

Phutho, October 20th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Respectfully to: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance providing guidelines on disclosure of information on securities market, Viet Nam Medicinal Materials Joint Stock Company hereby discloses the Financial Statement for Quarter III of 2026 to the Hanoi Stock Exchange as follow:

1. Organization name : Viet Nam Medicinal Materials Joint Stock Company
 - Stock code : DVM
 - Address : Area 8, Phu Ninh Commune, Phu Tho Province, Vietnam
 - Tel : (84-24) 3984 1255
 - Email : headoffice@vietmec.vn
 - Website : <https://duoclieuvietnam.com.vn>
2. Content of information disclosure:
 - The Financial Statement for Quarter III of 2026:
 - ☒ Separated Financial Statements (Listed organization without subsidiaries and superior accounting unit that has affiliated units);
 - ☐ Consolidated Financial Statements (Listed organization with subsidiaries);
 - ☐ General Financial Statements (Listed organization has affiliated units with separate accounting apparatus);
 - Circumstances requiring explanation of reasons:
 - + The audit organization issues an opinion other than an unqualified opinion on the Financial Statements (for the reviewed/audited Financial Statements):
 - ☐ Yes ☒ No
 - Explanation document in case of "Yes":
 - ☐ Yes ☐ No
 - + Profit after taxes in the reporting period has a difference of at least 5% between the pre-audit and post-audit, is changed from negative to positive or vice versa (for the reviewed/audited Financial Statements):
 - ☐ Yes ☒ No
 - Explanation document in case of "Yes":
 - ☐ Yes ☐ No



- + Profit after enterprise income tax as mentioned in the income statement of the disclosing period increases/decreases by at least 10% compared with the profit after enterprise income tax as disclosed in the same period of the last year:

☒ Yes

☐ No

Explanation document in case of "Yes":

☒ Yes

☐ No

- + Profit after taxes of the period is negative, is changed from positive in the previous period to negative in the current period or vice versa:

☐ Yes

☒ No

Explanation document in case of "Yes":

☐ Yes

☐ No

This information was published on the Company's website on October 20th 2026, as in the link: <https://duoclieuvietnam.com.vn>

We hereby certify that the information provided is true and accurate and we bear the full responsibility to the law for the content of the disclosed information.

Attach:

- Financial Statement for Quarter III of 2026;
- Explanation document.

Recipients:

- As above.
- Archives: VT, PC.

**REPRESENTATIVE OF VIETNAM MEDICINAL
MATERIALS JOINT STOCK COMPANY
PERSON AUTHORIZED TO DISCLOSE INFORMATION**



LE HONG NHUNG



**VIETNAM MEDICINAL MATERIALS JOINT
STOCK COMPANY**

**FINANCIAL STATEMENTS FOR THE THIRD
QUARTER OF 2026**



CONTENTS

	Page
Financial Position	3 – 4
Income Statement	5
Cash Flow Statement	6
Notes to Financial Statements	7-51

FINANCIAL POSITION

As of September 30, 2026

ASSETS	Code	Note	Ending balance VND	Beginning balance VND
A. CURRENT ASSETS	100		637,003,028,839	852,482,472,013
I. Cash and cash equivalents	110	V.1	5,461,155,594	113,581,162,697
1. Cash	111		5,461,155,594	1,456,162,697
2. Cash equivalents	112		-	112,125,000,000
II. Non-current financial investments	120		6,860,000,000	40,687,060,655
1. Held-to-Maturity Investments	123	V.2	6,860,000,000	40,687,060,655
III. Current receivables	130		531,242,363,826	586,763,204,058
1. Current trades receivables	131	V.3	266,462,906,437	460,121,776,697
2. Current advances to suppliers	132	V.4	102,693,376,067	102,902,973,949
3. Other current receivables	135	V.5	170,959,699,224	40,659,828,917
4. Provision for doubtful current receivables	136	V.6	(8,873,617,902)	(16,921,375,505)
IV. Inventories	140	V.7	92,750,778,523	110,667,649,760
1. Inventories	141		92,750,778,523	110,667,649,760
V. Other current assets	160		688,730,896	783,394,843
1. Current deferred expenses	161	V.8	438,215,589	783,394,843
2. Deductible VAT	152		250,515,307	-
B. NON-CURRENT ASSETS	200		697,390,598,336	796,710,739,521
I. Non-current receivables	210		222,015,970,720	222,922,076,528
1. Other non-current receivables	215	V.5	222,015,970,720	222,922,076,528
II. Fixed assets	220		282,478,558,313	344,841,798,702
1. Tangible fixed assets	221	V.9	114,093,601,754	123,048,091,850
- Original costs	222		210,941,983,316	210,955,566,678
- Accumulated depreciation	223		(96,848,381,562)	(87,907,474,828)
2. Finance leased fixed assets	224	V.10	4,922,224,274	16,087,126,979
- Original costs	225		25,543,005,470	42,326,474,802
- Accumulated depreciation	226		(20,620,781,196)	(26,239,347,823)
3. Intangible fixed assets	227	V.11	163,462,732,285	205,706,579,873
- Original costs	228		169,017,741,999	210,320,174,528
- Accumulated depreciation	229		(5,555,009,714)	(4,613,594,655)
III. Non-current biological assets	230		-	-
IV. Non-current assets in progress	250		192,896,069,303	208,946,864,291
1. Non-current production costs	251	V.8	541,218,176	1,198,013,164
1. Construction-in-progress costs	252	V.12	192,354,851,127	207,748,851,127
V. Non-current financial investments	260	V.2	-	20,000,000,000
1. Investment in associates or joint ventures	262		-	20,000,000,000
TOTAL ASSETS (280=100+200)	280		1,334,393,627,175	1,649,193,211,534

FINANCIAL POSITION

(continued)

As of September 30, 2026

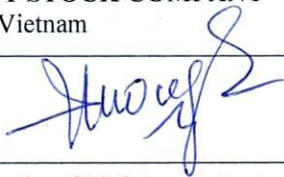
CAPITAL SOURCE	Code	Note	Ending balance VND	Beginning balance VND
C. I. LIABILITIES	300		571,875,949,310	873,169,200,135
I. Current liabilities	310		559,795,613,194	858,186,688,703
1. Current payables to suppliers	311	V.13	82,682,961,136	222,479,144,902
2. Current advances from the buyer	312	V.14	794,829,228	444,476,400
3. Taxes and payables to the State	313	V.18	627,720,937	16,690,100,372
4. Payables to employees	314		4,828,693,637	4,840,985,489
5. Current accrued expenses	315	4.16	21,812,420,176	527,811,165
6. Current deferred revenue	319	V.17	-	943,158,685
7. Other current payables	320	V.15	432,700,550	70,236,193,858
8. Current loans and finance leases	321	V.19	447,316,914,688	540,398,044,990
9. Reward and welfare funds	323		1,299,372,842	1,626,772,842
II. Non-current liabilities	330		12,080,336,116	14,982,511,432
1. Other non-current payables	338	V.15	883,001,437	1,741,767,306
2. Non-current borrowings and finance leases	339	V.19	11,197,334,679	13,240,744,126
D. EQUITY	400	V.20	762,517,677,865	776,024,011,399
I. Equity	410		762,517,677,865	776,024,011,399
1. Owner's capital contribution	411		470,577,870,000	470,577,870,000
- Voting Common shares	411a		470,577,870,000	470,577,870,000
2. Additional paid-in capital	412		159,200,000,000	159,200,000,000
3. Fund for investment and development	418		47,074,549,038	47,074,549,038
4. Undistributed Post-tax profit	420		85,665,258,827	99,171,592,361
Accumulated undistributed Post-tax profit to the end of previous period	420a		99,171,592,361	59,215,839,242
- Undistributed Post-tax profit for this period	420b		(13,506,333,534)	39,955,753,119
II. Other sources of funds and budgets	430		-	-
TOTAL CAPITAL SOURCE	440		1,334,393,627,175	1,649,193,211,534
(440 = 300 +400)				

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
Zone 8, Phu Ninh Commune, Phu Tho Province, Vietnam

Form B 01 - DN



Prepared by
Le Thi Hang



Acting Chief Accountant
Nguyen Thi Huong



General Director
Vu Thanh Trung
Phu Tho, Vietnam
October 20, 2026

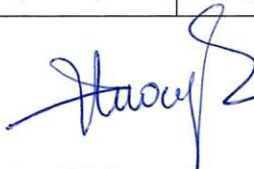
INCOME STATEMENT

As of September 30, 2026

No	ITEM	Code	Note	The third quarter, 2026	From 01 January to 30 September 2026	The third quarter, 2025	From 01 January to 30 September 2025
1	Revenue from sales of merchandise and services	01	5.1	17,621,270,363	77,719,559,930	330,265,092,379	1,028,077,211,83
2	Revenue deductions	02	5.2	157,362,224	334,346,991	115,294,000	129,364,00
3	Net revenue from sales of merchandise and services (10 = 01-02)	10		17,463,908,139	77,385,212,939	330,149,798,379	1,027,947,847,83
4	Cost of goods sold	11	5.3	17,037,722,520	74,783,618,328	299,399,188,076	921,403,600,04
5	Gross profit from sales of merchandise and services (20 = 10 - 11)	20		426,185,619	2,601,594,611	30,750,610,303	106,544,247,784
6	Financial income	21	5.4	92,846,399	210,240,134	202,324,987	1,790,861,029
7	Financial expenses	22	5.5	7,782,332,003	24,316,537,593	9,641,358,698	31,592,762,697
	Of which: Interest expense	23		7,782,332,003	24,316,537,593	9,641,358,698	31,592,762,697
8	Selling expenses	25	5.6	1,691,613,396	3,874,935,282	1,330,598,004	5,617,839,517
9	Administration expenses	26	5.7	3,457,467,620	6,593,765,320	9,259,237,642	33,220,369,097
10	Net profit from business operation {30 = 20 + (21 - 22) - (25 + 26)}	30		(12,412,381,001)	(31,973,403,450)	10,721,740,946	37,904,137,502
11	Other income	31	5.8	1,096,754	70,018,147,777	26,021,618	137,944,053
12	Other expenses	32	5.9	1,916,340,339	51,343,260,149	1,016,561,410	3,226,562,082
13	Other profit (loss) (40 = 31 - 32)	40		(1,915,243,585)	18,674,887,628	(990,539,792)	(3,088,618,029)
14	Total of Profit (loss) before tax (50 = 30+40)	50		(14,327,624,586)	(13,298,515,822)	9,731,201,154	34,815,519,473
15.	Non-deductible expenses			470,607,788	1,150,805,702	1,139,635,750	3,590,599,772
15	Current Corporate	51	5.10	-	207,817,712	1,654,142,990	4,875,662,208

	Income Tax expenses						
16	Deferred Corporate Income Tax expenses	52		-	-	-	-
17	Profit after Corporate Income Tax (60=50 - 51 - 52)	60		(14,327,624,586)	(13,506,333,534)	8,077,058,164	29,939,857,265
18	Basic earning per shares	70	5.11	(300.65)	(279.06)	189	700
19	Diluted Earnings Per Share	71	5.11	(300.65)	(279.06)	188.80	699.86


