw material, Tools and supplies costs	42,987,417	34,821,846
- Depreciation of tangible fixed assets	12,609,115	37,827,270
- Other selling expenses	104,124,789	77,199,321
	937,099,403	674,672,901

29.2. General and administrative expenses	From 01st Jan till end 30th Sep 2026	From 01st Jan till end 30th Sep 2025
	VND	VND
- Labour costs	3,837,940,184	3,761,000,283
- Raw material, Tools and supplies costs	177,406,476	242,458,761
- Depreciation of tangible fixed assets	39,706,278	66,243,114
- Taxes, fees	157,800,825	140,772,014
- Outsourced service costs	680,454,347	640,407,111
- Professional service fees	130,981,653	64,000,000
- Other expenses	4,222,658,439	3,112,888,217
	9,246,948,202	8,027,769,500
30. OTHER INCOME	From 01st Jan till end 30th Sep 2026	From 01st Jan till end 30th Sep 2025
	VND	VND
- Other income	409,229,847	6,000,000
	409,229,847	6,000,000
31. OTHER EXPENSES	From 01st Jan till end 30th Sep 2026	From 01st Jan till end 30th Sep 2025
	VND	VND
- Other expenses	297,399,082	(100,159,635)
	297,399,082	(100,159,635)

32. THE CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% on taxable income.

The tax reports of the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations to various transactions can be interpreted differently, the tax amounts presented in the consolidated financial statements for the financial year ended Sep 30, 2026, may be subject to change based on the final decision of the tax authorities. The tax authorities have examined the Company's corporate income tax up to the end of 2024.

32.1 Corporate income tax expense

Current corporate income tax expense	The accounting 9 months period ends in 30th Sep 2026	The accounting 9 months period ends in 30th Sep 2025
	VND	VND
Current corporate income tax (CIT) expense	1,593,834,414	-
Deferred corporate income tax (CIT) expense	5,925,750	237,642,760
Total	1,599,760,164	237,642,760

The following is a reconciliation of corporate income tax (CIT) expense and the result of total accounting profit before tax multiplied by the CIT rate:

	<i>The accounting 9 months period ends in 30th Sep 2026</i>	<i>The accounting 9 months period ends in 30th Sep 2025</i>
	VND	VND
Accounting profit before tax	4,661,130,890	925,073,437
The corporate income tax rate for 2026 is 20%.	932,226,178	56,909,193
Adjustments for:		
Non-deductible expenses	181,402,936	52,628,073
Adjustment for under-provision of CIT in previous years	486,131,050	
CIT expense calculated on taxable income for the current year	1,599,760,164	237,642,760
Deferred CIT expense	5,925,750	237,642,760
Current CIT expense	<u>1,593,834,414</u>	<u>-</u>

32.2 Deferred tax expense

The Company has recognized certain deferred corporate income tax assets with movements during the reporting year and the previous year as follows

	Balance Sheet		Income statement	
	Ending balance	Beginning balance	Current year	Previous year
Severance Payable	186,073,750	191,999,500	5,925,750	-
Deferred tax expense	-	-	-	237,642,760
Total	186,073,750	191,999,500	5,925,750	237,642,760

33. FINANCIAL INSTRUMENTS

Capital Risk Management

The Company manages its capital to ensure that it can continue as a going concern while maximizing the benefits to shareholders through the optimization of the balance of capital and debt.

The Company's capital structure includes net debt (comprising loans less cash and cash equivalents) and equity attributable to shareholders (including owner's contributed capital, share premium, development investment fund, and retained earnings).

Significant Accounting Policies

Details of the significant accounting policies and methods adopted by the Company (including the criteria for recognition, the basis of measurement, and the basis for recognizing income and expenses) for each class of financial assets and financial liabilities are presented in Note 4.

Types of Financial instruments	30th Sep 2026 VND	01st Jan 2026 VND
Financial Assets		
- Cash and cash equivalents	12,644,660,462	49,385,213,542
- Short - term investments	31,869,241,096	32,000,000,000
- Trade receivables and other receivables	10,153,833,383	21,482,854,733
- Deposits	146,223,491	135,563,600
	54,813,958,432	103,003,631,875
Financial Liabilities		
- Loans	-	-
- Trade payables and other payables	3,376,432,298	12,265,307,766
- Accrued expenses	659,243,927	1,135,780,990
	4,035,676,225	13,401,088,756

Financial Risk Management Objectives

The Company has established a risk management system to identify and assess the risks faced by the Company, and to set policies and procedures to control risks at acceptable levels. The risk management system is reviewed periodically to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (comprising currency risk, interest rate risk, and commodity and equity price risk), credit risk, and liquidity risk.