Prepared by
Le Thi Hang


Acting Chief Accountant
Nguyen Thi Huong


General Director
Vu Thanh Trung
Phu Tho, Vietnam
October 20, 2026

CASH FLOW STATEMENT

As of September 30, 2026
(According to direct method)

ITEM	Code	Note	From 01 January 2026 to 30 September 2026 VND	From 01 January 2025 to 30 September 2025 VNL
I. I. Cash flow from business operating activities				
1. Revenue from sales, services, and other income	01		134,596,635,233	1,027,202,483,669
2. Payments to suppliers of goods, services	02		(27,861,470,101)	(902,507,135,677)
3. Payments to employees	03		(10,644,623,484)	(1,221,398,726)
4. <i>Payments for interest</i>	04		-3,069,980,472	-31,499,097,150
5. Paid Corporate income tax	05		(7,170,000,000)	(5,100,000,000)
6. Other inflows from business activities	06		58,188,315,990	78,199,124,018
7. Other outflows for business activities	07		(207,906,951,281)	(52,808,538,799)
Cash flow from business operating activities	20		(63,888,074,115)	112,265,437,339
II. II, Cash flow from investing activities				
1. Outflows for procurement and construction of fixed assets, and other Non-current assets	21		15,394,000,000	(7,176,000)
2. Outflows for lending and purchasing debt instruments of other entities	23		(6,250,000,000)	(40,110,000,000)
3. <i>Proceeds from loans and resale of debt instruments of other entities</i>	24		40,077,060,655	106,458,372,919
4. <i>Income from interest, dividends and profits</i>	27			622,489,580
Net cash flow from investment	30		49,221,060,655	66,963,686,499
III. III, Cash flow from financial activities				
1. Inflows from loans	33	VII,1	27,019,781,198	804,665,623,679
2. Principal repayment	34	VII,2	(120,472,774,841)	-988,022,724,659
3. Repayment of finance lease	35			(3,714,406,821)
Net cash flow from financial activities	40		(93,452,993,643)	-187,071,507,801
Net cash flow during the period	50		(108,120,007,103)	(7,842,383,979)
Cash and cash equivalents at the beginning of the period	60		113,581,162,697	50,049,834,000
Cash and equivalents at the end of the period	70	V,1	5,461,155,594	42,207,450,021



Prepared by
Le Thi Hang



Acting Chief Accountant
Nguyen Thi Huong



General Director
Vu Thanh Trung
Phu Tho, Vietnam

October 20 2026

NOTES TO FINANCIAL STATEMENTS

As of September 30, 2026

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. THE BUSINESS OPERATION CHARACTERISTICS

1.1. Form of capital ownership

Vietnam Medicinal Materials Joint Stock Company is a Joint Stock Company established and operating in Vietnam under Enterprise Registration Certificate No. 0105196582, initially registered on March 16, 2011, issued by the Department of Planning and Investment of Phu Tho Province (now the Department of Finance of Phu Tho Province), and amended for the 28th time on November 10, 2025, by the Department of Finance of Phu Tho Province.

The company's charter capital is: 470,577,870,000 VND (In words: Four hundred seventy-seven billion, five hundred seventy-seven million, eight hundred seventy thousand Vietnamese dong). Total number of shares is 47,057,787 shares.

1.2. Business fields

The Company's business sector is the production and wholesale of pharmaceutical materials.

1.3. Main business line

During the year, the Company's main business lines were:

Goods brokerage and auction agency (Details: Goods sales agents; Goods trading brokers); Wholesale of raw agricultural and forestry products (except wood, bamboo, rattan) and live animals (except those prohibited by the State); Wholesale of food (Details: Trading in functional foods; Wholesale of sugar, milk and dairy products, confectionery and products processed from cereals, flour, starch); Wholesale of beverages; Wholesale of other household items (Details: Wholesale of medical equipment; Wholesale of perfumes, cosmetics and hygiene products; Wholesale of drugs (not operating at headquarters); Wholesale of medicinal materials, oriental medicine, and herbal medicines); Wholesale of other machinery, equipment and spare parts (Details: Wholesale of medical machinery and equipment);

Wholesale of other specialized products, not elsewhere classified details (Details: Wholesale of industrial chemicals such as Essential oils, colorants, perfumes and flavourings, soda, industrial salt; Wholesale of pharmaceuticals (Modern pharmaceutical, vaccines, medical biologicals); Growing spice crops, medicinal plants, perennial aromatic plants; Growing other perennial plants; Propagating and caring for annual plant varieties; Cultivation service activities; Livestock service activities; Post-harvest service activities; Seed treatment for propagation;

Organization of trade introduction and promotion (except press conferences); Other remaining business support service activities not classified elsewhere (Details: Import and export of company's business items); Other education services not classified elsewhere; Education support services; Real estate business, land use rights owned, used or leased (Details: Real estate business); Real estate consulting, brokerage, auction, land use rights auction (Details: Real estate consultancy and brokerage); Scientific research and technological development in the field of natural sciences; Scientific research and technological development in the field of science, engineering and technology; Scientific research and technological development in the field of agricultural sciences; Advertising (excluding tobacco advertising); Other professional, scientific and technological activities not elsewhere classified (Details: Technology transfer consulting); Retail sale of food, foodstuff, beverages, cigarettes, and tobacco accounts with a large proportion in general merchandise stores; Retail sale of beverages

in specialized stores; Processing of milk and dairy products; Manufacture of other chemical products not elsewhere classified (Details: Manufacture of natural essential oil

Manufacture of drugs, pharmaceutical chemicals and medicinal materials (Details: Pharmaceutical manufacturing enterprises; Manufacture of raw materials for modern medicine; Manufacture of vaccines and medical biological products (biological products for human use); Road freight transport; Warehousing and storage of goods (excluding real estate business); Retail sale of drugs, medical equipment, cosmetics and hygiene products in specialized stores (Details: Retail establishments selling oriental medicine and herbal medicines; Retailing medical equipment, cosmetics and hygiene products in specialized stores).

1.4. Normal operating cycle

The Company's normal operating cycle does not exceed 12 months.

1.5. Characteristics of business operations during the period that affect financial statements

During the financial period, there were no activities that significantly affected the indicators on the Company's Financial Statements.

1.6. Business structure

Dependent units without legal entity status and dependent accounting

Subsidiary name	Address
Branch of Vietnam Medicinal Materials Joint Stock Company in Ha Noi	No. 139, Hong Tien Street, Bo De Ward, Hanoi City, Viet Nam
Branch of Vietnam Medicinal Materials Joint Stock Company in Hai Phong	SB.02 Cau Rao 2 urban area, Le Chan Ward, Hai Phong City, Vietnam
Branch of Vietnam Medicinal Materials Joint Stock Company in Ho Chi Minh City	D9-04, D9 Street, Mahattan Townhouse Area, Vinhomes Grand Park, Long Binh Ward, Ho Chi Minh City

1.7. Information comparability declaration in Financial statements

The figures presented in the financial statements for the third quarter ended 30 Septemver 2026 are comparable with the corresponding figures YoY.

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND FISCAL YEAR

2.1. Basis of preparation of Financial Statements

The accompanying financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations related to the preparation and presentation of financial statements.

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

2.2. Going concern assumption

There have been no events which cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or necessity to cease operations or to reduce the scale of its operations significantly.

2.3. Fiscal year

The fiscal the Company year begins on the first of January and end on the thirty-first of December of each year.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Accounting estimates

The preparation of financial statements in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and the presentation of contingent liabilities and assets at the date of the 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 Management, actual results may differ from these estimates and assumptions.

3.2. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (USD) is accounted for at the actual transaction exchange rate on the date of transaction according to the following principles:

- Transactions giving rise to receivables are accounted for at the purchasing rate of the commercial bank where the Company designates the customer to make payment;
- Transactions giving rise to payables are accounted for at the selling exchange rate of the commercial bank where the Company intends to conduct transactions; and
- Asset purchases or expenses paid immediately in foreign currency (not through accounts payable) are accounted for at the buying rate of the commercial bank where the enterprise makes the payment.

The exchange rate used to re-evaluate the balance of foreign currency monetary items at the end of the fiscal year is determined according to the following principles:

- Monetary items classified as assets are accounted for at the buying exchange rate of the commercial bank where the Company regularly conducts transactions; and
- Monetary items classified as debts are accounted for at the selling exchange rate of the commercial bank where the Company regularly conduct transactions; and

All actual exchange differences arising during the year and differences arising from the revaluation of foreign currency balances at the end of the period are taken to the income statement.

3.3. Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

3.4. Financial investment

Held-to-Maturity Investments

Held-to-maturity investments include those investments that the Company has the intention and ability to hold until maturity. Held-to-maturity Investments include: Term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain time in the future, loans held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

Held-to-maturity investments are recorded from the date of acquisition and are initially measured at cost, including the purchase price and any transaction costs incurred in connection with the purchase of the investments. Interest income from investments held to maturity after the acquisition date is recognized in the Income Statement on an accrual basis. Interest earned before the Company holds is deducted from the cost at the time of purchase.

Held-to-maturity investments are measured at cost less allowance for doubtful receivables.

Provision for doubtful receivables of investments held to maturity is made in accordance with current accounting regulations.

Investment in an associates

Associates are all companies in which the Company has significant influence but not control, generally demonstrated through holding between 20% and 50% of the voting rights in that company.

Investments in associates are initially recognized at cost, which includes purchase price plus any costs directly attributable to the acquisition. Then, The Board of Directors then conducts a review of all investments to record provisions at the end of the FY.

3.5. Receivables

Receivables represent the amounts recoverable from customers or other parties. Receivables are presented at its carrying amount less allowance for doubtful receivables.

Provision for doubtful receivables is made for each doubtful receivables based on the aging analysis of overdue debts or the estimated potential loss, or for receivables where the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

3.6. Inventories

Inventories are measured at the lower of original cost and net realizable value. The original cost of inventories includes direct materials, direct labor and, where applicable, those overheads incurred in bringing the inventories to their present location and condition.

Inventories are valued using the First-In, First-Out (FIFO) method and are accounted for using the perpetual inventory method.

Net realizable value is determined as the estimated selling price less the estimated costs necessary to make the sale.

The Company's inventory impairment provision is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, or substandard inventories and in cases where the original cost of inventories is higher than their net realizable value at the end of the accounting period.

3.7. Tangible fixed assets

Fixed tangible fixed assets are stated at original cost less accumulated depreciation.

The original cost of tangible fixed assets formed through goods purchase comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use. For fixed assets formed through capital construction investment via contracting or self-construction and production, the original cost is the final settlement price of the construction project according to the current regulations on investment and construction management, other directly related costs, and registration fees (if any). In cases where a project has been completed and put into use but the final settlement has not yet been approved, the original cost of fixed

assets is recorded at a provisional price based on the actual costs incurred to acquire the fixed assets. The provisional initial cost will be adjusted according to the final price approved by the competent authorities.