Market Risk

The Company does not undertake hedging measures for this risk after the Board of Directors assessed that the cost of hedging currency risk or interest rate risk may be higher than the market risk due to future changes in the exchange rates of these financial instruments.

Currency Risk Management

The carrying amounts of monetary assets and liabilities denominated in foreign currencies at the end of the period/year are as follows:

	Asset		Liabilities	
	30th Sep 2026 VND	01st Jan 2026 VND	30th Sep 2026 VND	01st Jan 2026 VND
- USD	1,844,572,488	1,545,502,169	-	4,758,410,800

Sensitivity Analysis for Foreign Currency

The Company is primarily affected by changes in the exchange rate of the US Dollar. The foreign currency sensitivity analysis applies only to the balances of monetary items denominated in foreign currencies at the end of the period and adjusts the revaluation of these items for a 5% change in the exchange rate. As of 30th Sep 2026, the Board of Directors used a 5% change rate to analyze currency risk. If the exchange rate of the US Dollar against the Vietnamese Dong increases/decreases by 5%, the Company's profit before tax for the period would be higher/lower by approximately VND 92,228,624. (As of 1st January 2026: VND106,645,432).

Interest Rate Risk Management

The Company is exposed to significant interest rate risk arising from interest-bearing loans. The Company is exposed to interest rate risk when it borrows at both floating and fixed interest rates. This risk is managed by the Company by maintaining a reasonable balance between fixed-rate and floating-rate borrowings.

Interest Rate Sensitivity

The sensitivity of borrowings to reasonably possible changes in interest rates is analyzed. Assuming all other variables remain constant, if the interest rates on floating-rate borrowings increase/decrease by 200 basis points, the Company's profit before tax for the financial year ending Mar 31, 2026, would decrease/increase by 0 VND (as of January 1, 2026: 0 VND). However, the actual borrowings of the Company remain stable according to each debt acknowledgment agreement.

Commodity Price Risk Management

The Company purchases raw materials and goods from both domestic and international suppliers to support its production and business activities. Therefore, the Company is exposed to the risk of changes in the prices of raw materials and goods. This risk is managed by the Company through the seasonal purchasing and stocking of key raw materials.

Equity Price Risk Management

The shares held by the Company are subject to market risks arising from the uncertainty about the future value of the invested shares. The Company manages equity price risk by setting investment limits. The Company's Board of Directors also reviews and approves investment decisions in shares, such as the business sector, companies to invest in, etc. The Company assesses the equity price risk as insignificant.

Credit Risk

Credit risk arises when a customer or counterparty fails to meet their contractual obligations, leading to financial losses for the Company. The Company has an appropriate credit policy and regularly monitors the situation to assess whether it is exposed to credit risk. The Company does not have any significant credit risk with any customers or counterparties as the receivables are from a large number of customers distributed across different geographical areas.

Liquidity Risk Management

The purpose of liquidity risk management is to ensure sufficient capital to meet current and future financial obligations. Liquidity is also managed by the Company to ensure an excess margin between maturing liabilities and maturing assets within a controllable level based on the capital the Company believes it can generate during the period. The Company's policy is to regularly monitor current and forecasted liquidity requirements to ensure that the Company maintains adequate cash reserves, borrowings, and committed shareholder capital to meet short-term and long-term liquidity requirements.

The tables below detail the remaining contractual maturities of non-derivative financial assets and financial liabilities and their repayment terms as agreed. These tables are presented based on the undiscounted cash flows of financial assets and financial liabilities at the earliest date the Company may be required to pay. The presentation of non-derivative financial asset information is necessary to understand the Company's liquidity risk management, as liquidity is managed on a net liability and asset basis.

At 30th Sep 2026

Financial Assets	Less than 1 year VND	From 1 to 5 years VND	Total VND
- Cash and cash equivalents	12,644,660,462	-	12,644,660,462
- Short-term investments	31,869,241,096	-	31,869,241,096
- Trade receivables and other receivables	10,153,833,383	-	10,153,833,383
- Deposits	-	146,223,491	146,223,491
	54,667,734,941	146,223,491	54,813,958,432
Financial Liabilities			
- Loans	-	-	-
- Trade payables and other payables	3,376,432,298	-	3,376,432,298
- Accrued expenses	659,243,927	-	659,243,927
	4,035,676,225	-	4,035,676,225
Net liquidity spread	50,632,058,716	146,223,491	50,778,282,207

At 01 January 2026

Financial Assets	Less than 1 year VND	From 1 to 5 years VND	Total VND
- Cash and cash equivalents	49,385,213,542	-	49,385,213,542
- Short - term investments	32,000,000,000	-	32,000,000,000
- Trade receivables and other receivables	21,482,854,733	-	21,482,854,733
- Deposits	-	135,563,600	135,563,600
	102,868,068,275	135,563,600	103,003,631,875

Financial Liabilities

- Loans	-	-	-
- Trade payables and other payables	12,265,307,766	-	12,265,307,766
- Accrued expenses	1,135,780,990	-	1,135,780,990
	<u>13,401,088,756</u>	<u>-</u>	<u>13,401,088,756</u>
Net liquidity spread	<u>89,466,979,519</u>	<u>135,563,600</u>	<u>89,602,543,119</u>

The Board of Directors assesses the concentration of liquidity risk to be low. The Board of Directors is confident that the Company can generate sufficient cash flows to meet its financial obligations as they come due.

34. REALATED PARTIES

During the year, the Company had the following transactions with related parties:

OPC Pharmaceutical Joint Stock Company (Parent Company)	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Revenue from sales of finished goods and merchandise	51,062,551,410	61,092,834,997
- Rental of research equipments	330,000,000	-
- Truck rental	63,000,000	63,000,000
- Purchase of raw materials and goods	116,055,901	609,000

OPC Binh Duong Pharmaceutical Only member Co.,Ltd (company of the same parent company)

	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Purchase of goods and raw materials	<u>193,500,000</u>	<u>265,500,000</u>

Balances with related parties as at the date of the financial statements are as follows:

Short-term trade receivables

- OPC Pharmaceutical Joint Stock Company

30th Sep 2026	01st Jan 2026
VND	VND
<u>6,114,856,268</u>	<u>16,704,601,436</u>

Trade payables

- OPC Binh Duong Pharmaceutical Only member Co.,Ltd

30th Sep 2026	01st Jan 2026
<u>55,912,500</u>	<u>46,462,500</u>

Income of the Board of Directors, the Board of Management and the Supervisory Board paid during the year is as follows

	From 01st Jan till end 30th Sep 2026 VND	From 01st Jan till end 30th Sep 2025 VND
- Salaries, bonuses, and other benefits	<u>1,618,309,585</u>	<u>1,537,798,723</u>

No.25 CENTRAL PHARMACEUTICAL JOINT STOCK COMPANY

Address: 448B Nguyen Tat Thanh Street, Ward Xom Chieu

Ho Chi Minh City, Viet Nam

FINANCIAL STATEMENT

For the financial year

ended 30th Sep 2026

35. OPERATING LEASE COMMITMENTS

Minimum operating lease expenses recognized in the income statement during the year

From 01st Jan till end 30th Sep 2026	From 01st Jan till end 30th Sep 2025
VND	VND

3,031,285,929	2,761,300,962
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As at the end of the financial year, the Company has non-cancellable operating lease commitments with payment schedules as follows:

Current Period VND	Previous Period VND
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- Within 1 year

1,300,598,429	1,300,598,429
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1,300,598,429	1,300,598,429
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Operating lease payments represent the minimum annual land rental payments the Company must make for land plots in Ho Chi Minh City, detailed as follows

Lands

Rental period

- Land on 448B Nguyen Tat Thanh Street, Ward Xom Chieu, Ho Chi Minh City, Vietnam

04/03/2027

- Land on 57 Nguyen Du Street, Sai Gon Ward, Ho Chi Minh City, Vietnam

31/12/2026

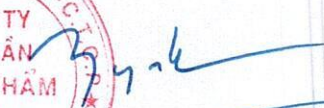
36. SEGMENT REPORTING

Segment information is presented by business sector or geographical area. The Company currently does not have more than one segment either by business sector or geographical area, as it operates in a single business sector, which is pharmaceuticals, and in a single geographical area, which is Vietnam. Therefore, the Company does not present segment reporting.

PREPARER CUM CHIEF ACCOUNTANT


Ngo Tan Long

Ho Chi Minh City, 16th Oct 2026

GENERAL DIRECTOR

 Nguyen Manh Hai