Depreciation

Depreciation is recognized using the straight-line method based on the estimated useful life, in compliance with the regulations set forth in Circular 45/2013/TT-BTC dated April 25, 2013, as amended and supplemented by Circular 147/2016/TT-BTC dated October 13, 2016, and Circular 28/2017/TT-BTC dated April 12, 2017, guiding the regime for management, use, and depreciation of fixed assets, specifically as follows:

	[Years]
Buildings and structures	05 – 25
Machinery and equipment	03 – 10
Means of transportation and transmission	04 – 07
Management tools and equipment	04 – 06
Other tangible fixed assets	03 – 15

3.8. Finance lease

The Company recognizes finance leased assets as its own assets at the fair value of the leased asset at the inception of the lease or at the present value of the minimum lease payments, whichever is lower. The corresponding liability to the lessor is recorded on the Balance Sheet as a finance lease liability. Lease payments are split into finance charges and principal repayment to achieve a constant periodic rate of interest on the remaining balance of the lease. Finance lease costs are recognized in the income statement, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's policy on borrowing costs (see below).

A lease is classified as an operating lease when the lessor retains a majority of the rewards and is subject to the risks of ownership of the asset. Operating lease costs are recognized in the Income Statement on a straight-line basis over the lease term. Any upfront payments received or receivable to facilitate the execution of an operating lease are also recognized on a straight-line basis over the lease term.

Finance leased assets are depreciated over their estimated useful lives in the same manner as the Company's own assets. However, if it is not reasonably certain that the lessee will obtain ownership of the asset at the end of the lease term, the leased asset is depreciated over the shorter of the lease term or the asset's useful life:

	[Years]
Machinery and equipment	05 - 10

3.9. Intangible fixed assets

Intangible fixed are stated at cost less accumulated depreciation.

The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use. Expenditures relating to intangible fixed assets incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless they are associated with a specific intangible fixed asset and result in an increase in the economic benefits derived from the asset.

Depreciation is recognized using the straight-line method based on the estimated useful life, in compliance with the regulations set forth in Circular 45/2013/TT-BTC dated April 25, 2013, as amended and supplemented by Circular 147/2016/TT-BTC dated October 13, 2016, and Circular 28/2017/TT-BTC dated April 12, 2017, guiding the regime for management, use, and depreciation of fixed assets, specifically as follows:

Land use rights with a finite useful life are amortized over the remaining useful life. Land use rights with an indefinite useful life are recognized at cost and are not amortized.

Computer software is amortized over 2-4 years.

When intangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense for the period.

3.10. Construction-in-progress costs

Construction in progress represents the value of assets in the process of installation or construction for business, rental or administrative purposes, or for any other purposes, recorded at original cost, including all costs necessary for new construction or repair, renovation, expansion or technical re-equipment of works such as construction costs, equipment costs, construction investment consulting costs; and other expenses that have not been completed and handed over. Depreciation of these assets, like other fixed assets, will begin when the assets are ready for use.

3.11. Business cooperation contract

Jointly controlled assets

The Company recognizes in its Financial Statements business cooperation contracts in the form of jointly controlled assets as follows:

- The Company's share in jointly controlled assets is classified according to the nature of the assets.
- The Company's own separately incurred liabilities.
- The portion of the liability arising jointly with other joint venture partners from the operations of the joint venture.
- Income from the sale or use of the portion of products/services shared from joint ventures, together with the portion of expenses incurred and shared from the joint venture's operations.
- The expenses of Company incurred capital contributions to joint ventures.

Fixed assets and investment properties contributed to business cooperation contracts without transferring ownership to the joint ownership of the joint venture parties are not derecognized. In the case where the Company receives contributed assets to a joint venture, these are monitored as assets held in custody and are not recorded as an increase in assets and business capital.

Fixed assets and investment real estate contributed as capital to a business cooperation contract with ownership transfer and in the process of construction of jointly controlled assets are recorded as a decrease in assets in the accounting books and the asset value is recorded in the cost of unfinished basic construction. Upon completion and handover for use of the jointly controlled assets, based on the value of the assets allocated, the Company recognizes an increase in its own assets in accordance with their intended use.

Jointly Controlled Operations

The Company recognizes the following items in its Financial Statements for business cooperation contracts in the form of jointly controlled operations:

- The value of the property currently under the Company's ownership
- Liabilities borne by the Company
- Revenue shared from the sale of goods or or provision of services of the joint venture;
- Expenses borne by the Company.

3.12. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many Fiscal years. Prepaid expenses of Company include the following costs:

Tools and Equipment

Tools and equipment put into use are allocated to expenses using the straight-line method with an allocation period not exceeding 36 months

Costs for fixed assets repair

Significant one-off fixed asset repair costs are amortized to expenses using the straight-line method no greater than 36 months.

Prepaid Land Lease

Prepaid land lease represents the land rental fees paid in advance for the land the Company is currently using. Prepaid land rental is allocated to expenses using the straight-line method over the lease term.

3.13. Payables and Accrued Expenses

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

Classification of payables as trade payables, accrued expenses, and other payables is based on the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the Company.
- Payable expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and amounts payable to employees for leave wages, production and business expenses that must be accrued in advance. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.
- Other payables reflect non-commercial payables unrelated to transactions of purchasing, selling, and providing goods and services.

3.14. Borrowings and Finance Lease Liabilities

Borrowings are tracked for each lender, each loan agreement, and the repayment term of the loans. In the case of foreign currency borrowings, detailed tracking is maintained in the original currency.

3.15. Borrowing Costs

Borrowing costs are recognized as an expense in the period in which they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs" Accordingly, borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income arising from temporary investment of loans is recorded as a reduction in the original cost of related assets. For separate loans for the construction of fixed assets or investment real estate, interest is capitalized even if the construction period is less than 12 months.

3.16. Unearned revenue

Unearned revenue is revenue received in advance for one or more periods, consisting primarily of rental revenue from business premises. The Company records unearned revenue corresponding to the portion of the obligation that the Company will have to perform in the future. When the revenue recognition conditions are met, unearned

revenue will be recorded in the income statement in the fiscal year corresponding to the portion that satisfies the revenue recognition conditions.

3.17. Equity

Owner's equity is recorded at the actual capital contributed by shareholders.

3.18. Profit Distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed profits after tax that may affect cash flow and the ability to pay dividends such as interest on revaluation of contributed assets, interest on revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders, and the list of shareholders entitled to receive the dividend is finalized

The company sets aside the following funds:

Reward and welfare funds

The Reward and Welfare Fund is appropriated from the Company's profit after corporate income tax according to the plan of the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a liability on the balance sheet. It is used for rewards, material incentives, serving public welfare needs, improving and enhancing the material and spiritual life of workers.

Fund for investment and development

The Fund for investment and development is appropriated from the Company's profit after corporate income tax according to the plan of the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a liability on the balance sheet and is used for investment in expanding production and business scale or in-depth investment of the enterprise.

3.19. Revenue and income recognition

Revenue from sales of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are simultaneously satisfied:

- The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer.
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined relatively reliably.
- The company has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be determined.

Revenue from providing services

Revenue from service transactions is recognized when the outcome of such transactions can be reliably estimated. When services are performed over multiple periods, revenue is recognized in the period in which the services are rendered, based on the stage of completion of the transaction at the end of the fiscal year. The outcome of a service transaction is determined when all of the following conditions are satisfied:

- Revenue is determined relatively reliably.
- It is possible to obtain economic benefits from the service provision transaction.
- Determined the completed works as of the end of the fiscal year
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined

Processing revenue

Revenue from processing activities for materials and goods is the actual processing fee earned, excluding the value of the materials and goods received for processing.

Financial income

Interest

Interest is recognized on an accrual basis, determined by the balances of the deposit and loan accounts and the effective interest rate for each period.

3.20. Cost of goods sold and services rendered

Cost of goods sold includes the cost of products, goods and services provided during the year and is recorded in accordance with revenue consumed during the year. For direct material costs that exceed normal levels, labor costs, and fixed general production costs that are not allocated to the value of products in stock, accountants must immediately calculate it into cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

3.21. Financial expenses

Financial expenses reflect financial operating expenses incurred during the fiscal year, mainly including provisions for devaluation of trading securities; provisions for losses on investments in other entities; time value of cash flows discounted from provisions; borrowing costs; losses incurred when selling foreign currencies and exchange rate losses.

3.22. Selling expenses

Selling expenses reflect costs incurred in the process of selling goods, and providing services.

3.23. Administration expenses

Administration expenses reflect actual costs incurred in the general management process of the Company, mainly including costs for salaries of management staff; social insurance, health insurance, union fees, unemployment insurance of management staff; office materials costs; depreciation costs; taxes, fees and charges; provision costs; outsourced services and other costs.

3.24. Tax

Corporate income tax represents the sum of current tax liabilities.

Current tax payable is based on taxable income for the year. Taxable income differs from profit before tax as reported in the Income Statement because it excludes items of income or expense that are deductible in other years (including losses carried forward, if any) and further excludes items that are not taxable or deductible.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

Other taxes are applied according to current tax laws in Vietnam.

3.25. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering related party relationships, the substance of the relationship is given more emphasis than the legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

5.1 Cash and cash equivalents

	The third quarter, 2026 VND	Beginning balance VND
Cash	4,299,231,464	994,187,714
Demand deposit	1,161,924,130	461,974,983
Cash equivalents	-	112,125,000,000
	<u>5,461,155,594</u>	<u>113,581,162,697</u>

5.2 Financial investment

5.2.1. Held-to-Maturity Investments

	The third quarter, 2026		Beginning balance	
	Original cost	Carrying amount	Original cost	Carrying amount
	VND	VND	VND	VND
Current				
Term Deposit (*)	6,860,000,000	6,860,000,000	40,687,060,655	40,687,060,655
Non-current				
	6,860,000,000	6,860,000,000	40,687,060,655	40,687,060,655

(*) Deposits at commercial banks and foreign bank branches in Vietnam with terms from 03 to 12 months, interest rates from 2.3%/year to 6.6%/year.

5.2.2. Equity investment in another entity

	The third quarter, 2026			Beginning balance		
	Original cost	Provision	Fair value	Original cost	Provision	Fair value
	VND	VND	VND	VND	VND	VND
Investment in associates or joint ventures						
VIBFA Joint Stock Company		-	(i)	20,000,000,000	-	(i)
		-	-	20,000,000,000	-	-

(i) The Company has not determined the fair value of these financial investments because there is no specific guidance on determining fair value from Vietnam Accounting Standard and the Enterprise Accounting Regime.

5.3 Current trades receivables

5.3.1. Current trades receivables

	From 01 January 2025 to 30 September 2026 VND	Beginning balance (01 January 2026) VND
333 Bac Lieu Joint Stock Company	18,122,502,805	85,973,383,277
Expos Joint Stock Company	28,601,156,628	61,751,320,802
Romas Joint Stock Company	67,797,713,709	58,347,024,149
UNESFA Joint Stock Company	26,924,985,203	69,207,796,795
TW9 Joint Stock Company	4,955,096,273	20,000,585,807
No 5 Central Joint Stock Company	216,965,881	37,215,148,638
Other trade receivables	119,844,485,938	127,626,517,229
	266,462,906,437	460,121,776,697

5.4 Current advances to suppliers

5.4.1. Current advances to suppliers

	From 01 January 2025 to 30 September 2026 VND	Beginning balance (01 January 2026) VND
B-Pharm Vietnam Company Limited (i)	48,565,345,525	48,565,345,525
VU THI BICH LIEN BUSINESS HOUSEHOLD (II)	50,000,000,000	49,952,500,000
Other advances to the suppliers	4,128,030,542	4,385,128,424
	102,693,376,067	102,902,973,949

(i) According to contracts No. VM10 between Vietnam Medicinal Materials Joint Stock Company (The buyer) and B-Pharm Vn Co., LTD (seller) signed on May 10, 2021 on the purchase and sale of machinery and equipment to serve the production of products. Appendix dated January 15, 2026, regarding the extension of the deadline for delivery of machinery and equipment to no later than January 20, 2027.

(i) According to contracts No. 01122025 between Vietnam Medicinal Materials Joint Stock Company (The buyer) and Vu Thi Bich Lien Business Household (seller) signed on March 12, 2025 on the purchase and sale of machinery and equipment to serve the production of products.

5.5 Other receivables

5.5.1. Other current receivables

The third quarter, 2026	Beginning balance
-------------------------	-------------------

	Value VND	Provision VND	Value VND	Provision VND
Deposits, collateral	297,812,805	-	1,545,126	-
Interest receivables from lending to others.	71,773,693	-	85,146,137	-
VAT of finance lease assets	865,112,726	-	573,137,654	-
Deposit to buy real estate	-	-	40,000,000,000	-
Mr. Vu Thanh Trung (*)	169,725,000,000	-	-	-
	170,902,047,357	-	40,659,828,917	-

(*) This is a deposit for the purchase and transfer of land use rights and assets attached to the land with Mr. Vu Thanh Trung for the purchase of plot number 53, map sheet number 36 at 491 Ngo Gia Tu Street, Duc Giang Ward, Long Bien District, Hanoi City, according to Land Use Right Certificate, House Ownership and Other Assets Attached to Land Certificate number CX 333629, registration number: CS 37033. The transfer value is 45,000,000,000 VND. As of the date of this report, the Company has not yet signed any sales contracts or completed the legal procedures for the conversion.

5.5.1 Other non-current receivables

	The third quarter, 2026		Beginning balance	
	Value VND	Provision VND	Value VND	Provision VND
Deposits, collateral	1,350,970,720	-	2,257,076,528	-
Minh Khang Pharmaceutical and Herbal Joint Stock Company (iii)	10,000,000,000	-	10,000,000,000	-
Vitamec Joint Stock Company(iv)	210,665,000,000	-	210,665,000,000	-
	222,015,970,720	-	222,922,076,528	-

(i) According to the investment cooperation contract 0312/2024/HDDT/DLVN.MK on the project "Investment and support for the development of precious medicinal herb growing areas" in Bac Ai district, Ninh Thuan province signed on December 3, 2024 between Vietnam Medicinal Materials Joint Stock Company (VIETMEC) (Party A) and Minh Khang Pharmaceutical And Herbal Joint Stock Company (Party B):

- General Objective: Forming a value chain system for developing precious medicinal herbs; forming awareness of cultivating medicinal herbs according to the value chain and preserving medicinal herb genetic resources to ensure quality management processes and standards; combining protection and sustainable forest development.
- Project implementation location. The locations are distributed in the communes of Phuoc Tien, Phuoc Tan, Phuoc Binh, and Phuoc Hoa. These areas are invested and renovated to produce precious medicinal herbs in the project.
- Project duration: 25 years from the date of acceptance of the completed construction put into use (investment carried out from: 01/2025; estimated date of putting the project into operation: 04/2025)
- Total investment: 250,000,000,000 VND (Two hundred and fifty billion VND)
- Capital contribution ratio: Party A invested 50,000,000,000 (Fifty billion VND) equivalent to 27% of the total project; Party B invested 132,000,000,000 (One hundred thirty-two billion VND) equivalent to 73% of the total project capital contribution.

In 2025, the Company liquidated the contracts mentioned in explanatory notes (ii) and (iii) above and We have received the full amount of the investment cooperation funds.

(iv) By contract investment cooperation No. 2510/2025/HĐHTĐT/VM-VTM Regarding the project "Medicinal Materials, Pharmaceuticals, and Medical Supplies Manufacturing Plant" located at Lot SX4 and SX8 – Kim Thanh area, Vuoc village, Quang Kim commune, Lao Cai province:

- Project Objective: Production capacity of finished medicinal products and herbal medicines: 935 tons/year; production capacity of medical supplies: 26 tons/year; production capacity of modern medicines: 10 tons/year; investment in a warehouse for goods storage services with a scale of 72,800 m².³.

- Project scale:

- Total land usable area: 56,503.62 m² Construction area: 24,420 m² The building density is 43.22%, including the following construction items:

+ 3-story office building, construction area: 1,050 m²

+ Factory for extracting and producing traditional medicines and herbal drugs: 2-story factory, Construction area: 2,686 m²

+ GSP warehouse: 3,079 m²

+ Guardhouse 1+2+3: 48 m²

+ Workers' parking area: 600 m²

+ Substation - distribution cabinet + generator: 80 m²

+ Boiler materials: 40 m²

+ Boiler: 80 m²

+ Chiller - RO - Compressed air: 160 m²

+ Mechanical and Electrical Office: 64 m²

+ Toilet 64 m²

+ Pump house: 48 m²

Canteen and Staff Rest Area 400 m²

Solvent Warehouse 40 m²

+ Garbage disposal: 40 m²

+ Wastewater Treatment system: 40 m²

+ Medical equipment manufacturing workshop: 1,572 m²

+ Standard pharmaceutical manufacturing workshop;

+ EU-GMP standard pharmaceutical manufacturing workshop: 3,930m²

+ Main warehouse: 10,400m²

+ Area of internal roads and yards: 20,765.62 m², accounting for 36.75%;

+ Area of green space and lawn: 11,319m³, accounting for 20.03%.

- Project progress: It is divided into three phases: from Q1/2023 to Q4/2025 (phase 1), from Q4/2025 to Q2/2026 (phase 2), and from Q2/2026 to Q4/2027 (phase 3).

- Total investment: 536,159,000,000 VND;

- Capital contribution ratio: Each party contributes 50% (equivalent to 268,079,000,000 VND).

5.6 Bad debts

	The third quarter, 2026			Beginning balance		
	Overdue period	Original cost VND	Provision VND	Overdue period	Original cost VND	Provision VND
Other organizations and individuals						
General Hospital of Medical College of Quang Nam	Over 3 years	916,989,150	(916,989,150)	More than 3 years	916,989,150	(916,989,150)
Bim Son General Hospital	Over 3 years	375,879,000	(375,879,000)	More than 3 years	375,879,000	(375,879,000)
Mid Pharmaceutical Joint Stock Company	Over 3 years	410,798,400	(410,798,400)	More than 3 years	410,798,400	(410,798,400)
Huyen Linh Trading Co.,Ltd	Over 3 years	367,500,000	(367,500,000)	More than 3 years	367,500,000	(367,500,000)
Medatek Company Limited	Over 3 years	741,649,673	(741,649,673)	More than 3 years	741,649,673	(741,649,673)
Vung Tau General Hospital	From 2 years to 3 years			More than 3 years	1,705,321,275	(493,339,138)
Phu Tho General Hospital	From 2 years to 3 years	9,335,426,684			12,564,819,534	(4,650,257,018)
Hoang Gia International Investment Joint Stock Company	From 2 years to 3 years	2,044,744,272	(777,950,299)	From 1-3 years	2,044,744,272	(777,950,299)
Other entities	From 2 years to 3 years	15,284,427,303	(5,282,851,380)		15,284,427,303	(7,754,121,977)
Total		29,477,414,482	(8,873,617,902)		34,412,128,607	(16,488,484,655)

5.7 Inventories

	The third quarter, 2026		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials, supplies	10,421,782,942	-	86,747,052,573	-
Unfinished production costs	10,291,947,725	-	9,916,231,353	-
Finished product	52,948,916,675	-	4,663,212,304	-
Goods	19,088,131,181	-	9,341,153,530	-
			110,667,649,760	
	<u>92,750,778,523</u>	<u>-</u>	<u></u>	<u>-</u>

5.8 Prepaid expenses

5.8.1. Current deferred expenses

	The third quarter, 2026 VND	Beginning balance VND
Insurance costs	428,142,602	156,277,059
Other amounts	10,072,987	627,117,784
	<u>438,215,589</u>	<u>783,394,843</u>

5.8.2. Non-current prepaid expenses

	The third quarter, 2026 VND	Beginning balance VND
Used tools and equipment	100,600,041	547,232,388
Land rental cost	380,618,135	372,439,836
Other amounts	60,000,000	278,340,940
	<u>541,218,176</u>	<u>1,198,013,164</u>

5.9 Status of decrease and Increase of Tangible fixed assets

	<i>Buildings, structures</i>	<i>Machinery and equipment</i>	<i>Means of transport</i>	<i>Management tools and equipment</i>	<i>Other tangible fixed assets</i>	<i>Total</i>
	<i>VND</i>	<i>VND</i>	<i>VND</i>	<i>VND</i>	<i>VND</i>	<i>VND</i>
ORIGINAL COST						
Beginning balance	107,066,114,168	76,927,478,487	10,495,018,300	8,647,549,804	7,819,405,919	210,955,566,678
Increase during the year	16,783,469,332	16,783,469,332	-	-	-	33,566,938,664
Decrease during the year	29,319,909,064	-	-	3,196,932,484	1,063,680,478	33,580,522,026
Ending balance	94,529,674,436	93,710,947,819	10,495,018,300	5,450,617,320	6,755,725,441	210,941,983,316
ACCUMULATED DEPRECIATION						
Beginning balance	31,470,989,606	39,964,944,690	6,650,375,880	6,084,956,661	3,736,207,991	87,907,474,828
Increase during the year	10,472,646,441	4,172,293,354	1,037,812,392	334,494,976	400,098,360	16,417,345,523
Decrease during the year	3,439,290,349			3,196,932,484	840,215,956	7,476,438,789
- Depreciation during the year	10,472,646,441	4,172,293,354	1,037,812,392	334,494,976	400,098,360	16,417,345,523
Ending balance	38,504,345,698	44,137,238,044	7,688,188,272	3,222,519,153	3,296,090,395	96,848,381,562
RESIDUAL VALUE						
At the beginning of the year	75,595,124,562	36,962,533,797	3,844,642,420	2,562,593,143	4,083,197,928	123,048,091,850
At the end of the year	56,025,328,738	49,573,709,775	2,806,830,028	2,228,098,167	3,459,635,046	114,093,601,754

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

Original price of tangible fixed assets that have been fully depreciated but are still in use:

- At the beginning of the year	9,274,882,618	12,322,440,040	509,060,118	679,001,909	1,319,334,318	24,104,719,003
At the end of the year	9,274,882,618	12,322,440,040	509,060,118	679,001,909	1,319,334,318	24,104,719,003

- Remaining value of tangible fixed assets used as mortgages and pledges to secure loans:

- At the beginning of the year	75,595,124,562	36,962,533,797	3,844,642,420	-	-	116,402,300,779
At the end of the year	56,025,328,738	49,573,709,775	2,806,830,028	-	-	108,405,868,541

5.10 Finance leased assets

	Machinery and equipment VND	Total VND
ORIGINAL COST		
Beginning balance	42,326,474,802	42,326,474,802
Decrease during the year	16,783,469,332	16,783,469,332
Ending balance	25,543,005,470	25,543,005,470
ACCUMULATED DEPRECIATION		
Beginning balance	26,239,347,823	26,239,347,823
Increase during the year	6,929,307,810	6,929,307,810
Decrease during the year	1,310,741,183	
- Depreciation during the year		-
Ending balance	20,620,781,196	33,168,655,633
RESIDUAL VALUE		
At the beginning of the year	16,087,126,979	16,087,126,979
At the end of the year	4,922,224,274	4,922,224,274

5.11 Intangible fixed assets

	Land Use Rights VND	Other assets VND	Total VND
ORIGINAL COST			
Beginning balance	210,141,494,528	178,680,000	210,320,174,528
Decrease during the year	41,302,432,529		41,302,432,529
Ending balance	168,839,061,999	178,680,000	169,017,741,999
ACCUMULATED DEPRECIATION			
Beginning balance	4,434,914,655	178,680,000	4,613,594,655
Depreciation during the year	639,840,143		639,840,143
Ending balance	5,074,754,798	178,680,000	5,253,434,798
RESIDUAL VALUE			
At the beginning of the year	205,706,579,873	-	205,706,579,873
At the end of the year	163,764,307,201	-	163,764,307,201

5.12 Construction-in-progress costs

	The third quarter, 2026 VND	Beginning balance VND
Machinery and equipment for cancer treatment drug production factory	73,406,180,778	79,275,269,136
Machinery, equipment and testing research systems	9,408,670,786	9,408,670,786
Smoke exhaust system for 5-storey building at Phu Tho Factory	602,742,536	602,742,536
Land purchase cost for the Project of Center for conservation of precious medicinal materials and Medicinal Plant Development under Forest Canopy (i)	88,000,000,000	88,000,000,000
IPO project investment costs	13,982,407,027	13,982,407,027
Investment costs for Pharmacy at Ngo Gia Tu		424,468,000
Landfill costs at Phu Tho Factory	6,954,850,000	6,954,850,000
Other investment costs		9,100,443,642
	192,354,851,127	207,748,851,127

(i) Pursuant to Resolution No. 05A/2022/NQ-HĐQT/DLVN dated May 13, 2022 of the Board of Directors of Vietnam Medicinal Materials Joint Stock Company on approving the Project to establish a Center for conservation of precious medicinal materials and development of medicinal materials under forests in Yen Son commune, Thanh Son district, Phu Tho province, the Company purchased 02 plots of land with a total area of 571,000 m² in Yen Son commune, Thanh Son district, Phu Tho province with a transfer price of VND 88,000,000,000; Purpose of use: RTs; Expiry date: By 2054, the Company is converting the land use term to 50 years.

5.13 Current payables to suppliers

	The third quarter, 2026		Beginning balance	
	Value	Amount likely to be paid	Value	Amount likely to be paid
	VND	VND	VND	VND
VENZOR Joint Stock Company	-	-	25,655,869,891	25,655,869,891
Fisamec Central Joint Stock Company	-	-	32,351,636,779	32,351,636,779
Saigonfa Joint Stock Company	-	-	24,563,240,399	24,563,240,399
ECOPHA JOINT STOCK COMPANY	-	-	23,628,501,940	23,628,501,940
Anhui Xiehecheng Chinese Herb Limited Corporation	20,460,623,177	20,460,623,177	20,460,623,177	20,460,623,177
ZATA Central Joint Stock Company	-	-	23,851,016,604	23,851,016,604
Other entities	62,222,337,959	62,222,337,959	71,968,256,112	71,968,256,112
	82,682,961,136	82,682,961,136	222,479,144,902	222,479,144,902

5.14 Current advances from the buyer

The third quarter,
2026

Beginning balance

	<i>VND</i>	<i>VND</i>
CTT Viet Nam International Pharmaceutical Joint Stock Company	84,000,000	84,000,000
Duy Anh Pharmaceuticals And Medical Material Company Limited	85,000,000	85,000,000
Vinh Phuc Oriental Pharmaceutical Joint Stock Company	258,004,400	258,004,400
Other prepayments by the buyer	367,824,828	17,472,000
	794,829,228	444,476,400

5.15 Other payables

5.15.1 Other current payables

	The third quarter, 2026 <i>VND</i>	Beginning balance <i>VND</i>
Union Fees	164,844,050	123,971,800
Social Insurance	267,856,500	112,222,058
Pham Thu Trang - Accepting deposits for land sales	-	-
Nguyen Thi Bich Thuy - Receive deposits for land sale		70,000,000,000
	432,700,550	70,236,193,858

(*) This is a deposit received under the Land Use Rights Transfer Agreement with Ms. Nguyen Thi Bich Thuy for plot number 89, map sheet number 32, located at Group 10, Bo De Ward, Long Bien District, Hanoi City (now Group 10, Bo De Ward, Hanoi City).

5.15.2 Other non-current payables

	The third quarter, 2026 <i>VND</i>	Beginning balance <i>VND</i>
Payables related to collecting funds for employees' share purchases	-	
Payables related to staff's responsibility retention money	883,001,437	1,741,767,306
	883,001,437	1,741,767,306

5.16 Accrued expenses

5.15.1. Current accrued expenses

	The third quarter, 2026 <i>VND</i>	Beginning balance <i>VND</i>
Advance provision for interest expense	21,812,420,176	527,811,165
	21,812,420,176	527,811,165

5.17: Unearned revenue

5.17.1. Current unearned revenue

	The third quarter, 2026 VND	Beginning balance VND
Rental income received in advance from the sale of finance leased assets		943,158,685
	-	943,158,685

5.18. Taxes and receivables and payables to the State						
	The third quarter, 2026		Arising during the year		Beginning balance	
	Receivables	Payables	Amount paid	Amount payables	Receivables	Payables
	VND	VND	VND	VND	VND	VND
VAT on domestic sales	-	-	13,260,387,815	4,299,525,133	-	8,960,862,682
Import and export tax	-	-			-	-
Corporate Income Tax	-	33,295,908	7,170,000,000	207,817,712	-	6,995,478,196
Personal income tax	-	594,425,029	393,849,367	254,514,902	-	733,759,494
Housing tax and land rental fee	-	-	1,577,580	1,577,580	-	-
Environmental Protection tax	-	-			-	-
	-	627,720,937	20,825,814,762	4,763,435,327	-	16,690,100,372

The Company's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and in accordance to various types of transactions can be subject to varying interpretations, the tax amounts presented in the Financial Statements may be subject to change at the discretion of the tax authorities.

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

5.19. Loans and finance leases

5.19.1. Current loans and financial leases

	Beginning balance		During the year		The third quarter, 2026	
	Value	Amount likely to be paid	Increase	Decrease	Value	Amount likely to be paid
	VND	VND	VND	VND	VND	VND
Current loans					433,232,456,141	433,232,456,141
	524,637,538,967	524,637,538,967	26,738,840,448	118,143,923,274		
Vietnam Prosperity Joint Stock Commercial Bank (1)	59,988,025,160	59,988,025,160		19,000,890,000	40,987,135,160	40,987,135,160
Shinhan Vietnam Bank Limited (2)				35,138,326,911	34,767,383,582	34,767,383,582
	69,905,710,493	69,905,710,493				
EVF General Finance Joint Stock Company (3)	1,000,000,000	1,000,000,000			1,000,000,000	1,000,000,000
Saigon Thuong Tin Commercial Joint Stock Bank (4)	48,210,000,000	48,210,000,000		36,374,133,725	11,835,866,275	11,835,866,275
Tien Phong Commercial Joint Stock Bank (5)	53,443,748,250	53,443,748,250	5,135,000,000	15,679,902,484	42,898,845,766	42,898,845,766
Viet Nam Joint Stock Commercial Bank For Industry And Trade (6)	39,982,891,645	39,982,891,645			39,982,891,645	39,982,891,645
Joint Stock Commercial Bank for Investment and Development of Vietnam (7)	177,753,796,620	177,753,796,620		7,148,124,759	170,605,671,861	170,605,671,861
Prosperity and Growth Commercial Joint Stock Bank (8)	8,000,000,000	8,000,000,000		8,406,223	7,991,593,777	7,991,593,777
INDOVINA BANK LIMITED (9)	53,388,433,515	53,388,433,515			53,388,433,515	53,388,433,515
Ho Chi Minh City Development Joint Stock Commercial Bank (10)	5,641,933,284	5,641,933,284		16,496,211	5,625,437,073	5,625,437,073
Southeast Asia Commercial Joint Stock Bank (15)	7,323,000,000	7,323,000,000		4,777,642,961	2,545,357,039	2,545,357,039
Personal Loan - Nguyen Ha Van			21,603,840,448		21,603,840,448	21,603,840,448
Non-current debt due (see Note 4.19.2)	11,364,596,916	11,364,596,916			11,364,596,916	11,364,596,916
Non-current finance lease debt due (see Note 4.19.2)	4,395,909,107	4,395,909,107		1,650,847,476	2,745,061,631	2,745,061,631

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

Current loans and financial leases	540,398,044,990	540,398,044,990	26,738,840,448	119,794,770,750	447,342,114,688	447,342,114,688

Additional information for current loans:

- (1) The current loans at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch according to Credit Limit Contract No. CLC-27890-01 signed on 10/1/2024, credit limit: 190,000,000,000 VND, credit term 12 months. The loan was for the purpose of supplementing working capital, issuing guarantees, issuing LCs, issuing guarantees (bidding, contract performance, guarantees, advances, payment guarantees) to serve the business activities of pharmaceuticals, medical equipment and functional foods. Loan terms and interest rates were specified in each debt agreement. The loan is secured by:
- 01 Real estate property located at SB.02, Vinhomes Marina urban area (lot TT4-03/11 Cau Rao 2 urban area), Vinh Niem ward, Le Chan district, Hai Phong city, according to Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CX432394, registration number: CT 16020 issued by the Department of Natural Resources and Environment of Hai Phong City on January 13, 2021, according to the Mortgage Agreement for Land Use Rights and Assets Attached to Land to Secure the Obligations of Others No. 4142/HDTC/2021 signed on March 18, 2021 and any amendments, supplements, or replacements (if any);
 - 01 car brand Honda, CITY RS, Plate No: 19A – 383.66 according to Mortgage Agreement No. 150322-2751778-01-SME/TC signed on March 17, 2022 and any amendments, supplements, or replacements (if any);
 - 01 Real estate property located in Zone 9, Gia Cam Ward, Viet Tri City, Phu Tho Province, according to Certificate of Land Use Rights, Ownership of House and Other Assets Attached to Land No. CO 250935, registration number: CH 2872 issued by the People's Committee of Viet Tri City on May 9, 2019, owned by Mr. Do Van Sang and Ms. Vu Thi Bich Lien under Mortgage Contract No. CLC-23147-2751778-HDTC-01 dated July 11, 2024 and any amendments, supplements, or replacements (if any);
 - 01 real estate property located at TB-25, Commercial Villa Area, An Khanh Commune, Hoai Duc District, Hanoi City, under the Certificate of Land Use Rights, Ownership of Housing and Other Assets Attached to Land No. DP 999201, registered in the issuance book No. VP 02700 issued by the Hanoi Land Registration Office on August 13, 2024, owned by Ms. Do Thi Nhung according to Mortgage Agreement No. CLC-25226-2751778-HDTC-01 signed on August 27, 2024, and any subsequent amendments, supplements, or replacements (if any).
 - Guarantee provided by Mr. Vu Thanh Trung under Guarantee Agreement No. ELOS-27890/24/SME/BLCN-01 dated October 14, 2024, and any amendments, supplements, or replacements thereto (if any).
- (2) Loan Agreement No. 810600093565 dated March 14, 2025 at Shinhan Bank Vietnam Limited - Hoan Kiem Branch for the purpose of supplementing working capital for production and business activities. The credit limit is 70,000,000,000 VND, the loan term is 12 months, the interest rate is specified in each debt acknowledgment contract, the loan is secured by term deposit accounts, other security measures: Personal guarantee of Mr. Vu Thanh Trung (General Director) with a minimum value of 70,000,000,000 VND.
- (3) Credit Contract No. 2200005828 term Credit dated June 9, 2025 signed with EVN Finance Joint Stock Company, loan term: 09 months, interest rate: 18% per annum, purpose of the loan is to supplement working capital for pharmaceutical production and business activities.
- (4) Credit limit contract No. 202528062698 dated June 13, 2025 at Saigon Thuong Tin Commercial Joint Stock Bank - Nam Tu Liem Branch, credit limit is: 319,000,000,000 VND (in which the loan limit is: 189,000,000,000 VND, loan term: 12 months, interest rate is specified in each debt agreement, collateral includes:

- Ownership rights to the house and other assets attached to plot number 25, map sheet number 7 at Lot number AD09-59, Vinhomes Riverside ecological urban area, Phuc Loi ward, Long Bien district, Hanoi city. Legal documents: Certificate of House ownership and other assets attached to land No CD 730816, number recorded in the certificate issuance book: CT-DA 00411 issued by the People's Committee of Hanoi City on June 9, 2016. The owner and user is Mr. Vu Thanh Trung (General Director of the Company);
 - Ownership rights to the house and other assets attached to plot number 731, map sheet number 4(SĐN) – Tan Xuan at 163/1Bis National Highway 22, Trung Chan hamlet, Tan Xuan commune, Hoc Mon district, Ho Chi Minh City. Legal documents: Certificate of Land Use Rights, Ownership of Housing and Other Assets Attached to Land No. 70137150243, original dossier No. 258/2001, issued by Hoc Mon District People's Committee on September 06, 2001. The owner and user is Mr. Vu Thanh Trung (General Director of the Company);
 - Ownership of housing and other assets attached to land parcel No. 30, map sheet No. 03-84/PA,CL at Sap Mai Village, Vong La Commune, Dong Anh District, Hanoi City. Legal documents: Certificate of House ownership and other assets attached to land No DD 888523, number recorded in the certificate issuance book: CS 66297 issued by the Department of Natural Resources and Environment of Ha Noi City on 11/17/2001; The user is Mr. Vu Thanh Trung (General Director of the Company);
 - Ownership of housing and other assets attached to land parcel No. 42, map sheet No. 22 at Yen Toan Quarter, Ha Huy Tap Ward, Vinh City, Nghe An Province. Legal documents: Certificate of House ownership and other assets attached to land No CU380912, number recorded in the certificate issuance book: CS 05500 issued by the Department of Natural Resources and Environment Nghe An Province on 10/11/2020; The owner and user is Mr. Vu Thanh Trung (General Director of the Company);
 - Ownership of housing and other assets attached to land parcel No. 709, map sheet No. 123 at Group 116, Hoa Minh Ward, Lien Chieu District, Da Nang City. Legal documents: Certificate of House ownership and other assets attached to land No CO150979, number recorded in the certificate issuance book: CTs 169603 issued by the Department of Natural Resources and Environment of Da Nang City on September 14, 2018; The user is Vietnam Medicinal Materials Joint Stock Company;
 - Apartment C3-34.08, Central 3 building, Tan Cang Saigon Complex (Vinhomes Central Park), 720A Dien Bien Phu Street, Ward 22, Binh Thanh District, Ho Chi Minh City. Legal documents: Certificate of House ownership and other assets attached to land No CL691912, number recorded in the certificate issuance book: CS 26799/DA issued by the Department of Natural Resources and Environment of HCMC City on 13/08/2018; The owner and user is Mr. Vu Thanh Trung (General Director of the Company);
 - Ownership rights to the house and other assets attached to plot number 849, map sheet number 114 at M2-87 of the Phuoc Thien Residential Area and Park Project (Vinhomes Grand Park), Long Binh ward and Long Thanh My ward, District 9, Ho Chi Minh City. Legal documents: Housing Sale and Purchase Contract No. M2-87/VHGP/HĐMBNO signed on August 28, 2020 between Green City Development Joint Stock Company and Ms. Nguyen Thi Thu Thuy and the Document of Transfer of Housing Sale and Purchase Contract between Ms. Nguyen Thi Thu Thuy - Mr. Pham Khac Phuong and Mr. Vu Thanh Trung certified by Dang Van Khanh Notary Office in Ho Chi Minh City on November 20, 2020, Notarization number: 022514, Book number: 04 TP/CC-SCC/HĐGD. The owner and user is Mr. Vu Thanh Trung (General Director of the Company);
 - Minimum security deposits vary depending on the specific case.
- (5) Credit limit agreement No. 428/2025/HDTD/KDO dated May 26, 2025 at Tien Phong Commercial Joint Stock Bank – Thang Long Branch, credit limit is: 150,000,000,000 VND (of which the loan limit is: 100,000,000,000 VND, loan term: 12 months, interest rate is specified in each debt agreement, collateral includes: Deposit a security deposit for each promissory note.

- (6) Credit Limit Agreement No. 01/2024-HĐCVHM/NHCT224-VIETMEC signed on August 23, 2024, between Vietnam Joint Stock Commercial Bank for Industry and Trade - Luu Xa Branch, with a credit limit of VND 40,000,000,000 (Forty billion Vietnamese Dong), a term of maintaining the limit until August 30, 2025, interest rates specified in each promissory note, and collateral for this loan:
- The right to use the land and all other assets attached to the land at plot number 10, map sheet number 39, address: No. 324 Minh Khai Street, Group 30A, Minh Khai Ward, Hai Ba Trung District, Hanoi City. Certificate of Land Use Rights, Ownership of Housing and Other Assets Attached to Land No. DB 513041, registered in the issuance book No. CS – HBT 14117, issued by the Hanoi Department of Natural Resources and Environment on February 17, 2022. This asset is the sole property of Mr. Dinh Cong Son.
- (7) They are current loans at the Joint Stock Commercial Bank For Investment And Development of Vietnam - Hanoi Branch under credit limit contract No. 01/2025/3990765/HDTD signed on 12/15/2025 for the purpose of supplementing working capital, guaranteeing, opening L/C to serve production and business activities. The credit limit is VND 185,000,000,000 (One hundred eighty-five billion Vietnamese Dong). The credit limit is granted for a period of 12 months, but not exceeding November 30, 2026, and the interest rate is specified in each loan agreement. This loan is secured by:
- Real estate at Land plot No. 124, map sheet No. 111, address at Bieu Khe hamlet, Thuy Lam Commune, Dong Anh District, Hanoi city, area of 300.0 m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. DD 710372, number recorded in the certificate issuance book: CS 66506 Issued by the Hanoi Department of Natural Resources and Environment on November 18, 2021, to Mr. Vu Thanh Trung (The Company General Director);
 - Real estate at Land No. 30, map sheet No. 03-84/PA-CL, address at Sap Mai Hamlet, Vong La Commune, Dong Anh District, Hanoi city, area of 80.0m2 recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. DD 888523, number recorded in the certificate issuance book: CS 66297 Issued by the Hanoi Department of Natural Resources and Environment on 11/17/2021, to Mr. Vu Thanh Trung (The Company General Director);
 - Certificate of land Use Rights and and other assets attached to land at address AD09-76, Vinhomes Riverside Ecological Urban Area, area 304.0 m2, recorded in the certificate of land use rights, house ownership rights and other assets attached to land No. CN 742082, number recorded in the certificate issuance book: DA 24966 Issued by the Hanoi Department of Natural Resources and Environment on June 01, 2018, of the third party;
 - Term deposit contract of the Company, Mr. Vu Thanh Trung (General Director of the Company) and the Third Party;
- (8) This is an overdraft limit contract No. 380.058/25/DN dated February 10, 2025, signed between Thinh Vuong and Development Commercial Bank and the Company, with an overdraft limit of VND 8,000,000,000, a term of 12 months, and an in-term overdraft interest rate of 10% per annum, to serve legitimate purposes such as payment for goods and services in accordance with the law.
- (9) This is a short-term loan from Indovina Bank Limited under Credit Limit Agreement No. 2068/IV-HĐHM/2024 dated August 20, 2024, and subsequent amendments and supplements, most recently Amendment and Supplement Agreement No. 2068/IVB-HĐHM/2024/SĐ5 dated December 31, 2025, details as follows:
- Credit limit: 80,000,000,000 VND (Eighty billion Vietnamese Dong);
 - Interest rate: According to each promissory note;
 - Term: Until December 30, 2026;

- Collateral:
 - Land use rights for plot number 451, map sheet number 33 at address Trung Chanh commune, Hoc Mon district, Ho Chi Minh city according to "Certificate of land use rights, house ownership rights and other assets attached to land" No BE 711913, number recorded in the certificate issuance book: CH 00740 issued by the People's Committee of Hoc Mon District, Ho Chi Minh City on November 11, 2011, transferred to Mr. Vu Hoang Anh and confirmed by the Branch of the Hoc Mon District Land Registration Office on January 27, 2022, with a value of 57,410,600,000 VND (In words: Fifty-seven billion, four hundred and ten million, six hundred thousand Vietnam Dong) according to the Minutes of collateral valuation dated 11/4/2025, established by the Land Use Rights Mortgage Contract notarized number 011517, book number 08/2024 TP/CC-SCC/HĐGD dated August 20, 2024, appendices, contracts amending and supplementing the Mortgage Contract and other related documents
 - Property rights of Vietnam Medical Material Joint Stock Company arising from Housing Purchase and Sale Agreement No. D9-04/VHGP/HĐMBNO dated August 07, 2020, signed between the Purchaser, Ms. Bui Thi My Duyen, and the Seller, Green City Development Joint Stock Company (hereinafter referred to as the "Developer"); The Transfer of Commercial Housing Purchase and Sale Agreement signed between the Transferor, Ms. Bui Thi My Duyen, and the Transferee, Ms. Nguyen Thi Hai, certified by the Notary Public of Chau Asia Notary Office, Ho Chi Minh City on October 27, 2020, notarization No. 026120, book No. 10 TP/CC-SCC/HĐGD, and confirmed by the Developer on November 17, 2020; The Transfer of Housing Purchase and Sale Agreement between the Transferor, Ms. Nguyen Thi Hai, and the Transferee, Vietnam Medical Materials Joint Stock Company, certified by the Notary Public of Chau Asia Notary Office, Ho Chi Minh City on July 11, 2022, notarization No. 015956, book No. 7/2022 TP/CC-SCC/HĐGD, and confirmed by the Developer on July 26, 2022. The value is VND 15,532,000,000 (Fifteen billion, five hundred and thirty-two million Vietnam Dong) according to the Minutes of Collateral Valuation dated November 04, 2025, established under the Mortgage Agreement of Property Rights Arising from Agreement, notarization No.: 018004, book number 09/2024 TP/CC – SCC/HĐGD dated September 24, 2024, appendices, amendments and supplements to the mortgage contract and other related documents;
 - Deposits at Indovina Bank Hanoi Branch.
- (10) This is a short-term loan from Ho Chi Minh City Development Joint Stock Commercial Bank – Hoan Kiem Branch under Credit Limit Agreement No. 27016/24MB/HĐTD dated September 11, 2024, details as follows:
Credit limit: 30,000,000,000 VND (Thirty billion Vietnamese Dong);
- Interest rate: According to each promissory note;
 - Credit term: 36 months;
 - Purpose of use: Supplementing working capital to pay salaries to employees through HDBank;
 - Collateral: Revolving inventory and revolving accounts receivable.
- (11) The short-term loan from Southeast Asia Commercial Joint Stock Bank under Credit Limit Agreement No. REF2512993169 dated July 17, 2025, details as follows:
- Credit limit: 70,000,000,000 VND (Seventy billion Vietnamese Dong);
 - Interest rate: Specific provisions are included in each loan agreement;
 - Credit Line Duration: 12 months;
 - Purpose of use: To supplement working capital and issue guarantees to support the business of manufacturing pharmaceuticals and medical supplies;

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

- The loan is secured by:

- Future goods include medicinal herbs, herbal extracts, functional foods, and raw materials for pharmaceutical production, and future claims arising from the 2025 Pharmaceutical Supply Contract for the Air Force Medical Institute No. VT05-HĐNT/VYHPKKQ-DLVN dated July 4, 2025, between Vietnam Medicinal Materials Joint Stock Company and the Air Force Medical Institute; and Contract No. 418/205/VY-DLVN regarding Package No. 2. "Procurement of traditional medicine ingredients to serve medical examination and treatment work under the 2024-2025 drug procurement budget of Viet Yen Town Health Center" dated July 4, 2025, between Vietnam Medicinal Materials Joint Stock Company and Viet Yen Health Center;
- Time deposits at banks.

5.19.2. Non-current borrowings and finance leases

	Beginning balance		During the year		The third quarter, 2026	
	Value	Amount likely to be paid	Increase	Decrease	Value	Amount likely to be paid
	VND	VND	VND	VND	VND	VND
Loans	24,605,341,042	24,605,341,042	-	-	2,325,169,700	22,280,171,342
Joint Stock Commercial Bank for Investment and Development of Vietnam	23,613,574,367	23,613,574,367	-	-	2,325,169,700	21,288,404,667
Vietnam Prosperity Joint Stock Commercial Bank	991,766,675	991,766,675	-	-		991,766,675
Non-current finance leases	4,395,909,107	4,395,909,107	-	-	1,369,087,223	3,026,821,884
	4,395,909,107	4,395,909,107	-	-	1,369,087,223	3,026,821,884
Chailease International Leasing Co., Ltd						
Non-current borrowings and finance leases	29,001,250,149	29,001,250,149	-	-	3,694,256,923	25,306,993,226
Of which:	15,760,506,023					
Amount payable within 12 months:		15,760,506,023			14,109,658,547	14,109,658,547
<i>Non-current debt due</i>	11,364,596,916	11,364,596,916			11,364,596,916	11,364,596,916
<i>Non-current finance leases</i>	4,395,909,107	4,395,909,107			2,745,061,631	2,745,061,631

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

Non-current borrowings and finance
leases

13,240,744,126

13,240,744,126

11,197,334,679

11,197,334,679

Additional information for non- current loans:

- (1) Non- current loans at the Joint Stock Commercial Bank For Investment And Development Of Vietnam - Hanoi Branch under the Credit Limit Contract No. 02/2020/3990765/HDTD signed on December 15, 2020 for the purpose of paying reasonable investment costs for the GMP-WHO Phase 2 Pharmaceutical and Medical Products Factory project in Zone 8, Phu Ninh Commune, Phu Tho Province. Loan term is 84 months, loan interest rate is equal to personal savings interest rate payable after 24-month term plus 3%/year and adjusted every 6 months. The loan is secured by:
- All shares and all rights arising from the number of shares owned, including: the right to receive dividends in cash or in shares, the right to buy additional shares issued at a preferential price and other benefits, the total number of guaranteed shares was 950,000 shares of Mr. Vu Thanh Trung (General Director of the company);
 - All machinery and equipment formed in the future of the Project "Investment in GMP-WHO Phase 2 Pharmaceutical and Medical Products Factory project in Zone 8, Phu Ninh commune, Phu Tho province" of Vietnam Medicinal Materials Joint Stock Company;
- (2) Non- current loans at Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch:
- According to loan contract No. 140720-2751778-01-SME signed on July 15, 2020 for the purpose of partial payment for the purchase of 01 car. Loan term is 78 months, loan interest rate at the time of disbursement is 8.8%/year and adjusted periodically at the beginning of each quarter. The loan is secured by the Company's Vinfast vehicle, model number Lux SA, BSX 30G-444.36;
 - According to loan contract No. CLC-7758-01 signed on November 29, 2023 for the purpose of partial payment for the purchase the vehicle. Loan term is 60 months, loan interest rate at the time of disbursement is 9.8%/year and adjusted periodically at the beginning of each quarter. The loan is also secured by the Company's Kia vehicle, model CARNIVAL KA4 23.5 AFH7, license plate No. 30K-718.25.
- (3) The financial leasing debts of Chailease International Leasing Company Limited - Hanoi branch under the following contracts:
- Finance lease contract No. C210723012 dated July 26, 2021. Lease term 42 months, rental interest rate 9.8%/year;
 - Finance lease contract No. C210725512 dated October 07, 2021. Lease term 42 months, rental interest rate 9.83%/year;
 - Finance lease contract No. C211235212 dated December 28, 2021. Lease term 42 months, rental interest rate 12.17%/year;

5.19.3 Non-current debt under finance leases is repaid according to the following schedule:

	Minimum lease payments		Present value of minimum lease payments	
	The third quarter, 2026 VND	Beginning balance VND	Ending balance VND	Beginning balance VND
Finance Lease Liabilities:				
Within a year	2,745,061,631	4,395,909,107	2,745,061,631	4,395,909,107
From the second year to the fifth year	-	-	-	-
More than five years				
	<u>2,745,061,631</u>	<u>4,395,909,107</u>	<u>2,745,061,631</u>	<u>4,395,909,107</u>
Excluding: Future finance charges			-	-
Present value of finance lease liabilities			2,745,061,631	4,395,909,107
Excluding: Amount payable within 12 months			2,745,061,631	4,395,909,107
Amount payable after 12 months:			-	-

5.19.4 Non-current borrowings is repaid according to the following schedule:

	The third quarter, 2026 VND	Beginning balance VND
Within a year	11,364,596,916	11,364,596,916
In the second year	10,940,667,996	12,984,077,443
From the third year to the fifth year	256,666,683	256,666,683

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

More than five years

	-	-
	<u>22,561,931,595</u>	<u>24,605,341,042</u>
Excluding: Amount payable within 12 months	11,364,596,916	11,364,596,916
	<u>11,197,334,679</u>	<u>13,240,744,126</u>
Amount payable after 12 months:		

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

5.20: Equity

	Owner's capital contribution	Additional paid-in capital	Fund for investment and development	Undistributed profit after tax	Total
	VND	VND	VND	VND	VND
Beginning balance	427,799,160,000	159,200,000,000	44,680,804,805	104,867,042,322	736,547,007,127
Increase during the year	42,778,710,000	-	2,393,744,233	39,955,753,119	42,349,497,352
- Capital increase during the year	42,778,710,000	-	-	-	42,778,710,000
- Gain during the year	-	-	-	39,955,753,119	39,955,753,119
- Fund allocation	-	-	2,393,744,233	-	2,393,744,233
Decrease during the year	-	-	-	(45,651,203,080)	(45,651,203,080)
- Fund allocation	-	-	-	(2,872,493,080)	(2,872,493,080)
- Dividend Payment	-	-	-	(42,778,710,000)	(42,778,710,000)
Ending balance of the previous year	<u>470,577,870,000</u>	<u>159,200,000,000</u>	<u>47,074,549,038</u>	<u>99,171,592,361</u>	<u>776,024,011,399</u>
Opening balance of the current year	470,577,870,000	159,200,000,000	47,074,549,038	99,171,592,361	776,024,011,399
Increase during the year	-	-	-	(13,506,333,534)	(13,506,333,534)
- Capital increase during the year (i)	-	-	-	-	-
- Profit during the year	-	-	-	(13,506,333,534)	(13,506,333,534)
Ending balance of this year	<u>470,577,870,000</u>	<u>159,200,000,000</u>	<u>47,074,549,038</u>	<u>85,665,258,827</u>	<u>762,517,677,865</u>

5.20.1: Details on contributed capital of the owners

	The third quarter, 2026		Beginning balance	
	Contributed capital	Ratio	Contributed capital	Ratio
	VND	%	VND	%
Mr. Vu Thanh Trung (*)	941,459,000	0.20%	84,093,590,000	17.87%
Other shareholders	469,636,411,000	99.80%	386,484,280,000	82.13%
	470,577,870,000	100%	470,577,870,000	100%

5.20.2: Capital transactions with owners and distribution of dividends, profit sharing

	Current year VND	Previous year VND
Equity		
Capital contribution at the beginning of the year	470,577,870,000	427,799,160,000
Capital contribution increased during the year	-	-
Capital contribution decreased during the year	-	-
Capital contribution at the end of the year	470,577,870,000	427,799,160,000
Dividends and profits distributed	-	42,778,710,000

5.20.3. Stocks

	Ending balance Stocks	Beginning balance Stocks
Number of shares registered for issuance	47,057,787	47,057,787
Number of shares sold to the public	47,057,787	47,057,787
- Common shares	47,057,787	47,057,787
Number of outstanding shares	47,057,787	47,057,787
- Common shares	47,057,787	47,057,787
Par value of outstanding shares: 10,000 VND/shares		

5.20.4: Profit Distribution

	The third quarter, 2026 VND	Previous year VND
Undistributed profit at the beginning of the year	99,171,592,361	104,867,042,322

Profit from business activities in the year	(13,506,333,534)	39,955,753,119
Other items adjusted to reduce profits	-	-
Other items adjusted to increase profit	-	-
Dividends or distributed profits to funds during the year	85,665,258,827	144,822,795,441
Distribution of funds and dividends, including:	-	(45,651,203,080)
- Dividend Payment	-	(42,778,710,000)
- Appropriation to Fund for investment and development	-	(2,872,493,080)
- Reward and welfare funds	-	-
Remaining Undistributed profit	85,665,258,827	99,171,592,361

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

6.1 Revenue from sales of merchandise and services

	The third quarter, 2026 VND	Quarter 3.2025 VND
Revenue from sales		206,383,098,751
Revenue from sales of finished products	17,543,318,363	123,881,993,628
Revenue from processing service provision	77,952,000	
	17,621,270,363	330,265,092,379

6.2 Revenue deductions

	Quarter 3.2026 VND	Quarter 3.2025 VND
Sales returns	157,362,224	115,294,000
	157,362,224	115,294,000

6.3 Cost of goods sold

	Quarter 3.2026 VND	Quarter 3.2025 VND
Cost of goods sold		188,310,171,839
Cost of goods sold of finished products	16,991,418,290	111,089,016,237
Cost of processing services	46,304,230	-
	17,037,722,520	299,399,188,076

6.4 Financial income

	The third quarter, 2026 VND	Quarter 3.2025 VND
Interest on deposits and loans	92,846,399	202,324,987
	92,846,399	202,324,987

6.5 Financial expenses

	The third quarter, 2026 VND	Quarter 3.2025 VND
Interest expenses	7,782,332,003	9,641,358,698
Loss from sale of foreign currency	-	-
	7,782,332,003	9,641,358,698

6.6 Selling expenses

	The third quarter, 2026 VND	Quarter 3.2025 VND
Employee costs	1,122,616,700	934,699,457
Material and packaging costs	-	235,534
Tools and supplies cost	-	5,829,507
Fixed asset depreciation costs	152,108,574	295,306,236
Costs for Outsourced service	404,513,122	94,527,270
Other cash costs	12,375,000	
	1,691,613,396	1,330,598,004

6.7 Administration expenses

	The third quarter, 2026 VND	Quarter 3.2025 VND
Management staff costs	1,369,663,592	4,006,483,696
Management material costs	4,564,116	
Office supplies costs	34,898,731	207,512,174
Fixed asset depreciation costs	324,446,149	516,286,923
Taxes, fees and charges	5,713,254	3,995,659
Provision costs (appropriation)	-	2,483,607,978
Provision costs (reversal)	-	(582,602,438)
Costs for Outsourced service	459,493,441	1,316,423,862
Other cash costs	1,258,688,337	1,307,529,788
	3,457,467,620	9,259,237,642

6.8 Other income

	The third quarter, 2026 VND	Quarter 3.2025 VND
Income from fines		
Other income	1,096,754	26,186,618
	1,096,754	26,186,618

6.9 Other expenses

	Quarter 2.2026 VND	Quarter 2.2025 VND
Remaining value of fixed assets and costs of liquidation and sale of fixed assets;	1,916,340,339	
Administrative fines		945,915,626
Other amounts		70,645,784
	1,916,340,339	1,016,561,410

6.10 Current corporate income tax expense

	Quarter 3.2026 VND	Quarter 3.2025 VND
Current corporate income tax expense		
Corporate income tax expense calculated on the current period taxable income (i)		1,654,142,989
Adjustment for corporate income tax expense of previous years into current income tax expense of this period	-	-
Total current corporate income tax expense		1,654,142,989

(i) The current corporate income tax expense for the year was calculated as follows:

Total Accounting Profit Before Tax	(14,327,624,586)	9,731,366,154
Adjustment increase		
Profits subject to CIT	-	9,731,366,154
Activities entitled to preferential tax rate of 17%		4,521,951,227
Other business activities		6,348,885,677
Tax rate		
Activities entitled to tax incentives	17%	17%
Other business activities	20%	20%
Corporate income tax	-	2,038,508,844
The activity entitled to a preferential tax rate of 17% and a 50% tax reduction		768,731,709
Other business activities		1,269,777,135
Corporate Income Tax exempted or reduced	-	384,365,855
Activities entitled to tax incentives		
Corporate income tax expense calculated on current year taxable income	-	1,654,142,989

Total corporate income tax expense	(14,327,624,586)	1,654,142,989
6.11 Basic earning per shares		
	Quarter 3.2026	Quarter 3.2025
	<i>VND</i>	<i>VND</i>
Accounting profit after corporate income tax	(14,327,624,586)	8,077,223,164
Profit allocated to shareholders holding common shares	(14,327,624,586)	8,077,223,164
Weighted average number of ordinary shares (number of shares)	47,655,517	42,799,916
Basic earning per shares	(300.65)	189
Diluted Earnings Per Share	(300.65)	188.81

6.12 Production Business Costs by elements	Quarter 3.2026	Quarter 3.2025
	<i>VND</i>	<i>VND</i>
Cost of materials	23,505,390,001	38,406,402,956
Cost for employees	5,387,163,220	7,793,066,773
Cost of Tools and supplies	2,755,617,712	213,341,681
Costs for fixed assets depreciation	2,106,312,511	4,145,180,544
Taxes, fees and charges	1,228,899,229	3,995,659
Costs for Outsourced service	3,037,659	1,751,929,815
Other cash expenses	2,648,996,899	1,307,529,788
	37,635,417,231	53,621,447,216

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

VII.1 Proceeds from borrowings during the year

	Quarter 3.2026	Previous year
	<i>VND</i>	<i>VND</i>
Proceeds from borrowing under conventional contracts	27,019,781,198	804,665,623,671
	27,019,781,198	804,665,623,671

VII.2 Principal repayments during the year

	Quarter 3.2026	Previous year
	<i>VND</i>	<i>VND</i>

Principal repayment of loan under normal contract	120,472,774,841	991,737,131,478
	<u>120,472,774,841</u>	<u>991,737,131,478</u>

8. OTHER INFORMATION

a. Commitments and guarantees

During the year, the Company did not make any commitments or guarantees to any third party.

b. Events occurring after the End of the Financial Tax Year

The Board of Directors of the Company affirmed that, in their opinion, and considering all material aspects, no unusual events occurred subsequent to the end of the financial year that affected the financial position and operations of the Company requiring adjustment to or disclosure in these Financial Statements.

c. Transactions and Balance with stakeholders

The Company's Stakeholders include: key management members, individuals related to key management members and other stakeholders.

i. Transactions and balances with key management members and individuals related to key management members.

Key management members include: The members of the Board of Directors and Board of Executive (The Board of Management, Head of the Board of Supervisory, Chief Accountant). Individuals related to key management members are close family members of key management members.

Income of key management members : According to the attached appendix 01.

Transactions with key management members and individuals related to key management members.

The Company did not incur any transactions regarding the sale of goods and the provision of services to key management personnel and parties related to key management personnel.

Balances with key management members and individuals related to key management members.

As at the end of the financial year, the Company had no outstanding balances with key management personnel and parties related to key management personnel.

d. Other information

According to Circular 20/2006/TT-BTC dated March 20, 2006 of the Ministry of Finance on guiding the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated February 15, 2005 of the Ministry of Finance. The company's management decisions are mainly based on the types of products and services the company provides, not on the geographical area where the company provides products and services. Therefore, the company's main report is based on business sector.

PREVIOUS QUARTER

Indicators	Trading in pharmaceuticals and medical supplies. VND	Production and trading of medicinal herbs VND	Others VND	Amount reported VND	Total VNE
------------	--	--	---------------	------------------------	--------------

VIETNAM MEDICINAL MATERIALS JOINT STOCK COMPANY
NOTES TO FINANCIAL STATEMENTS (continued)

Form B 09 - DN

Net revenue from sales to external parties	123,881,993,628	206,383,098,751	202,324,987	330,467,417,366	330,467,417,366
Net revenue from sales to other departments	-	-	-	-	-
Depreciation and amortization	119,819,525,065	199,615,167,222	195,690,133	319,630,382,420	319,630,382,420
Profit from business operation	4,062,468,563	6,767,931,529	6,634,854	10,837,034,946	10,837,034,946
Total costs incurred to purchase fixed assets	95,014,569,768	158,290,973,215	155,178,497	253,460,721,480	253,460,721,480
Assets of the departments	408,089,932,192	618,231,426,720	128,656,784	1,026,450,015,696	1,026,450,015,696
Unallocated assets				210,141,494,528	210,141,494,528
Total assets	408,089,932,192	618,231,426,720	128,656,784	1,236,591,510,224	1,236,591,510,224
Liabilities to departments	579,856,380	545,310,538,310	533,641,069	546,424,035,759	546,424,035,759
Unallocated liabilities	-	-	-	1,546,823,995	1,546,823,995
Total of Liabilities	579,856,380	545,310,538,310	533,641,069	547,970,859,754	547,970,859,754

CURRENT QUARTER

Indicators	Trading in pharmaceuticals and medical supplies. VND	Production and trading of medicinal herbs VND	Others VND	Amount reported VND	Total VND
Net revenue from sales to external parties	-	17,621,270,363	92,846,399	17,714,116,762	17,714,116,762
Net revenue from sales to other departments	-	-	-	-	-
Depreciation and amortization	-	29,812,055,942	157,079,597	29,969,135,539	29,969,135,539
Profit from business operation	-	(12,190,785,579)	(64,233,198)	(12,255,018,777)	(12,255,018,777)
Total costs incurred to purchase fixed assets	-	235,423,224,810	1,240,443,976	236,663,668,786	236,663,668,786
Assets of the departments	(168,839,061,999)	-	884,949,508	(167,954,112,491)	(167,954,112,491)
Unallocated assets	-	-	-	168,839,061,999	168,839,061,999
Total assets	(168,839,061,999)	-	884,949,508	884,949,508	884,949,508
Liabilities to departments	-	868,592,589,456	2,318,757	868,594,908,213	868,594,908,213
Unallocated liabilities	-	-	-	1,299,372,842	1,299,372,842
Total of Liabilities	-	868,592,589,456	2,318,757	869,894,281,055	869,894,281,055

e. Comparative Information

The comparative figures for the Balance Sheet are those from the Financial Statements for the third quarter of 2025.



Prepared by
Le Thi Hang



Acting Chief Accountant
Nguyen Thi Huong



General Director
Vu Thanh Trung
Phu Tho, Vietnam
October 20, 2026